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
Join the Meeting
https://global.gotomeeting.com/join/794248253
by Telephone 1 (786) 535-3211 Access Code: 794-248-253

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.

AGENDA PACKET

Attachments: Agenda Packet
Agenda Packet Updated 6/23

AGENDA EN ESPAÑOL

Attachments: Agenda en Espanol

Notice of Remote/Teleconference 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) and video streamed at https://watsonville.legistar.com/Calendar.aspx.

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 GotoMeetings from their computer, tablet or smartphone https://global.gotomeeting.com/join/794248253 or by telephone at 1 (786) 535-3211 Access Code: 794-248-253 to express their comments.

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4:00 p.m.

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

A. CLOSED SESSION AGENDA

Attachments: CLOSED SESSION AGENDA
Closed Session Correspondence

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.

5:00 p.m.

Anyone Addressing the City Council is asked to fill out a blue card and leave it at the podium for recording purposes

(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 BY 3:00 P.M. ON THE MEETING DATE, OR DURING THE PUBLIC MEETING.)

2. ROLL CALL

3. INFORMATION ITEMS

A. REPORT OF DISBURSEMENTS

Attachments: Report of Disbursements May 19, 2020
Report of Disbursements June 5, 2020

B. MISCELLANEOUS DOCUMENTS REPORT

Attachments: Miscellaneous Documents Report June 23, 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)

4. 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 FILL OUT A BLUE CARD & LEAVE IT AT THE TABLE DESIGNATED NEAR THE PODIUM, GO TO THE PODIUM AND ANNOUNCE THEIR NAME AND ADDRESS IN ORDER TO OBTAIN AN ACCURATE RECORD FOR THE MINUTES.

A. ORAL COMMUNICATIONS FROM THE PUBLIC

Attachments: Oral Communications from the public

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

C. MAYOR'S PROCLAMATION CONGRATULATING DONNA TAKAHASHI, MD FOR HER MANY YEARS OF VALUED SERVICE TO WATSONVILLE COMMUNITY HOSPITAL AND WISHING HER HEALTH & HAPPINESS IN HER WELL-DESERVED RETIREMENT

D. MAYOR'S PROCLAMATION CONGRATULATING PAJARO VALLEY PRIDE ON THEIR FIVE YEAR ANNIVERSARY & RECOGNIZING THEIR WORK & ADVOCACY TOWARDS ACHIEVING VISIBILITY, RESPECT, AND INCLUSIVITY FOR THE LGBTQ+ COMMUNITY

E. REPORT OUT OF CLOSED SESSION

5. REPORTS TO COUNCIL -- No Action Required

A. PRESENTATION OF THE AIRPORT ECONOMIC BENEFIT ANALYSIS CONDUCTED BY COFFMAN ASSOCIATES AS CONTRACTED BY THE MUNICIPAL AIRPORT

Requested by: Airport Director Williams

Attachments: Watsonville Economic Benefit Analysis
Watsonville Economic Benefit Analysis Handout
Watsonville Economic Benefit Analysis Brochure
Watsonville Economic Benefit Analysis Powerpoint

1) Oral Report

2) City Council Clarifying & Technical Questions

3) Public Input

B. COVID-19 ESSENTIAL SERVICES UPDATE

Requested by: City Manager Huffaker

1) Oral Report

2) City Council Clarifying & Technical Questions

3) Public Input

6. 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 JUNE 9, 2020, MEETING

Attachments: MINUTES - June 9 2020

B. RESOLUTION ADOPTING & CONFIRMING CITY OF WATSONVILLE INVESTMENT POLICY FOR CALENDAR YEAR 2020

Requested by: Administrative Services Director Czerwin

Attachments: Investment Policy CY2020 - Report

Investment Policy CY2020 - Resolution

C. RESOLUTION APPROVING PLANS & SPECIFICATIONS & CALLING FOR BIDS FOR THE WATSONVILLE PLAZA RESTROOMS PROJECT, NO. PK-20-02 (ESTIMATED COST OF $400,000 WILL BE FUNDED FROM THE COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) FUNDS

Requested by: Parks & Community Services Director Calubaquib

Attachments: Call Bids for Plaza Restroom Project - Report

Call Bids for Plaza Restroom Project - Resolution

D. RESOLUTION APPROVING SOLE SOURCE PURCHASE FROM VAPEX ENVIRONMENTAL TECHNOLOGIES, LLC, FOR REPLACEMENT OF A VAPEX ODOR CONTROL UNIT LOCATED AT THE WASTEWATER TREATMENT PLANT, IN AN AMOUNT NOT TO EXCEED $144,393 FROM WASTEWATER ENTERPRISE FUND

Requested by: Public Works & Utilities Director Palmisano

Attachments: Purchase of Vapex Odor Control System - Report

Sole Source Purchase Odor Control Unit - Resolution

E. RESOLUTION AUTHORIZING PURCHASE OF ONE (1) TELESCOPIC BOOM TRUCK FROM BRAGG INVESTMENT COMPANY, INC., DBA COASTLINE EQUIPMENT, FOR THE WASTEWATER UTILITY ENTERPRISE, IN AN AMOUNT NOT TO EXCEED $222,323.75 FROM THE WASTEWATER ENTERPRISE FUND

Requested by: Public Works & Utilities Director Palmisano

Attachments: Purchase of Boom Truck - Report

Purchase of Telescopic Boom Truck - Resolution

1) RESOLUTION APPROVING CONTRACT WITH CSG CONSULTANTS, INC., FOR BUILDING CONSTRUCTION, FIRE PLAN REVIEW, FIELD BUILDING INSPECTION, & SUPPLEMENTAL PERMIT TECHNICIAN SERVICES, IN AN AMOUNT NOT TO EXCEED $120,000 ANNUALLY IN FY 2020/2021 & FY 2021/2022

2) RESOLUTION APPROVING CONTRACT WITH 4LEAF, INC., FOR BUILDING CONSTRUCTION, FIRE PLAN REVIEW, FIELD BUILDING INSPECTION, & SUPPLEMENTAL PERMIT TECHNICIAN SERVICES, IN AN AMOUNT NOT TO EXCEED $30,000 FOR FY 2020/2021 AND FY 2021/2022

1) RESOLUTION APPROVING CONTRACT WITH CSG CONSULTANTS, INC., FOR BUILDING CONSTRUCTION, FIRE PLAN REVIEW, FIELD BUILDING INSPECTION, & SUPPLEMENTAL PERMIT TECHNICIAN SERVICES, IN AN AMOUNT NOT TO EXCEED $120,000 ANNUALLY IN FY 2020/2021 & FY 2021/2022

2) RESOLUTION APPROVING CONTRACT WITH 4LEAF, INC., FOR BUILDING CONSTRUCTION, FIRE PLAN REVIEW, FIELD BUILDING INSPECTION, & SUPPLEMENTAL PERMIT TECHNICIAN SERVICES, IN AN AMOUNT NOT TO EXCEED $30,000 FOR FY 2020/2021 AND FY 2021/2022

G. RESOLUTION ACCEPTING $63,318 GRANT FROM THE UNITED STATES DEPARTMENT OF JUSTICE, BUREAU OF JUSTICE ASSISTANCE, FOR THE CORONAVIRUS EMERGENCY SUPPLEMENTAL FUNDING PROGRAM FOR FY2020 FOR THE PREVENTION, PREPARATION & RESPONSE TO THE CORONAVIRUS

Requested by: Police Chief Honda

Attachments: Coronavirus Emergency Supplemental Funding - Report

Coronavirus Emergency Grant Acceptance - Resolution

H. RESOLUTION ACCEPTING $67,127 GRANT FROM STATE HOMELAND SECURITY GRANT PROGRAM FOR FY2019 TO THE WATSONVILLE POLICE DEPARTMENT, FOR PURCHASE OF BODY ARMOR

Requested by: Police Chief Honda

Attachments: State Homeland Security Grant - Report

State Homeland Security Grant - Resolution

I. RESOLUTION ACCEPTING $36,000 GRANT FROM CALIFORNIA STATE LIBRARY FOR WATSONVILLE PUBLIC LIBRARY'S HIGH SPEED BROADBAND LIBRARIES IN CALIFORNIA (CENIC) GRANT IN SUPPORT OF THE LIBRARY'S INTERNET CONNECTIVITY

Requested by: Library Director Heitzig

Attachments: Grant Acceptance from Ca State Library - Report

Grant Acceptance CA State Library - Resolution

J. RESOLUTION RATIFYING WATSONVILLE DIRECTOR OF EMERGENCY SERVICES ORDER NO. 2020-01 REGARDING OUTDOOR ACTIVITIES & ENCROACHMENTS FOR RETAIL BUSINESSES OPERATING IN COMPLIANCE WITH SOCIAL DISTANCING REQUIREMENTS

Requested by: Community Development Director Merriam

Attachments: Ratification of Emergency Order - Report

Ratification of Emergency Order 2020-1 - Resolution

K. CALLING & ORDERING GENERAL MUNICIPAL ELECTION IN THE CITY OF WATSONVILLE FOR DISTRICT NUMBERS 1, 2 & 6 AND DIRECTING THE PUBLICATION OF NOTICE OF A GENERAL MUNICIPAL ELECTION ON NOVEMBER 3, 2020, & ADOPTING POLICIES REGARDING CANDIDATE'S STATEMENTS

Requested by: City Clerk Vázquez Flores

Attachments: Calling & Ordering Election - Report

Calling Municipal Election for 2020 - Resolution

Candidate Policies - Resolution

Order Election for Nov 3 2020 - Resolution

1) Resolution Calling a General Municipal Election in the City of Watsonville for District Numbers 1, 2, & 6 & Directing the Publication of Notice of a General Municipal Election in the City of Watsonville on November 3, 2020

2) Resolution Ordering an Election; Requesting the County of Santa Cruz to Conduct the Election, & Requesting the Consolidation of the General Statewide & Municipal Election in the City of Watsonville on November 3, 2020

3) Resolution Adopting Policies in Regard to the Candidate's Statements for the General Municipal Election to be Held on November 3, 2020

L. RATIFICATION OF SUBORDINATION AGREEMENTS AMONG THE CITY OF WATSONVILLE, WATSONVILLE VISTA MONTANA ASSOCIATES ("PROPERTY OWNER") & JONES LANG LASALLE MULTIFAMILY ("LENDER") REQUIRED IN CONNECTION WITH REFINANCING OF THE AFFORDABLE HOUSING PROJECT AT 790 VISTA MONTAÑA DRIVE

Requested by: Community Development Director Merriam

Attachments: Vista Montana Subordination Agreement - Report

Subordination Agrmt for Home Loan - Resolution

Subordination Agrmt for Regulatory Agrmt - Resolution

1) Resolution Ratifying Subordination Agreement Among City of Watsonville, Vista Montaña Associates (Owner) & Jones Lang LaSalle Multifamily (Lender) Required in Connection With the Owner Refinancing of the 132 Unit Affordable Housing Rental Project Located at 790 Vista Montaña Drive (Vista Montaña Apartments) Regarding Regulatory Agreement – Loan Number 02-Home-0610

2) Resolution Ratifying Subordination Agreement Among City of Watsonville, Vista Montaña Associates (Owner) & Jones Lang LaSalle Multifamily (Lender) Required in Connection With the Owner Refinancing of the 132 Unit Affordable Housing Rental Project Located at 790 Vista Montaña Drive (Vista Montaña Apartments) Regarding Regulatory Agreement (Recorder's Serial Number 2002-0054905)

M. RESOLUTION URGING SANTA CRUZ COUNTY REGIONAL TRANSPORTATION COMMISSION TO IMPLEMENT PASSENGER RAIL SERVICE ON THE SANTA CRUZ BRANCH RAIL LINE

Requested by: City Council Member Gonzalez

Attachments: Support for Rail Trail - Resolution

Rail Correspondence

N. FINAL ADOPTION OF ORDINANCE REPEALING CHAPTER 53 (CANNABIS FACILITIES) OF TITLE 14 (ZONING) IN ITS ENTIRETY AND ADDING A NEW CHAPTER 53 OF TITLE 14 (ZONING) OF THE WATSONVILLE MUNICIPAL CODE REGARDING THE CULTIVATION, MANUFACTURE, DISTRIBUTION, TESTING, DELIVERY AND RETAIL SALES OF CANNABIS AND CANNABIS PRODUCTS

Requested by: Community Development Director Merriam

Attachments: WMC 14-53 Cannabis Facilities

O. FINAL ADOPTION OF ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WATSONVILLE AMENDING CERTAIN SECTIONS OF CHAPTER 14-16 (DISTRICT REGULATIONS) OF TITLE 14 (ZONING) OF THE WATSONVILLE MUNICIPAL CODE FOR THE REGULATION OF CANNABIS BUSINESSES LOCATED WITHIN THE COUNTY

Requested by: Community Development Director Merriam

Attachments: WMC 14-16 District Regulations for Cannabis

P. JOINT RESOLUTION OF COUNCIL & SUCCESSOR HOUSING AGENCY (1) APPROVING $2,335,000 LOAN COMMITMENT TO MIDPEN HOUSING CORPORATION FOR CONSTRUCTION OF A 72 UNIT MULTI-FAMILY AFFORDABLE HOUSING DEVELOPMENT AT 139-161 MILES LANE & 201 KIMBERLY LANE CONTINGENT UPON ALL REQUIREMENTS FROM THE CITY'S COMMUNITY DEVELOPMENT DEPARTMENT & CEQA COMPLIANCE (2) AUTHORIZING AND DIRECTING CITY MANAGER TO NEGOTIATE & EXECUTE LOAN ; & (3) AUTHORIZING $1,535,000 BUDGET APPROPRIATION FROM THE SUCCESSOR HOUSING AGENCY FUND & $800,000 FROM THE INCLUSIONARY HOUSING FUND

Requested by: Community Development Director Merriam

Attachments: Miles Lane Funding Agreement - Report

139-161 Miles Lane Loan Committment - Resolution

7. ITEMS REMOVED FROM CONSENT AGENDA

6:30 p.m.

8. ROLL CALL

9. PLEDGE OF ALLEGIANCE

10. PUBLIC HEARINGS, ORDINANCES, & APPEALS

JOINT CITY COUNCIL, SUCCESSOR AGENCY & SUCCESSOR HOUSING AGENCY FOR THE FORMER REDEVELOPMENT AGENCY MEETING

A. APPROVAL OF FISCAL YEAR 2020-21 BUDGET & FIVE YEAR CAPITAL IMPROVEMENT PROGRAM & ACKNOWLEDGING OF WATSONVILLE FIRE DEPARTMENT INSPECTION REPORTS FOR 2018 & 2019

Requested by: Administrative Services Director Czerwin and Fire Chief Lopez Sr.

Attachments:
- FY 2020-21 Budget - Report
- Budger Report Powerpoint
- Budget and CIP
- Budget and CIP Final 20202021 - Resolution
- Use of Emergency Reserve - Resolution
- Budget Gann 2019-2020 Resolution
- Budget Gann 2020-2021 - Resolution
- Budget Retirement 2020-21 - Resolution
- Correction of CDD Fee - Resolution
- Budget Housing Funds 2020 - Resolution
- Budget Redev Project Area - Resolution
- Watsonville Fire Inspection Reports - Report
- Annual Inspection Reports - Resolution
- Budget Correspondence Updated June 24

1) Staff Report

2) City Council Clarifying & Technical Questions

3) Public Hearing

4) Motion Whether to Approve Staff Recommendation:

a) Joint Resolution of Council, Successor Housing Agency & Successor Agency of the Former Redevelopment Agency Adopting Final Budget for Fiscal Year 2020-2021, Providing for Certain Transfers of Funds, & Approving Five Year (2020-2025) Capital Improvement Program (CIP)

b) Resolution authorizing use of $2.2 Million From Emergency Reserve in Order to Balance the Budget For FY 2020-2021

c) Resolution Establishing Total Annual Appropriations Pursuant to California State Constitution Article XIII-B for Fiscal Years 2019-2020 & 2020-2021 [Proposition 4 Gann Spending Limit]

d) Final Adoption of Ordinance Instructing Santa Cruz County to Levy & Collect Property Tax on Taxable Property Within the City of Watsonville for Fiscal Year Beginning July 1, 2020, Fixing the Rate of 0.077% Thereof & Allocating Proceed to the Retirement Fund

e) Resolution Amending Fees, Rates & Charges for the Community Development Department

f) Successor Housing Agency Resolution Finding that the Use of Funds From the Low & Moderate Income Housing Asset Fund for Planning & General Administrative Costs is Necessary for the Purpose of Producing, Improving, & Preserving the Community 's Supply of Low & Moderate-Income Housing

g) Joint Resolution of Council & Successor Housing Agency Resolution Finding that the Use of the Former Agency's Funds & Other Assets Generated from Watsonville 2000 Redevelopment Project Area for the Purpose of Improving, Increasing, & Preserving the Community's Supply of Low & Moderate Income Housing Outside the Project Area will Benefit the Project Area

h) Resolution Acknowledging Receipt Of Inspections Report for 2018 & 2019 Made by the Watsonville Fire Department Chief in Compliance with the Annual Inspection of Certain Occupancies Pursuant to Sections 13146.2 & 13146.3 of The California Health & Safety Code

CITY COUNCIL

B. CONSIDERATION OF MITIGATED NEGATIVE DECLARATION & APPROVAL OF A LOT LINE ADJUSTMENT, DENSITY BONUS, PLANNED DEVELOPMENT, & SPECIAL USE PERMIT WITH DESIGN REVIEW & ENVIRONMENTAL REVIEW (PP2019-14) TO ALLOW CONSTRUCTION OF THE MILES LANE PROJECT ON A 4.7± ACRE SITE AT 139, 141, 161 MILES LANE & 201 KIMBERLY LANE, FILED BY ELIZABETH NAHAS WILSON WITH MIDPEN HOUSING CORPORATION, APPLICANT, ON BEHALF OF MICHAEL C. MARCHISIO TRUST& NAMVAR & SHIREEN DINYARI, PROPERTY OWNERS

Requested by: Community Development Director Merriam

Attachments: Miles Lane Project - Report
Planned Development Overlay - Ordinance -
MND Monitoring Program - Resolution
Lot Line Adjustment Density Bonus SUP - Resolution -
Miles Lane Project Staff PPT
Miles Lane Project Midpen PPT
Miles Lane Council Presentation PPT
Miles Lane Correspondence

1) Staff Report

2) City Council Clarifying & Technical Questions

3) Public Hearing

4) Motion Whether to Approve Staff Recommendation:

a) Resolution Adopting Mitigated Negative Declaration (PP2019-14) for Construction of a 72 Unit Multi-Family Affordable Housing Development on a 4.7± Acre Site Located at 139, 141, 161 Miles Lane & 201 Kimberly Lane, Watsonville, (APNSs 016-491-01, -02, & 03, & 016-111-44); & Adopting Mitigation Monitoring & Reporting Program for the Project, in Accordance with the California Environmental Quality Act

b) Uncodified Ordinance Approving Rezoning to Establish Planned Development Overlay District on Assessor's Parcel Numbers 016-491-01, -02, & -03, & 016-111-44 Now Classified RM-2 Multiple Residential District (Medium Density) with General Plan Designation of RM-2 & EM (Specific Plan) to RM-2/PD for Application No. PP2019-14 Filed By MidPen Housing Corporation to Construct 72 Unit Multi-Family Affordable Housing Development on 4.7± Acre Parcel Located at 139, 141, 161 Miles Lane & 201 Kimberly Lane, Watsonville, & Directing Changes be Made on the Zoning Map (Requires At Least 5 Affirmative Votes Per Section 14-16.2507 of Watsonville Municipal Code)

c) Resolution Approving Lot Line Adjustment, Density Bonus, Special Use Permit/Specific Development Plan with Design Review & Environmental Review for Application No. (PP2019-14) Filed By MidPen Housing Corporation, Applicant, to Construct 72 Unit Multi-Family Affordable Housing Development on 4.7± Acre Parcel Located At 139, 141, 161 Miles Lane & 201 Kimberly Lane, Watsonville, (APN's: 016-491-01, -02, & -03, & 016-111-44)

C. CONSIDERATION OF ORDINANCE INTRODUCTION TO AMEND CHAPTER 2, PENALTY PROVISIONS, OF TITLE 1, GENERAL PROVISIONS, OF THE WATSONVILLE MUNICIPAL CODE TO AUTHORIZE THE MUNICIPAL AIRPORT DIRECTOR TO ISSUE CITATIONS

Requested by: Airport Director Williams

Attachments: Amendment to WMC 1-2.07 - Report

WMC 1-2.07 - Ordinance

1) Staff Report

2) City Council Clarifying & Technical Questions

3) Public Hearing

4) Motion Whether to Approve Staff Recommendation:

ORDINANCE INTRODUCTION AMENDING CHAPTER 2 (PENALTY PROVISIONS) OF TITLE 1 (GENERAL PROVISIONS) OF THE WATSONVILLE MUNICIPAL CODE BY AMENDING SECTION 1-2.07 REGARDING AUTHORITY TO ISSUE CITATIONS

11. EMERGENCY ITEMS ADDED TO AGENDA

12. REQUESTS & SCHEDULING FUTURE AGENDA ITEMS

13. 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)

4:00 P.M. Remote/Teleconference Meeting

__X__Regular _____ Adjourned _____ Special Meeting of __June 23, 2020__
[Date]

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

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

1. Pending litigation pursuant to subdivision (d)(1):

a) Name of case: Ford Kanzler and Jan Kamman v City of Watsonville, Willowcreek aka Willowcreek Homeowners Association - Santa Cruz County Superior Court (Case No. 20 CV 01057)

b) Name of case: Holly Goodman and Katherine Foster v City of Watsonville, Willowcreek aka Willowcreek Homeowners Association - Santa Cruz County Superior Court (Case No. 20 CV 01058)

c) Name of case: Stewart Brady Umfleet and Maria Teresa Macedo v City of Watsonville, Willowcreek aka Willowcreek Homeowners Association - Santa Cruz County Superior Court (Case No. 20 CV 01081)

B. CONFERENCE WITH LABOR NEGOTIATOR
(Government Code Section 54957.6)

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

Unrepresented employee: City Clerk

Dated: Thursday, June 25, 2020 Prepared by: Alan J. Smith, City Attorney

Irwin Ortiz <irwin.ortiz@cityofwatsonville.org>

New eComment for City Council on 2020-06-23 4:00 PM - Remote Teleconference Meeting

noreply@granicusideas.com <noreply@granicusideas.com> Mon, Jun 22, 2020 at 9:12 PM
To: Cityclerk@cityofwatsonville.org, citycouncil@cityofwatsonville.org

SpeakUp

New eComment for City Council on 2020-06-23 4:00 PM - Remote Teleconference Meeting

Alma Leonor submitted a new eComment.

Meeting: City Council on 2020-06-23 4:00 PM - Remote Teleconference Meeting

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

eComment: I am a high school student born and raised in Watsonville. I would like to bring light to the fact that I have never felt safe or protected by the police department in Watsonville and America yet that is the department that is receiving the most funding. The police's purpose is said to protect the people of its community. The people of Watsonville do not feel safe at the hands of a system that will non-hesitantly murder them. The people of Watsonville feel protected by the organizations and resources (built by the people of the community) that were built to protect and benefit the community. It would only make sense to fund Community and Social Services that were built towards for the growth of its community instead of funding a system that was built to incarcerate people of color. But, based on the current proposed budget for Watsonville, it is clear that you are not interested in "what makes sense", you are interested in what will keep Capitalism alive and what will keep Black, Indigenous, People of Color oppressed in Watsonville and America. If you truly disagreed with this statement you would listen to your community members needs and defund the police and fund organizations and services that would empower and provide actual protection and resources to Black, Indigenous, People of Color in Watsonville. My family and communities tax dollars should not be spent on a department that has never benefited them.

View and Analyze eComments

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CITY OF WATSONVILLE
FINANCE DEPARTMENT
SUMMARY OF DISBURSEMENTS
WARRANT REGISTER DATED 4/25/2020 to 5/19/2020

FUND NO.	FUND NAME		AMOUNT
120	TRUST FUND		10,799.00
130	EMPLOYEE CASH DEDUCTIONS FUND		687,857.07
150	GENERAL FUND		689,177.59
170	INVESTMENTS		752.18
202	REDEVELOPMENT OBLIG RETIREMENT		2,378.35
205	COMMUNITY DEV BLOCK GRANT		215,541.58
246	CIVIC CENTER COMMON AREA		6,876.22
250	LIBRARY FUND		45,140.33
260	SPECIAL GRANTS		32,313.08
285	LLMAD PARK MAINTENANCE		500.00
291	CANNABIS FUND		1,999.96
305	GAS TAX		170,426.57
306	SB1-GAS TAX FUNDING		1,543.75
309	PARKING GARAGE FUND		19,734.25
310	SALES TAX MEASURE G		102,328.17
312	MEASURE D-TRANSPORTATION FUND		22,043.53
344	EAST HIGHWAY 1 AREA		1,011.60
349	PUBLIC FACILITIES		821.35
354	SPECIAL DISTRICT FUNDS		23.34
710	SEWER SERVICE FUND		1,997,419.80
720	WATER OPERATING FUND		266,444.67
730	AIRPORT ENTERPRISE FUND		61,081.74
740	WASTE DISPOSAL FUND		578,090.61
741	LANDFILL CLOSURE		21,012.30
765	COMPUTER REPLACEMENT FUND		13,110.00
780	WORKER'S COMP/LIABILITY FUND		70,128.27
787	HEALTH INSURANCE FUND POOL		3,658.85
789	FIBER OPTIC FUND		4,850.00
820	ASSET FORFEITURE RETURN		2,853.88
		TOTAL	**5,029,918.04**

TOTAL ACCOUNTS PAYABLE 4/25/2020 TO 5/19/2020		4,342,060.97
PAYROLL INVOICES		687,857.07
TOTAL OF ALL INVOICES	**TOTAL**	**5,029,918.04**

Fund #	Vendor Name	Check #	Invoice Date	Invoice	Invoice Description	Amount
0120	APRIL HOOPS	37439	5/12/2020	04-2020-018013	REFUND-VETERAN'S HALL RENTAL	$609.00
	CARLOS ZAMORA	37464	5/12/2020	04-2020-018017	REFUND- VETERAN'S HALL RENTAL	$609.00
	CECILIA ESPARZA	37467	5/12/2020	04-2020-018014	REFUND-VETERAN'S HALL RENTAL	$582.00
	CESAR BALTAZAR	37472	5/12/2020	04-2020-018015	REFUND- VETERAN'S HALL DEPOSIT	$609.00
	CLARA CHAVEZ	37477	5/12/2020	04-2020-018016	REFUND- VETERAN'S HALL RENTAL	$609.00
	ELIZABETH REYES	37502	5/12/2020	04-2020-017953	REFUND- RAMSAY RENTAL	$324.00
	GILBERTO POZOS	37123	4/28/2020	04-2020-017863	REFUND- RAMSAY RENTAL FEES	$324.00
	IGLESIA ESPERANZA Y VISION PARA LA FAMILIA	37528	5/12/2020	04-2020-017980	REFUND- RAMSAY RENTAL FEES	$324.00
	JORGE GONZALEZ	37143	4/28/2020	03-2020-015489	REFUND- VETERAN'S HALL RENTAL	$2,022.00
	JOSE REYES	37539	5/12/2020	04-2020-017948	REFUND- RAMSAY RENTAL	$324.00
	ONE TIME VENDOR	37267	4/28/2020	04-2020-017877	REFUND- CAR WASH DEPOSIT AND RENTAL FEE	$100.00
		37235	4/28/2020	03-2020-017667	REFUND- PINTO LAKE PAVILLION DEPOSIT	$100.00
		37172	4/28/2020	04-2020-017927	REFUND- PINTO LAKE PICNIC AREA	$100.00
		37197	4/28/2020	04-2020-017928	REFUND-PINTO LAKE PAVILLION DEPOSIT	$100.00
		37261	4/28/2020	04-2020-017925	REFUND- PINTO LAKE DEPOSIT AND RENTAL FEE	$50.00
		37271	4/28/2020	04-2020-017916	REFUND- RAMSAY FAMILY CENTER DEPOSIT	$324.00
		37206	4/28/2020	04-2020-017915	REFUND- CIVIC CENTER DEPOSIT	$275.00
		37210	4/28/2020	03-2020-017693	REFUND- PINTO LAKE PAVILLION DEPOSIT	$100.00
		37214	4/28/2020	04-2020-017918	REFUND- RAMSAY FAMILY CENTER DEPOSIT	$324.00
		37276	4/28/2020	04-2020-017917	REFUND- RAMSAY FAMILY CENTER DEPOSIT	$324.00

Fund #	Vendor Name	Check #	Invoice Date	Invoice	Invoice Description	Amount
0120	ONE TIME VENDOR	37259	4/28/2020	03-2020-017666	REFUND- PINTO LAKE PAVILLION DEPOSIT	$100.00
		37636	5/12/2020	04-2020-017954	REFUND- RAMSAY REFUND	$324.00
		37634	5/12/2020	04-2020-017951	REFUND- PINTO LAKE RENTAL DEPOSIT	$100.00
		37639	5/12/2020	04-2020-017955	REFUND- RAMSAY RENTAL DEPOSIT	$324.00
		37629	5/12/2020	04-2020-017978	REFUND- RAMSAY CAR WASH RENTAL DEPOSIT	$100.00
	OSWALDO RAMIREZ-JIMENEZ	37647	5/12/2020	04-2020-018019	REFUND- VETERAN'S HALL RENTAL	$609.00
	SANTA CRUZ COUNTY OFFICE OF EDUCATION	37683	5/12/2020	04-2020-017977	REFUND- WATSONVILLE HIGH ATHLETICS, USE OF CITY	$609.00
	SANTA CRUZ COUNTY SYMPHONY ASSOC. INC.	37340	4/28/2020	04-2020-017922	REFUND- MELLO CENTER DEPOSIT	$500.00
	Fund Total					$10,799.00
0130	AFLAC	37410	5/8/2020	62752	Payroll Run 1 - Warrant 200508	$10,025.83
	BENEFIT COORDINATORS CORPORATION	37411	5/8/2020	62737	Payroll Run 1 - Warrant 200508	$4,250.27
	CA STATE DISBURSEMENT UNIT	573	5/8/2020	62754	Payroll Run 1 - Warrant 200508	$5,068.11
	CINCINNATI LIFE INSURANCE CO	37412	5/8/2020	62751	Payroll Run 1 - Warrant 200508	$45.13
	CITY EMPLOYEES ASSOCIATION	37413	5/8/2020	62739	Payroll Run 1 - Warrant 200508	$480.00
	COLONIAL LIFE & ACCIDENT INS	37414	5/8/2020	62740	Payroll Run 1 - Warrant 200508	$198.40
	COUNTY OF SANTA CRUZ-SHERIFF-CORONER	37415	5/8/2020	62741	Payroll Run 1 - Warrant 200508	$604.60
	ICMA RETIREMENT TRUST 457	569	5/8/2020	62742	Payroll Run 1 - Warrant 200508	$1,070.79
		568	5/8/2020	62778	PAYROLL RUN 1 - WARRANT 200508	$42,667.86
	OPERATING ENGINEERS LOCAL #3	37416	5/8/2020	62743	Payroll Run 1 - Warrant 200508	$5,460.00
	PRE-PAID LEGAL SERVICES INC.	37417	5/8/2020	62755	Payroll Run 1 - Warrant 200508	$233.10
	PROF FIRE FIGHTERS-WATSONVILLE	37418	5/8/2020	62744	Payroll Run 1 - Warrant 200508	$2,380.00
	PUBLIC EMP RETIREMENT SYSTEM	570	5/8/2020	62745	Payroll Run 1 - Warrant 200508	$260,030.36

Fund #	Vendor Name	Check #	Invoice Date	Invoice	Invoice Description	Amount
0130	SALLY MCCOLLUM	37419	5/8/2020	62738	Payroll Run 1 - Warrant 200508	$500.00
	SEIU LOCAL 521	37421	5/8/2020	62746	Payroll Run 1 - Warrant 200508	$1,338.82
		37420	5/8/2020	62779	PAYROLL RUN 1 - WARRANT 200508	$35.00
	STATE OF CALIFORNIA TAX BOARD	37422	5/8/2020	62748	Payroll Run 1 - Warrant 200508	$1,590.36
	WAGEWORKS INC	37423	5/8/2020	62753	Payroll Run 1 - Warrant 200508	$3,967.29
	WATSONVILLE POLICE ASSOCIATION	37424	5/8/2020	62749	Payroll Run 1 - Warrant 200508	$7,849.00
	WIRE TRANSFER-IRS	572	5/8/2020	62750	Payroll Run 1 - Warrant 200508	$286,110.22
	WIRE TRANSFER-STATE OF CALIFORNIA	571	5/8/2020	62747	Payroll Run 1 - Warrant 200508	$53,951.93
	Fund Total					$687,857.07
0150	A L LEASE COMPANY, INC	37046	4/28/2020	03/31/2020	SUPPLIES	$143.89
		37046	4/28/2020	03/31/2020	SUPPLIES	$35.07
	A TOOL SHED RENTALS, INC.	37426	5/12/2020	1415930-6	RENT OF EQUIPMENT	$51.34
	A-1 JANITORIAL SERVICE	37427	5/12/2020	7584	JANITORIAL SERVICES	$700.00
	AARONSON, DICKERSON, COHN & LANZONE, APC	37428	5/12/2020	420189	FOR PROFESSIONAL SERVICES RENDERED	$5,400.00
		37428	5/12/2020	320212	FOR PROFESSIONAL SERVICES RENDERED	$1,050.00
	ACCREDITED COUNSELING & INTERVENTION, INC.	37047	4/28/2020	203472	DOT PROFESSIONAL ASSESSMENT	$450.00
	ACE HARDWARE	37048	4/28/2020	03/31/2020	SUPPLIES	$46.92
		37048	4/28/2020	03/31/2020	SUPPLIES	$5.45
		37048	4/28/2020	03/31/2020	SUPPLIES	$27.30
		37048	4/28/2020	03/31/2020	SUPPLIES	$227.41
		37048	4/28/2020	03/31/2020	SUPPLIES	$204.03
		37048	4/28/2020	03/31/2020	SUPPLIES	$69.88
		37048	4/28/2020	03/31/2020	SUPPLIES	$51.29

Fund #	Vendor Name	Check #	Invoice Date	Invoice	Invoice Description	Amount
0150	ACE HARDWARE	37048	4/28/2020	03/31/2020	SUPPLIES	$46.07
		37048	4/28/2020	03/31/2020	SUPPLIES	$56.77
		37048	4/28/2020	03/31/2020	SUPPLIES	$589.14
		37048	4/28/2020	03/31/2020	SUPPLIES	$145.31
	ADVANTAGE GEAR, INC	37052	4/28/2020	220000026258	Uniforms	$301.47
		37052	4/28/2020	220000026810	Uniforms	$257.97
		37052	4/28/2020	220000026924	UNIFORMS	$137.71
		37432	5/12/2020	220000025376	Uniform pants	$117.72
		37432	5/12/2020	220000026257	Uniform Pants, shirts, belts	$1,256.15
	AGILIS SYSTEMS, LLC	37053	4/28/2020	2453081	#2453081, VEHICLE TRACKING SERVICE	$68.97
	AIR EXCHANGE, INC.	37433	5/12/2020	91601982	Service	$1,776.39
	AIRTEC SERVICE,INC	37057	4/28/2020	13150	PREVENTATIVE MAINTENANCE	$327.00
		37435	5/12/2020	13271	SERVICE	$343.00
		37435	5/12/2020	13273	SERVICE	$421.00
		37435	5/12/2020	13231	REQUEST FOR INSTALLATION OF HV	$36,650.00
	ALFRED BYRNE	37058	4/28/2020	CASE 13W-03196	RETURN OF EVIDENCE MONEY FOR CASE 13W-03196	$3,074.00
	AMREP COMPANY,INC	37059	4/28/2020	04/01/2020	PARTS	$2,989.79
	APRIL HOOPS	37439	5/12/2020	04-2020-018013	REFUND-VETERAN'S HALL RENTAL	$100.00
	ARATA EQUIPMENT COMPANY	37442	5/12/2020	04/29/2020	PARTS	$18,028.83
	ARRIAGA, JOHN	37443	5/12/2020	8256	CONSULTANT FOR LEGISLATIVE SER	$625.00
	ASSOCIATION OF BAY AREA GOVERNMENTS	37060	4/28/2020	AR022456	FY20-LEVELIZED CHARGE-NAT GAS	$574.96
		37060	4/28/2020	AR022456	FY20-LEVELIZED CHARGE-NAT GAS	$215.61
		37060	4/28/2020	AR022456	FY20-LEVELIZED CHARGE-NAT GAS	$2,443.60
		37060	4/28/2020	AR022456	FY20-LEVELIZED CHARGE-NAT GAS	$574.97

Fund #	Vendor Name	Check #	Invoice Date	Invoice	Invoice Description	Amount
0150	AT&T	37061	4/28/2020	292375992-032420	Monthly Service Feb-Mar	$171.18
		37444	5/12/2020	292375992-042420	Monthly Service from Apr 25 - May 24	$171.18
		37445	5/12/2020	138890696 04/17/2020	INTERNET/TV SERVICES	$211.39
	AT&T-CAL NET 2	37063	4/28/2020	000014580974	CALNET3_100MB LINE FROM 03/10/2020-04/09/2020	$1,683.56
		37446	5/12/2020	000014652723	CALNET3_PRI ACCOUNT FROM 03/24/2020-04/23/2020	$1,970.33
		37446	5/12/2020	000014652573	CALNET3_C60 ACCOUNT FROM 03/24/2020-04/23/2020	$0.62
		37446	5/12/2020	000014652573	CALNET3_C60 ACCOUNT FROM 03/24/2020-04/23/2020	$788.29
		37446	5/12/2020	000014652573	CALNET3_C60 ACCOUNT FROM 03/24/2020-04/23/2020	$47.20
		37446	5/12/2020	000014652573	CALNET3_C60 ACCOUNT FROM 03/24/2020-04/23/2020	$75.97
		37446	5/12/2020	000014652573	CALNET3_C60 ACCOUNT FROM 03/24/2020-04/23/2020	$15.09
		37446	5/12/2020	000014652573	CALNET3_C60 ACCOUNT FROM 03/24/2020-04/23/2020	$60.94
		37446	5/12/2020	000014652573	CALNET3_C60 ACCOUNT FROM 03/24/2020-04/23/2020	$736.20
		37446	5/12/2020	000014652573	CALNET3_C60 ACCOUNT FROM 03/24/2020-04/23/2020	$316.43
		37446	5/12/2020	000014652573	CALNET3_C60 ACCOUNT FROM 03/24/2020-04/23/2020	$954.58
		37446	5/12/2020	000014652573	CALNET3_C60 ACCOUNT FROM 03/24/2020-04/23/2020	$2,607.46
		37446	5/12/2020	000014652573	CALNET3_C60 ACCOUNT FROM 03/24/2020-04/23/2020	$20.84
	AUTO CARE LIFESAVER TOWING	37064	4/28/2020	20-18970	TOWING SERVICES	$54.00
		37064	4/28/2020	20-18883	TOWING SERVICES	$54.00
		37064	4/28/2020	20-18879	TOWING SERVICES	$252.00

Fund #	Vendor Name	Check #	Invoice Date	Invoice	Invoice Description	Amount
0150	AUTO CARE LIFESAVER TOWING	37064	4/28/2020	20-19864	HEAVY DUTY TOWING	$462.00
	AZZIE'S STORAGE	37447	5/12/2020	04/15/2020	MOVE STORAGE UNIT	$150.00
	BAYSIDE OIL II INC	37450	5/12/2020	37810	OIL	$79.82
	BEST DOORS INC.	37066	4/28/2020	1104	Station 2 remote control	$105.00
	BODY BY HANK	37068	4/28/2020	19640	FRAME LABOR	$135.00
		37068	4/28/2020	19686	BODY LABOR	$622.30
		37068	4/28/2020	19594	BODY LABOR	$4,316.74
	BOUND TREE MEDICAL LLC	37455	5/12/2020	83590895	First Aid Supplies	$102.79
		37455	5/12/2020	83585637	First Aid Supplies	$260.03
		37455	5/12/2020	83585636	First Aid Supplies	$462.85
	BSN SPORTS INC	37070	4/28/2020	908557636	SOFTBALL FIELD BASE/SUPPLIES	$333.21
	BURTON'S FIRE APPARATUS, INC.	37071	4/28/2020	48238	SUPPLIES	$182.12
		37461	5/12/2020	48156	PARTS	$865.28
		37383	4/29/2020	48144	PARTS	$33.37
		37461	5/12/2020	48157	SUPPLIES	$485.62
	BUSINESS FORMS UNLIMITED	37072	4/28/2020	39552	INV 39552- BLANK Z FOLD FORMS	$1,067.04
	C & N TRACTOR	37073	4/28/2020	03/30/2020	SUPPLIES AND PARTS	$21.74
		37073	4/28/2020	03/30/2020	SUPPLIES AND PARTS	$5.26
		37073	4/28/2020	03/30/2020	SUPPLIES AND PARTS	$74.13
	C&A PORTABLE POTTIES SERVICE, LLC	37074	4/28/2020	2734-8	FENCING AT RAMSAY PARK BASEBALL FIELD	$943.92
		37074	4/28/2020	2734-7	FENCING AT RAMSAY PARK BASEBALL FIELD	$943.92
		37074	4/28/2020	2734-9	RAMSAY PARK BASEBALL FIELD FENCING	$943.92
		37074	4/28/2020	2734-10	RAMSAY PARK BASEBALL FIELD FENCING	$943.92
	CARLOS ZAMORA	37464	5/12/2020	04-2020-018017	REFUND- VETERAN'S HALL RENTAL	$391.00

Fund #	Vendor Name	Check #	Invoice Date	Invoice	Invoice Description	Amount
0150	CASA DE LA CULTURA CENTER	37466	5/12/2020	123456	123456 FACE MASKS	$1,736.00
	CDW GOVERNMENT, INC.	37077	4/28/2020	XGS9402	PLANAR PCT2235 22 FULL HD TOUCH	$254.35
		37077	4/28/2020	XFK9445	CREDIT MEMO- PLANAR PCT2235 F22 FULL HD	($179.12)
	CECILIA ESPARZA	37467	5/12/2020	04-2020-018014	REFUND-VETERAN'S HALL RENTAL	$100.00
	CENTRAL COAST DIESEL	37078	4/28/2020	230913	SUSPENSION STEERING REPAIRS, LOF SVC PARTS AND LAB	$1,902.85
		37078	4/28/2020	230502	PRESSURE LEAK REPAIRS, LOF SVC, FILTERS, FLUID REF	$4,810.25
		37078	4/28/2020	231581	STEERING/SUSPENSION ELECTRICAL ISSUES FIXED & BRAK	$3,612.39
		37078	4/28/2020	231527	LOF SVC ALL PARTS AND LABOR FOR UNIT# 571-408-05	$749.21
		37078	4/28/2020	231909	LOF SVC WITH PARTS AND LABOR FOR UNIT # 570-306-13	$1,064.20
		37078	4/28/2020	230765	LOF SVC, VARIOUS PARTS, TAG AXLE REPAIRS, LABOR FO	$6,315.27
		37078	4/28/2020	231837	LOF SVC, BUMPER REPLACEMENT, TIE ROD REPLACED, WIR	$4,748.23
		37468	5/12/2020	232145	E4411 electrical repairs	$1,592.94
		37468	5/12/2020	231750	E4411 window repair	$652.50
		37468	5/12/2020	232209	LOF PM SERVICE WITH PARTS AND LABOR FOR UNIT# 531-	$1,076.36
	CENTRAL COAST LANDSCAPE & MAINTENANCE	37469	5/12/2020	20926	LANDSCAPE MAINTENANCE	$400.00
	CENTRAL COAST WINDOWS	37471	5/12/2020	17890	Central Coast Windows_GHWRYC_17890_8.5.19	$125.00
		37471	5/12/2020	17925	Central Coast Windows_GHWRYC_17925_8.15.20	$213.28
	CENTRAL ELECTRIC	37079	4/28/2020	03/31/2020	SERVICE AND PARTS	$30.15
		37079	4/28/2020	03/31/2020	SERVICE AND PARTS	$840.46
	CESAR BALTAZAR	37472	5/12/2020	04-2020-018015	REFUND- VETERAN'S HALL DEPOSIT	$100.00
	CHARLES JOHNSTON	37080	4/28/2020	04-2020-017813	REFUND- TWO RV RESERVATIONS	$650.00

Fund #	Vendor Name	Check #	Invoice Date	Invoice	Invoice Description	Amount
0150	CHARTER COMMUNICATIONS	37083	4/28/2020	0002463041520	INTERNET, PHONE AND CABLE.ACCT 8203 11 680 0002463	$156.64
		37083	4/28/2020	0002463041520	INTERNET, PHONE AND CABLE.ACCT 8203 11 680 0002463	$30.23
	CHAZ CUSTOM EMBROIDERY & DIGITIZING	37473	5/12/2020	7386	Academy shirts, shorts	$371.74
	CHAZ TOWING	37084	4/28/2020	70244	TOW SERVICES	$54.00
		37084	4/28/2020	71185	TOW SERVICES	$155.00
		37084	4/28/2020	70873	TOW SERVICES	$54.00
		37084	4/28/2020	69441	TOW SERVICES	$54.00
	CHEVROLET OF WATSONVILLE	37085	4/28/2020	231538	VEHICLE MAINTENANCE	$82.55
		37474	5/12/2020	231982	VEHICLE SAFETY INSPECTION	$224.23
		37474	5/12/2020	232203	SERVICE	$1,094.89
		37474	5/12/2020	235555	RADIATOR	$1,980.30
	CLARA CHAVEZ	37477	5/12/2020	04-2020-018016	REFUND- VETERAN'S HALL RENTAL	$100.00
	CLAUDIA COLIMOTE-LOPEZ	37478	5/12/2020	REISSUE CHECK#8395	REFUND- RAMSAY PARK FAMILY CENTER	$275.00
	COAST COUNTIES TRUCK & EQUIP	37393	5/6/2020	3/30/2020	VEHICLE REPAIR PARTS	$8,951.12
	COAST PAPER SUPPLY INC	37479	5/12/2020	590117	SUPPLIES- GLOVES	$54.41
		37479	5/12/2020	590260	SUPPLIES	$306.38
		37733	5/13/2020	589321	VARIOUS COVID-19 SUPPLIES	$3,260.98
	COBRA PROTECTIVE SERVICES	37087	4/28/2020	10003	#10003, RESTROOM LOCKING SERVICE	$825.00
	COLE PRO MEDIA, LLC	37481	5/12/2020	1971	MEDIA	$2,500.00
	COLEY HEATH, ANITA	37088	4/28/2020	943	BACKGROUND	$1,550.00
	CONTINUANT, INC.	37482	5/12/2020	SI-0000004941	MANAGED SERVICES AGREEMENT FR 06/01/20-06/30/2020	$991.92
		37482	5/12/2020	SI-0000004941	MANAGED SERVICES AGREEMENT FR 06/01/20-06/30/2020	$80.81

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0150	COPWARE, INC.	37090	4/28/2020	85106	OFFICERS SOURCEBOOK RENEWAL 06/01/2020-05/30/2020	$1,500.00
	COUNTY OF SANTA CRUZ ISD RADIO SHOP	37091	4/28/2020	RADIO SHOP 03/20	RADIO SHOP 3RD QUARTER CHARGES	$118.50
	COUNTY OF SANTA CRUZ-ISD	37484	5/12/2020	04/27/2020 QUERY SCA	OPEN QUERY CHARGES	$1,287.01
	CRIME SCENE CLEANERS INC	37486	5/12/2020	73801	CLEANING SERVICE	$125.00
	CROSSROADS SOFTWARE INC.	37093	4/28/2020	6944	ANNUAL MAINTENANCE & SUPPORT FOR PD SOFTWARE	$2,000.00
	CRUZIO/THE INTERNET STORE INC.	37487	5/12/2020	N29135-112	WIRELESS AP FOR CITY FROM 06/01/2020-06/30/2020	$150.00
	CSG CONSULTANTS, INC	37488	5/12/2020	B200296	BUILDING CONSTRUCTION PLAN REV	$7,872.48
		37488	5/12/2020	B200448	BUILDING CONSTRUCTION PLAN REV	$2,968.19
		37488	5/12/2020	B200139	BUILDING CONSTRUCTION PLAN REV	$2,395.27
		37488	5/12/2020	B191679	BUILDING CONSTRUCTION PLAN REV	$4,619.81
	CSI FORENSIC SUPPLY	37489	5/12/2020	2011	EVIDENCE SUPPLIES	$16.86
		37489	5/12/2020	2020	EVIDENCE SUPPLIES	$158.26
	D&G SANITATION	37095	4/28/2020	270744	FENCING AT MUZZIO PARK	$196.65
	DAVIS AUTO PARTS	37492	5/12/2020	04/27/2020	PARTS	$8.57
		37492	5/12/2020	04/27/2020	PARTS	$42.60
	DENNIS DALY	37098	4/28/2020	03-2020-015368	REFUND- RV RESERVATION	$630.00
	DENVER PUBLIC LIBRARY	37493	5/12/2020	8268	ILL BOOK	$11.99
	DEPARTMENT OF JUSTICE	37099	4/28/2020	444683	DOJ FINGERPRINTS	$290.00
	DETROIT INDUSTRIAL TOOL	37100	4/28/2020	576588	Diamond Blades	$695.26
	DIAMOND VIEW AUTO GLASS	37495	5/12/2020	INV-0649	WINDOW REPLACEMENT	$355.00
	DIXON & SONS TIRES INC.	37496	5/12/2020	04/29/2020	TIRES AND SERVICE	$269.93
		37496	5/12/2020	04/29/2020	TIRES AND SERVICE	$2,819.21
		37496	5/12/2020	04/29/2020	TIRES AND SERVICE	$6,059.19
	EBSCO INFORMATION SERVICES	37498	5/12/2020	1000124999-1	SUBSCRIPTION - LIBRARYAWARE	$1,653.00

Fund #	Vendor Name	Check #	Invoice Date	Invoice	Invoice Description	Amount
0150	ECOPLEXUS, INC.	37104	4/28/2020	1911	MAINTENANCE FOR SOLAR PANEL SY	$5,286.75
	ELEVATOR SERVICE COMPANY, INC.	37107	4/28/2020	27533	ON CALL MAINTENANCE/SERVICE FO	$400.00
		37107	4/28/2020	27533	ON CALL MAINTENANCE/SERVICE FO	$530.00
		37107	4/28/2020	27533	ON CALL MAINTENANCE/SERVICE FO	$200.00
		37501	5/12/2020	27738	ON CALL MAINTENANCE/SERVICE FOR	$700.00
		37501	5/12/2020	27337 J5915	SERVICE	$437.50
	ELIZABETH REYES	37502	5/12/2020	04-2020-017953	REFUND- RAMSAY RENTAL	$129.35
		37502	5/12/2020	04-2020-017953	REFUND- RAMSAY RENTAL	$370.65
	EMERYVILLE OCCUPATIONAL MEDICAL CENTER, INC.	37109	4/28/2020	I-30008	Physical for M. Ryan	$100.00
	ENVIRONMENTAL SYSTEMS RESEARCH INSTITUTE	37110	4/28/2020	93802171	YR 1 OF 3 SOFTWARE RENEWAL FROM 05/31/20-05/30/21	$25,500.00
	ENVISIONWARE, INC.	37394	5/6/2020	INV-US-44901	LIBRARY BOOKS & MATERIALS SECU	$9,461.13
		37394	5/6/2020	INV-US-44901-BAL	RFID SYSTEM, BALANCE INVOICE INV-US-44901	$353.65
	ERNESTO'S CLEANING SERVICES	37111	4/28/2020	040720	Ernesto's Cleaning Services_Rec Facilities_Mar_040	$3,246.76
		37395	5/6/2020	0427201	EXTRA CLEANING SERVICES FOR COVID-19	$3,870.00
	EWING IRRIGATION PRODUCTS, INC.	37113	4/28/2020	9183301	IRRIGATION PARTS	$791.61
		37113	4/28/2020	9036824	RETURNED ITEMS	($238.22)
		37113	4/28/2020	9154086	PARTS FOR YOUTH CENTER	$151.23
	FARONICS TECHNOLOGIES USA INC.	37505	5/12/2020	INUS0198867	DEEP FREEZE LICENSE RENEWAL	$1,881.25
	FASTENAL COMPANY	37114	4/28/2020	CAWAT106745	SUPPLIES	$21.27
		37114	4/28/2020	CAWAT106700	JANITORIAL SUPPLIES	$77.72
		37114	4/28/2020	CAWAT106342	SUPPLIES	$90.19
		37114	4/28/2020	CAWAT106770	SUPPLIES	$72.04
		37114	4/28/2020	CAWAT106698	SUPPLIES	$59.96

Fund #	Vendor Name	Check #	Invoice Date	Invoice	Invoice Description	Amount
0150	FASTENAL COMPANY	37114	4/28/2020	CAWAT106276	SUPPLIES	$80.64
		37114	4/28/2020	CAWAT106980	PARTS	$54.93
		37114	4/28/2020	CAWAT107013	PARTS	$14.89
		37114	4/28/2020	CAWAT106814	JANITORIAL SUPPLIES	$147.80
		37114	4/28/2020	CAWAT106944	SUPPLIES	$735.86
		37506	5/12/2020	CAWAT107117	SUPPLIES	$180.45
		37506	5/12/2020	CAWAT107116	SUPPLIES	$22.78
		37506	5/12/2020	CAWAT107118	SUPPLIES	$14.04
		37506	5/12/2020	CAWAT107159	SUPPLIES	$50.18
		37506	5/12/2020	CAWAT107146	SUPPLIES	$112.09
		37506	5/12/2020	CAWAT107138	JANITORIAL SUPPLIES	$38.83
		37506	5/12/2020	CAWAT107266	SUPPLIES	$135.97
	FEDEX	37115	4/28/2020	6-982-31896	FRT	$5.69
		37115	4/28/2020	6-963-56321	FRT	$26.26
		37115	4/28/2020	6-976-03361	FRT	$58.31
		37115	4/28/2020	6-989-00873	FRT	$20.27
		37507	5/12/2020	7-000-90875	FRT	$26.77
	FIRST ALARM, INC.	37117	4/28/2020	531121	FIRE ALARM SYSTEM	$423.54
		37117	4/28/2020	538263	1521 FREEDOM BLVD SERVICE	$30.00
		37117	4/28/2020	539229	ALARM SERVICE	$89.34
	FREEDOM TUNE-UP	37121	4/28/2020	10542	SMOG	$46.00
		37121	4/28/2020	10541	SMOG	$46.00
		37121	4/28/2020	10227	SMOG CHECK	$46.00
		37121	4/28/2020	10540	VEHICLE SERVICE	$76.27
	GCS ENVIRONMENTAL EQUIPMENT SERVICES	37122	4/28/2020	21162	EQUIPMENT	$1,271.60
		37122	4/28/2020	21272	DUO SKID	$1,660.10

Fund #	Vendor Name	Check #	Invoice Date	Invoice	Invoice Description	Amount
0150	GCS ENVIRONMENTAL	37513	5/12/2020	21332	SUPPLIES	$553.53
	GILBERTO POZOS	37123	4/28/2020	04-2020-017863	REFUND- RAMSAY RENTAL FEES	$409.00
		37123	4/28/2020	04-2020-017863	REFUND- RAMSAY RENTAL FEES	$118.65
	GIRLS INC. OF THE CENTRAL COAST	37514	5/12/2020	2ND INSTALL	2019-2021 Social and Community	$2,500.00
	GRAHAM POLYGRAPH	37125	4/28/2020	20-13	POLYGRAPH EXAM	$600.00
	GRANICUS, INC.	37127	4/28/2020	125508	Live Streaming & Agendas Softw	$1,434.52
	GRANITE ROCK COMPANY	37128	4/28/2020	1229765	#1229765, WATTLE ROLL	$54.08
		37128	4/28/2020	1230341	#1230341, DECOMPOSED GRANITE FOR LAS BRISAS	$48.26
	GREEN RUBBER-KENNEDY AG	37130	4/28/2020	03/31/2020	SUPPLIES	$552.33
	HINDERLITER, DE LLAMAS & ASSOCIATES	37523	5/12/2020	0033532-IN	Business attraction & marketin	$2,645.00
	HOME DEPOT CREDIT SERVICES	37136	4/28/2020	04/13/2020	SUPPLIES	$54.30
		37136	4/28/2020	04/13/2020	SUPPLIES	$682.21
		37136	4/28/2020	04/13/2020	SUPPLIES	$190.56
		37136	4/28/2020	04/13/2020	SUPPLIES	$131.48
		37136	4/28/2020	04/13/2020	SUPPLIES	$84.49
	IGLESIA ESPERANZA Y VISION PARA LA FAMILIA	37528	5/12/2020	04-2020-017980	REFUND- RAMSAY RENTAL FEES	$1,521.00
	INFOSEND, INC.	37529	5/12/2020	170511	170511 INSERTION FEE OTMARCH20	$122.96
		37529	5/12/2020	168909	168909 INSERTION FEE OTFEB20	$123.24
	INTERCAMBIO DE COMUNIDADES	37531	5/12/2020	58682	BOOKS	$80.86
	INTERSTATE BATTERY CO	37532	5/12/2020	05/04/2020	BATTERIES	$187.62
	JACKSON LEWIS PC	37139	4/28/2020	7524314	FOR PROFESSIONAL SERVICES RENDERED	$592.00
	JARVIS, FAY & GIBSON, LLP	37140	4/28/2020	13538	LEGAL SERVICES FOR OCT 2019	$136.00
	JOHNSON, ROBERTS, & ASSOC, INC.	37142	4/28/2020	142472	PHQ REPORT	$17.00
		37142	4/28/2020	142582	PHQ REPORTS	$32.00

Fund #	Vendor Name	Check #	Invoice Date	Invoice	Invoice Description	Amount
0150	JORGE GONZALEZ	37143	4/28/2020	03-2020-015489	REFUND- VETERAN'S HALL RENTAL	$3,022.00
		37143	4/28/2020	03-2020-015489	REFUND- VETERAN'S HALL RENTAL	$552.30
		37143	4/28/2020	03-2020-015489	REFUND- VETERAN'S HALL RENTAL	$1,372.00
		37143	4/28/2020	03-2020-015489	REFUND- VETERAN'S HALL RENTAL	$156.00
	JOSE REYES	37539	5/12/2020	04-2020-017948	REFUND- RAMSAY RENTAL	$448.35
		37539	5/12/2020	04-2020-017948	REFUND- RAMSAY RENTAL	$181.65
		37539	5/12/2020	04-2020-017948	REFUND- RAMSAY RENTAL	$714.00
		37539	5/12/2020	04-2020-017948	REFUND- RAMSAY RENTAL	$156.00
	K & D LANDSCAPING INC.	37540	5/12/2020	37217	LANDSCAPE MAINTENANCE	$790.00
	KAWAKAMI SISTER CITY	37541	5/12/2020	04-2020-017979	REFUND- RAMSAY CAR WASH RENTAL FEE	$90.00
	KELLY-MOORE PAINT COMPANY, INC.	37146	4/28/2020	818-00000300939	PAINT	$36.18
		37146	4/28/2020	818-00000300883	PAINT	$206.67
		37146	4/28/2020	818-00000301045	PAINT	$52.99
		37542	5/12/2020	818-00000302443	PAINT	$174.26
		37542	5/12/2020	818-00000301958	PAINT	$105.57
		37542	5/12/2020	818-00000302352	PAINT	$196.32
	KUMAR ABHISHEK	37545	5/12/2020	04-2020-017893	REFUND- YOUTH SOCCER FOR FOUR AND GYMNASTICS	$492.00
	LA SELVA	37546	5/12/2020	5001	#5001, REMOVED TREES AT PINTO LAKE PARK	$1,500.00
	LIEBERT CASSIDY WHITMORE	37152	4/28/2020	1495120	FOR PROFESSIONAL SERVICES RENDERED	$266.00
		37152	4/28/2020	1495122	FOR PROFESSIONAL SERVICES	$380.00
		37550	5/12/2020	1496818	FOR PROFESSIONAL SERVICES RENDERED	$684.00
	MBS BUSINESS SYSTEMS	37157	4/28/2020	383604	COPIER CHARGES	$578.41
	MCLELLAN INDUSTRIES, INC.	37158	4/28/2020	H200279-IN	PERMASLAT FOR UNIT # 575-207-17	$436.54
	MID VALLEY SUPPLY	37162	4/28/2020	03/31/2020	SUPPLIES	$766.69

Fund #	Vendor Name	Check #	Invoice Date	Invoice	Invoice Description	Amount
0150	MID VALLEY SUPPLY	37162	4/28/2020	03/31/2020	SUPPLIES	$2,041.79
		37162	4/28/2020	03/31/2020	SUPPLIES	$812.74
		37162	4/28/2020	03/31/2020	SUPPLIES	$152.16
		37162	4/28/2020	03/31/2020	SUPPLIES	$110.13
		37162	4/28/2020	03/31/2020	SUPPLIES	$588.34
		37162	4/28/2020	03/31/2020	SUPPLIES	$480.20
		37162	4/28/2020	03/31/2020	SUPPLIES	$475.23
	MORENO ROOFING CORPORATION	37566	5/12/2020	1050305	Station 1 Leak Repair	$468.70
		37566	5/12/2020	1050306	Station 2 leak repair	$413.02
	MUNICIPAL MAINTENANCE EQUIPMENT	37166	4/28/2020	0147912-IN	SERVICE MANUAL FOR GO-4 UNIT# 410-001-64	$689.83
	NEOPOST, INC.	37387	4/29/2020	57343237	POSTAGE MACHINE FEES	$563.88
		37387	4/29/2020	57343237	POSTAGE MACHINE FEES	$563.88
	NOR CAL ASA	37167	4/28/2020	32520	UMPIRE CERTIFICATIONS	$424.00
	NPM, INC.	37170	4/28/2020	181657	UST OPERATORS MONTHLY VISUAL INSPECTION MARCH 2020	$80.00
		37568	5/12/2020	181725	UST OPERATORS MONTHLY VISUAL INSPECTION APRIL 2020	$80.00
	ONE TIME VENDOR	37203	4/28/2020	04-2020-017815	REFUND- RV RESERVATION	$45.00
		37267	4/28/2020	04-2020-017877	REFUND- CAR WASH DEPOSIT AND RENTAL FEE	$90.00
		37280	4/28/2020	04-2020-017807	REFUND-RV RESERVATION	$50.00
		37249	4/28/2020	04-2020-017767	REFUND- TWO RV RESERVATIONS	$90.00
		37248	4/28/2020	04-2020-017811	REFUND- RV DEPOSIT	$45.00
		37238	4/28/2020	03-2020-017808	REFUND- TWO RV RESERVATIONS	$90.00
		37216	4/28/2020	04-2020-017755	REFUND- RV RESERVATION	$55.00
		37229	4/28/2020	04-2020-017758	REFUND- RV RESERVATION	$50.00
		37201	4/28/2020	04-2020-017757	REFUND- RV RESERVATION	$90.00

Fund #	Vendor Name	Check #	Invoice Date	Invoice	Invoice Description	Amount
0150	ONE TIME VENDOR	37204	4/28/2020	04-2020-017810	REFUND- RV RESERVATION	$45.00
		37172	4/28/2020	04-2020-017927	REFUND- PINTO LAKE PICNIC AREA	$150.00
		37261	4/28/2020	04-2020-017925	REFUND- PINTO LAKE DEPOSIT AND RENTAL FEE	$50.00
		37218	4/28/2020	04-2020-017754	REFUND- PINTO LAKE RV FEES	$150.00
		37241	4/28/2020	04-2020-017892	REFUND- PINTO LAKE PAVILLION DEPOSIT	$100.00
		37180	4/28/2020	04-2020-017709	REFUND- GYMNASTICS REGISTRATION REFUND	$126.00
		37174	4/28/2020	04-2020-017751	REFUND- GYMNASTICS REGISTRATION	$98.00
		37185	4/28/2020	04-2020-017733	REFUND- GYMNASTICS REGISTRATION	$98.00
		37176	4/28/2020	04-2020-017708	REFUND- GYMNASTICS REGISTRATION	$126.00
		37208	4/28/2020	04-2020-017712	REFUND- GYMNASTICS REGISTRATION	$126.00
		37183	4/28/2020	04-2020-017719	REFUND- GYMNASTICS REGISTRATION	$84.00
		37209	4/28/2020	04-2020-017720	REFUND- GYMNASTICS REGISTRATION	$84.00
		37187	4/28/2020	04-2020-017714	REFUND- GYMNASTICS REGISTRATION	$126.00
		37205	4/28/2020	04-2020-017748	REFUND- GYMNASTICS REGISTRATION	$98.00
		37189	4/28/2020	04-2020-017702	REFUND- GYMNASTICS REGISTRATION	$98.00
		37290	4/28/2020	04-2020-017706	REFUND- GYMNASTICS REGISTRATION	$84.00
		37287	4/28/2020	04-2020-017707	REFUND- GYMNASTICS REGISTRATION	$98.00
		37286	4/28/2020	04-2020-017721	REFUND- GYMNASTICS REGISTRATION	$168.00
		37282	4/28/2020	04-2020-017703	REFUND- GYMNASTICS REGISTRATION	$98.00

Fund #	Vendor Name	Check #	Invoice Date	Invoice	Invoice Description	Amount
0150	ONE TIME VENDOR	37284	4/28/2020	04-2020-017750	REFUND- GYMNASTICS REGISTRATION	$98.00
		37277	4/28/2020	04-2020-017747	REFUND- GYMNASTICS REGISTRATION	$98.00
		37275	4/28/2020	04-2020-017715	REFUND- GYMNASTICS REGISTRATION	$98.00
		37269	4/28/2020	04-2020-017710	REFUND- GYMNASTICS REGISTRATION	$126.00
		37266	4/28/2020	04-2020-017705	REFUND- GYMNASTICS REGISTRATION	$98.00
		37265	4/28/2020	04-2020-017752	REFUND- GYMNASTICS REGISTRATION	$196.00
		37260	4/28/2020	04-2020-017716	REFUND- GYMNASTICS REGISTRATION	$84.00
		37257	4/28/2020	04-2020-017735	REFUND- GYMNASTICS REGISTRATION	$98.00
		37246	4/28/2020	04-2020-017737	REFUND- GYMNASTICS REGISTRATION	$98.00
		37253	4/28/2020	04-2020-017698	REFUND- GYMNASTICS REGISTRATION	$98.00
		37252	4/28/2020	04-2020-017725	REFUND- GYMNASTICS REGISTRATION	$84.00
		37244	4/28/2020	04-2020-017724	REFUND- GYMNASTICS REGISTRATION	$84.00
		37243	4/28/2020	04-2020-017700	REFUND- GYMNASTICS REGISTRATION	$98.00
		37236	4/28/2020	04-2020-017726	REFUND- GYMNASTICS REGISTRATION	$84.00
		37233	4/28/2020	04-2020-017723	REFUND- GYMNASTICS REGISTRATION	$84.00
		37228	4/28/2020	04-2020-017732	REFUND- GYMNASTICS REGISTRATION	$98.00
		37226	4/28/2020	04-2020-017713	REFUND- GYMNASTICS REGISTRATION	$126.00
		37221	4/28/2020	04-2020-017731	REFUND- GYMNASTICS REGISTRATION	$196.00

Fund #	Vendor Name	Check #	Invoice Date	Invoice	Invoice Description	Amount
0150	ONE TIME VENDOR	37219	4/28/2020	04-2020-017728	REFUND- GYMNASTICS REGISTRATION	$96.00
		37224	4/28/2020	04-2020-017711	REFUND- GYMNASTICS REGISTRATION	$126.00
		37215	4/28/2020	04-2020-017734	REFUND- GYMNASTICS REGISTRATION	$98.00
		37212	4/28/2020	04-2020-017701	REFUND- GYMNASTICS REGISTRATION	$98.00
		37191	4/28/2020	04-2020-017775	REFUND- GYMNASTICS	$112.00
		37186	4/28/2020	04-2020-017794	REFUND- ITTY BITTY T-BALL	$52.00
		37171	4/28/2020	04-2020-017796	REFUND- ITTY BITTY T-BALL REGISTRATION	$52.00
		37177	4/28/2020	04-2020-017789	REFUND- ITTY BITTY BASKETBALL	$39.00
		37192	4/28/2020	04-2020-017946	REFUND-FLYERS AFTER SCHOOL PROGRAM	$125.00
		37193	4/28/2020	04-2020-017933	REFUND- FLYERS AFTER SCHOOL PROGRAM	$250.00
		37194	4/28/2020	04-2020-017764	REFUND- GYMNASTICS	$112.00
		37196	4/28/2020	04-2020-017799	REFUND- ITTY BITTY SOCCER	$52.00
		37198	4/28/2020	04-2020-017939	REFUND- FLYERS AFTER SCHOOL PROGRAM	$250.00
		37190	4/28/2020	04-2020-017935	REFUND- FLYERS AFTER SCHOOL PROGRAM	$250.00
		37207	4/28/2020	04-2020-017797	REFUND- ITTY BITTY SOCCER AND T-BALL	$104.00
		37202	4/28/2020	04-2020-017790	REFUND- ITTY BITTY BASKETBALL FOR TWO	$78.00
		37220	4/28/2020	04-2020-017940	REFUND- FLYERS AFTER SCHOOL PROGRAM AND SOCCER	$250.00
		37220	4/28/2020	04-2020-017940	REFUND- FLYERS AFTER SCHOOL PROGRAM AND SOCCER	$99.00
		37222	4/28/2020	04-2020-017770	REFUND- GYMNASTICS	$112.00
		37217	4/28/2020	04-2020-017778	REFUND- GYMNASTICS	$112.00

Fund #	Vendor Name	Check #	Invoice Date	Invoice	Invoice Description	Amount
0150	ONE TIME VENDOR	37227	4/28/2020	04-2020-017932	REFUND- FLYERS AFTER SCHOOL PROGRAM	$250.00
		37231	4/28/2020	04-2020-017945	REFUND- FLYERS AFTER SCHOOL PROGRAM	$250.00
		37232	4/28/2020	04-2020-017771	REFUND- GYMNASTICS FOR TWO STUDENTS	$224.00
		37230	4/28/2020	04-2020-017802	REFUND- ITTY BITTY SOCCER AND SOCCER	$151.00
		37225	4/28/2020	04-2020-017938	REFUND- FLYERS AFTER SCHOOL PROGRAM	$125.00
		37234	4/28/2020	04-2020-017763	REFUND- GYMNASTICS	$112.00
		37237	4/28/2020	04-2020-017787	REFUND- GYMNASTICS	$224.00
		37245	4/28/2020	04-2020-017777	REFUND- GYMNASTICS	$112.00
		37247	4/28/2020	04-2020-017782	REFUND- GYMNASTICS	$128.00
		37240	4/28/2020	04-2020-017798	REFUND- ITTY BITTY T-BALL	$52.00
		37250	4/28/2020	04-2020-017779	REFUND- GYMNASTICS	$112.00
		37255	4/28/2020	04-2020-017936	REFUND- FLYERS AFTER SCHOOL PROGRAM FOR 2	$450.00
		37258	4/28/2020	04-2020-017765	REFUND-GYMNASTICS	$112.00
		37254	4/28/2020	04-2020-017774	REFUND- GYMNASTICS AND SOCCER	$211.00
		37251	4/28/2020	04-2020-017736	REFUND- GYMNASTICS	$98.00
		37264	4/28/2020	04-2020-017944	REFUND-FLYERS AFTER SCHOOL PROGRAM	$250.00
		37262	4/28/2020	04-2020-017760	REFUND-GYMNASTICS	$224.00
		37270	4/28/2020	04-2020-017762	REFUND- GYMNASTICS	$112.00
		37263	4/28/2020	04-2020-017759	REFUND- GYMNASTICS	$112.00
		37268	4/28/2020	04-2020-017776	REFUND-GYMNASTICS	$112.00
		37272	4/28/2020	04-2020-017941	REFUND- FLYERS AFTER SCHOOL PROGRAM FOR TWO	$450.00
		37273	4/28/2020	04-2020-017934	REFUND- FLYERS AFTER SCHOOL PROGRAM	$250.00

Fund #	Vendor Name	Check #	Invoice Date	Invoice	Invoice Description	Amount
0150	ONE TIME VENDOR	37274	4/28/2020	04-2020-017943	REFUND- FLYERS AFTER SCHOOL PROGRAM	$250.00
		37279	4/28/2020	04-2020-017783	REFUND- GYMNASTICS	$128.00
		37283	4/28/2020	04-2020-017784	REFUND- GYMNASTICS	$96.00
		37281	4/28/2020	04-2020-017766	REFUND- GYMNASTICS	$112.00
		37285	4/28/2020	04-2020-017792	REFUND- ITTY BITTY BASKETBALL	$39.00
		37288	4/28/2020	04-2020-017785	REFUND- GYMNASTICS	$96.00
		37289	4/28/2020	04-2020-017926	REFUND- PINTO LAKE PAVILLION DEPOSIT	$100.00
		37178	4/28/2020	04-2020-017816	REFUND- SPRING YOUTH SOCCER	$99.00
		37173	4/28/2020	04-2020-017768	REFUND- GYMNASTICS	$336.00
		37175	4/28/2020	04-2020-017818	REFUND- YOUTH SOCCER	$99.00
		37181	4/28/2020	04-2020-017828	REFUND-YOUTH SOCCER	$99.00
		37179	4/28/2020	04-2020-017833	REFUND- SPRING YOUTH SOCCER	$99.00
		37184	4/28/2020	04-2020-017849	REFUND- SPRING YOUTH SOCCER	$99.00
		37188	4/28/2020	04-2020-017844	REFUND- SPRING YOUTH SOCCER FOR TWO	$198.00
		37199	4/28/2020	04-2020-017817	REFUND- SPRING YOUTH SOCCER	$99.00
		37195	4/28/2020	04-2020-017845	REFUND- SPRING YOUTH SOCCER	$99.00
		37182	4/28/2020	04-2020-017832	REFUND- SPRING YOUTH SOCCER	$99.00
		37211	4/28/2020	04-2020-017858	REFUND- SPRING YOUTH SOCCER FOR TWO	$198.00
		37239	4/28/2020	04-2020-017850	REFUND- SPRING YOUTH SOCCER	$99.00
		37213	4/28/2020	04-2020-017857	REFUND- SPRING YOUTH SOCCER	$99.00
		37223	4/28/2020	04-2020-017831	REFUND- SPRING YOUTH SOCCER FOR TWO	$198.00
		37200	4/28/2020	04-2020-017852	REFUND- SPRING YOUTH SOCCER	$99.00
		37242	4/28/2020	04-2020-017923	REFUND- ITTY BITTY BASKETBALL AND SOCCER	$104.00

Fund #	Vendor Name	Check #	Invoice Date	Invoice	Invoice Description	Amount
0150	ONE TIME VENDOR	37278	4/28/2020	04-2020-017905	REFUND- SPRING YOUTH SOCCER FOR TWO	$198.00
		37256	4/28/2020	04-2020-017823	REFUND- SPRING YOUTH SOCCER	$99.00
		37601	5/12/2020	04-2020-017840	REFUND- YOUTH SOCCER	$99.00
		37594	5/12/2020	04-2020-017835	REFUND- YOUTH SOCCER	$99.00
		37598	5/12/2020	04-2020-017819	REFUND- YOUTH SOCCER	$99.00
		37604	5/12/2020	04-2020-017843	REFUND- YOUTH SOCCER	$99.00
		37592	5/12/2020	04-2020-017853	REFUND- YOUTH SOCCER	$99.00
		37620	5/12/2020	04-2020-017824	REFUND- YOUTH SOCCER	$99.00
		37619	5/12/2020	04-2020-017837	REFUND- YOUTH SOCCER	$99.00
		37609	5/12/2020	04-2020-017826	REFUND- YOUTH SOCCER	$99.00
		37625	5/12/2020	04-2020-017821	REFUND- YOUTH SOCCER	$99.00
		37606	5/12/2020	04-2020-017829	REFUND- YOUTH SOCCER	$99.00
		37627	5/12/2020	04-2020-017848	REFUND- YOUTH SOCCER	$99.00
		37628	5/12/2020	04-2020-017834	REFUND- YOUTH SOCCER	$99.00
		37632	5/12/2020	04-2020-017830	REFUND- YOUTH SOCCER	$99.00
		37631	5/12/2020	04-2020-017854	REFUND- YOUTH SOCCER	$99.00
		37626	5/12/2020	04-2020-017822	REFUND- YOUTH SOCCER	$99.00
		37644	5/12/2020	04-2020-017825	REFUND- YOUTH SOCCER	$99.00
		37643	5/12/2020	04-2020-017855	REFUND- YOUTH SOCCER	$99.00
		37641	5/12/2020	04-2020-017704	REFUND- GYMNASTICS, ITTY BITTY T-BALL AND SOCCER	$202.00
		37637	5/12/2020	04-2020-017969	REFUND- SPRING YOUTH SOCCER	$99.00
		37621	5/12/2020	04-2020-017866	REFUND- SPRING YOUTH SOCCER FOR TWO	$198.00
		37624	5/12/2020	04-2020-017964	REFUND- YOUTH SOCCER	$194.00
		37616	5/12/2020	04-2020-017888	REFUND- YOUTH SOCCER FOR TWO	$198.00

Fund #	Vendor Name	Check #	Invoice Date	Invoice	Invoice Description	Amount
0150	ONE TIME VENDOR	37617	5/12/2020	04-2020-017864	REFUND- YOUTH SOCCER	$99.00
		37615	5/12/2020	04-2020-017967	REFUND- YOUTH SOCCER	$99.00
		37610	5/12/2020	04-2020-017874	REFUND- YOUTH SOCCER	$99.00
		37612	5/12/2020	04-2020-017961	REFUND- YOUTH SOCCER AND COACH CREDIT	$194.00
		37608	5/12/2020	04-2020-017970	REFUND-YOUTH SOCCER	$99.00
		37607	5/12/2020	04-2020-017865	REFUND-YOUTH SOCCER	$99.00
		37603	5/12/2020	04-2020-017897	REFUND- YOUTH SOCCER	$99.00
		37593	5/12/2020	04-2020-017879	REFUND-YOUTH SOCCER	$99.00
		37595	5/12/2020	04-2020-017976	REFUND- YOUTH SOCCER COACH CREDIT	$95.00
		37589	5/12/2020	04-2020-017966	REFUND- YOUTH SOCCER	$99.00
		37588	5/12/2020	04-2020-017872	REFUND- YOUTH SOCCER	$99.00
		37581	5/12/2020	04-2020-017846	REFUND- YOUTH SOCCER	$198.00
		37576	5/12/2020	04-2020-017958	REFUND- YOUTH SOCCER	$194.00
		37590	5/12/2020	04-2020-017959	REFUND- YOUTH SOCCER	$99.00
		37571	5/12/2020	04-2020-017957	REFUND- YOUTH SOCCER	$99.00
		37573	5/12/2020	04-2020-017878	REFUND- YOUTH SOCCER	$99.00
		37570	5/12/2020	04-2020-017913	REFUND- YOUTH SOCCER FOR 2	$198.00
		37575	5/12/2020	04-2020-017963	REFUND- YOUTH SOCCER	$99.00
		37572	5/12/2020	04-2020-017899	REFUND- YOUTH SOCCER	$99.00
		37578	5/12/2020	04-2020-017910	REFUND- YOUTH SOCCER	$99.00
		37582	5/12/2020	04-2020-018025	REFUND- PINTO LAKE RESERVATION	$50.00
		37623	5/12/2020	04-2020-017962	REFUND- YOUTH SOCCER	$19.80
		37642	5/12/2020	04-2020-017882	REFUND-YOUTH SOCCER	$99.00
		37638	5/12/2020	04-2020-017900	REFUND- YOUTH SOCCER	$99.00
		37640	5/12/2020	04-2020-017906	REFUND- YOUTH SOCCER	$99.00

Fund #	Vendor Name	Check #	Invoice Date	Invoice	Invoice Description	Amount
0150	ONE TIME VENDOR	37635	5/12/2020	04-2020-017898	REFUND- YOUTH SOCCER	$99.00
		37633	5/12/2020	04-2020-017873	REFUND- YOUTH SOCCER	$99.00
		37630	5/12/2020	04-2020-017838	REFUND-YOUTH SOCCER	$99.00
		37622	5/12/2020	04-2020-017876	REFUND- YOUTH SOCCER	$49.50
		37613	5/12/2020	04-2020-017883	REFUND- YOUTH SOCCER	$99.00
		37611	5/12/2020	04-2020-017885	REFUND- YOUTH SOCCER	$198.00
		37618	5/12/2020	04-2020-017891	REFUND- YOUTH SOCCER	$99.00
		37614	5/12/2020	04-2020-017908	REFUND- YOUTH SOCCER	$99.00
		37602	5/12/2020	04-2020-017869	REFUND- YOUTH SOCCER	$99.00
		37600	5/12/2020	04-2020-017875	REFUND- YOUTH SOCCER	$99.00
		37599	5/12/2020	04-2020-017884	REFUND- YOUTH SOCCER	$99.00
		37597	5/12/2020	04-2020-018007	REFUND- GYMNASTICS FOR TWO	$50.40
		37605	5/12/2020	04-2020-017886	REFUND- YOUTH SOCCER FOR TWO	$198.00
		37583	5/12/2020	04-2020-017730	REFUND- GYMNASTICS AND YOUTH SOCCER	$197.00
		37591	5/12/2020	04-2020-017871	REFUND- YOUTH SOCCER	$99.00
		37580	5/12/2020	04-2020-017890	REFUND- YOUTH SOCCER	$99.00
		37579	5/12/2020	04-2020-017887	REFUND- YOUTH SOCCER	$99.00
		37577	5/12/2020	04-2020-017749	REFUND-GYMNASTICS FOR TWO	$196.00
		37574	5/12/2020	04-2020-017909	REFUND- YOUTH SOCCER	$99.00
		37586	5/12/2020	04-2020-017839	REFUND- GYMNASTICS FOR TWO AND YOUTH SOCCER	$267.00
		37584	5/12/2020	04-2020-018005	REFUND- COACH CREDIT REIMBURSEMENT FOR TWO	$190.00
		37585	5/12/2020	04-2020-017904	REFUND- YOUTH SOCCER	$99.00
		37587	5/12/2020	04-2020-017880	REFUND- YOUTH SOCCER	$99.00
		37596	5/12/2020	04-2020-017971	REFUND- YOUTH SOCCER	$19.80

Fund #	Vendor Name	Check #	Invoice Date	Invoice	Invoice Description	Amount
0150	ORIENTAL TRADING CO, INC	37645	5/12/2020	701933318-01	CRAFT SUPPLIES	$59.09
	OSUNA AUTO ELECTRIC & SMALL ENGINE REPAIR	37291	4/28/2020	36815	PARTS	$25.12
		37291	4/28/2020	37006	PARTS	$61.15
		37291	4/28/2020	37007	VEHICLE SUPPLIES	$15.28
		37291	4/28/2020	36936	VEHICLE PARTS	$60.91
		37291	4/28/2020	37076	REPAIRS	$171.83
		37646	5/12/2020	37233	SUPPLIES	$43.68
		37646	5/12/2020	37146	SUPPLIES	$20.75
		37646	5/12/2020	37361	LIGHT INSTALLATION	$200.00
		37646	5/12/2020	37267	SUPPLIES- WIRE	$8.73
		37646	5/12/2020	37376	PARTS AND LABOR	$112.74
		37646	5/12/2020	37323	REPAIR	$114.19
	OSWALDO RAMIREZ-JIMENEZ	37647	5/12/2020	04-2020-018019	REFUND- VETERAN'S HALL RENTAL	$1,100.00
	PACIFIC CASCADE CORP	37293	4/28/2020	44061	TRAFFIC BUREAU	$109.97
	PACIFIC GAS & ELECTRIC	37310	4/28/2020	7523404092-3-4/15	ELEC	$2,992.40
		37298	4/28/2020	095139.3634-5-4/16	ELEC	$39.87
		37297	4/28/2020	9656517006-3-4/16	ELEC	$13.19
		37306	4/28/2020	0418334151-2-4/17	ELEC	$715.56
		37295	4/28/2020	4287605895-1-4/21	ELEC	$11.53
		37304	4/28/2020	0458151262-3-4/22	ELEC	$385.87
		37299	4/28/2020	4829825447-4-4/22	ELEC	$57.88
		37307	4/28/2020	8480030300-4-4/22	GAS & ELEC	$1,118.93

Fund #	Vendor Name	Check #	Invoice Date	Invoice	Invoice Description	Amount
0150	PACIFIC GAS & ELECTRIC	37398	5/6/2020	4048670603-5-4/20	ELEC	$11.14
		37399	5/6/2020	3653340008-5-4/20	ELEC	$23.43
		37404	5/6/2020	5060076049-5-4/23	ELEC	$729.62
		37402	5/6/2020	5740377546-3-4/24	ELEC	$254.12
		37652	5/12/2020	9491368495-0-4/22	ELEC	$480.36
		37652	5/12/2020	9491368495-0-4/22	ELEC	$1,185.15
	PAJARO VALLEY ART COUNCIL	37660	5/12/2020	2ND INSTALL	Social and Community Service G	$5,000.00
	PAJARO VALLEY FABRICATION INC.	37316	4/28/2020	27559	LABOR AND SUPPLIES	$98.98
		37316	4/28/2020	27782	LABOR AND REPAIRS	$44.00
		37316	4/28/2020	27791	LABOR	$86.77
		37316	4/28/2020	27718	LABOR TO SWITCH PLATES	$59.48
		37316	4/28/2020	27767	REPAIR ALUM STEP	$176.00
		37316	4/28/2020	27806	MFG BRACKETS	$36.94
		37316	4/28/2020	27819	MFG PRESS PLATE	$144.10
		37316	4/28/2020	27826	SUPPLIES	$11.80
		37661	5/12/2020	27830	REPAIRS	$535.47
		37661	5/12/2020	27859	FABRICATIONS FOR NEW TRUCKS	$1,017.73
		37661	5/12/2020	27855	LABOR	$252.76
		37661	5/12/2020	27874	SUPPLIES	$297.64
		37661	5/12/2020	REISSUE CHECK #36347	27595,27610,27376,27639,27636,27542,27594,27601	$119.39
		37661	5/12/2020	REISSUE CHECK #36347	27595,27610,27376,27639,27636,27542,27594,27601	$136.02
		37661	5/12/2020	REISSUE CHECK #36347	27595,27610,27376,27639,27636,27542,27594,27601	$919.32

Fund #	Vendor Name	Check #	Invoice Date	Invoice	Invoice Description	Amount
0150	PAJARO VALLEY FABRICATION INC.	37661	5/12/2020	REISSUE CHECK #36347	27595,27610,27376,27639,27636,27542,27594,27601	$69.20
		37661	5/12/2020	REISSUE CHECK #36347	27595,27610,27376,27639,27636,27542,27594,27601	$112.27
		37661	5/12/2020	REISSUE CHECK #36347	27595,27610,27376,27639,27636,27542,27594,27601	$900.46
		37661	5/12/2020	REISSUE CHECK #35555	27489,27552,27485,27443,27039	$98.98
		37661	5/12/2020	REISSUE CHECK #35555	27489,27552,27485,27443,27039	$110.00
		37661	5/12/2020	REISSUE CHECK #35555	27489,27552,27485,27443,27039	$43.58
		37661	5/12/2020	REISSUE CHECK #35555	27489,27552,27485,27443,27039	$140.85
	PAJARO VALLEY HISTORICAL ASSN	37662	5/12/2020	2ND INSTALL GRANT	Social and Community Service G	$1,500.00
	PAJARO VALLEY LOAVES AND FISHES	37659	5/12/2020	2ND INSTALL GRANT	Social and Community Sevice Gr	$4,000.00
	PAJARO VALLEY LOCK SHOP	37317	4/28/2020	03/31/2020	SUPPLIES	$329.43
		37317	4/28/2020	03/31/2020	SUPPLIES	$41.77
		37317	4/28/2020	03/31/2020	SUPPLIES	$80.00
		37317	4/28/2020	03/31/2020	SUPPLIES	$93.74
		37317	4/28/2020	03/31/2020	SUPPLIES	$539.62
	PAJARO VALLEY PREVENTION & STUDENT ASSISTANCE INC	37663	5/12/2020	2ND INSTALL GRANT	Social and Community Service G	$5,000.00
	PAJARO VALLEY PRINTING	37318	4/28/2020	40279	PRINTS- ELDER COMMUNITY RESOURCES	$240.35
		37318	4/28/2020	40261	COVID 19 NEWSLETTERS	$2,398.04
		37318	4/28/2020	40268	COVID 19 BUSINESS LETTER	$2,403.50
		37318	4/28/2020	40267	COVID 19 SAFETY TIPS- SPANISH	$621.63
		37318	4/28/2020	40283	BUS CARDS	$152.95
		37664	5/12/2020	40285	COVID19 NEWSLETTER	$14,858.00

Fund #	Vendor Name	Check #	Invoice Date	Invoice	Invoice Description	Amount
0150	PAJARO VALLEY PRINTING	37664	5/12/2020	40297	COVID19 INFOGRAPHIC	$64.46
		37664	5/12/2020	40330	PRINTS- HOW TO KEEP YOUR FAMILY SAFE	$267.66
		37664	5/12/2020	40340	ENVELOPES	$784.42
		37664	5/12/2020	40313	PRINTS- RESOURCES FOR OLDER ADULTS	$240.35
		37664	5/12/2020	40329	SIGNS	$64.46
		37664	5/12/2020	40351	CO HEALTH FLYER	$85.22
	PENINSULA SPORTS, INC.	37669	5/12/2020	1049	BASKETBALL REFEREE ASSINGING FEES	$250.00
	PLACEWORKS, INC.	37673	5/12/2020	71869	Prepare environmental analysis	$17,085.89
	PRAXAIR DISTRIBUTION, INC	37326	4/28/2020	95983415	ACETYLENE	$171.26
		37677	5/12/2020	96191672	CYLINDER RENT	$156.52
		37677	5/12/2020	96251122	ACETYLENE	$150.84
	PURE WATER PLUS	37328	4/28/2020	16031	Water Service for Acad. 20-01	$446.25
	QUENCH USA, INC.	37329	4/28/2020	INV02407889	WATER SERVICE	$15.03
		37329	4/28/2020	INV02407889	WATER SERVICE	$15.02
		37329	4/28/2020	INV02407889	WATER SERVICE	$15.02
		37329	4/28/2020	INV02407889	WATER SERVICE	$15.02
		37329	4/28/2020	INV02378763	WATER	$460.62
		37406	5/6/2020	INV02355935	SERVICE	$15.03
		37406	5/6/2020	INV02355935	SERVICE	$15.02
		37406	5/6/2020	INV02355935	SERVICE	$15.02
		37406	5/6/2020	INV02355935	SERVICE	$15.02
	RAIMI + ASSOCIATES, INC.	37331	4/28/2020	19-3471	DOWNTOWN SPECIFIC PLAN, EIR &	$4,901.17
		37331	4/28/2020	19-3505	DOWNTOWN SPECIFIC PLAN, EIR &	$5,902.75
	REGISTER PAJARONIAN	37332	4/28/2020	2020-379971	PUBLIC MEETING AD	$69.29

Fund #	Vendor Name	Check #	Invoice Date	Invoice	Invoice Description	Amount
0150	REGISTER PAJARONIAN	37332	4/28/2020	2020-380288	CANCELLED PUBLIC MTG AD	$69.29
	RICOH USA, INC	37334	4/28/2020	1085070694	TONER SHIPPING CHARGES FOR PCS	$45.00
		37736	5/13/2020	5059410031	MONTHLY MAINTENANCE FOR 17 IKON COPIERS	$68.73
		37736	5/13/2020	5059410031	MONTHLY MAINTENANCE FOR 17 IKON COPIERS	$68.73
		37736	5/13/2020	5059410031	MONTHLY MAINTENANCE FOR 17 IKON COPIERS	$68.68
		37736	5/13/2020	5059410031	MONTHLY MAINTENANCE FOR 17 IKON COPIERS	$148.93
		37736	5/13/2020	5059410031	MONTHLY MAINTENANCE FOR 17 IKON COPIERS	$71.44
		37736	5/13/2020	5059410031	MONTHLY MAINTENANCE FOR 17 IKON COPIERS	$69.13
		37736	5/13/2020	5059410031	MONTHLY MAINTENANCE FOR 17 IKON COPIERS	$22.81
		37736	5/13/2020	5059410031	MONTHLY MAINTENANCE FOR 17 IKON COPIERS	$22.81
		37736	5/13/2020	5059410031	MONTHLY MAINTENANCE FOR 17 IKON COPIERS	$15.21
		37736	5/13/2020	5059410031	MONTHLY MAINTENANCE FOR 17 IKON COPIERS	$15.21
		37736	5/13/2020	5059453269	MONTHLY MAINTENANCE FOR NEW COPIERS	$24.67
		37736	5/13/2020	5059453269	MONTHLY MAINTENANCE FOR NEW COPIERS	$76.12
		37736	5/13/2020	5059453269	MONTHLY MAINTENANCE FOR NEW COPIERS	$398.78
		37736	5/13/2020	5059453269	MONTHLY MAINTENANCE FOR NEW COPIERS	$33.78
		37736	5/13/2020	5059453269	MONTHLY MAINTENANCE FOR NEW COPIERS	$58.31
		37736	5/13/2020	5059453269	MONTHLY MAINTENANCE FOR NEW COPIERS	$58.31

Fund #	Vendor Name	Check #	Invoice Date	Invoice	Invoice Description	Amount
0150	RICOH USA, INC	37736	5/13/2020	5059453269	MONTHLY MAINTENANCE FOR NEW COPIERS	$38.87
		37736	5/13/2020	5059453269	MONTHLY MAINTENANCE FOR NEW COPIERS	$38.86
		37736	5/13/2020	5059453448	MONTHLY MAINTENANCE FOR COPIER	$68.86
	ROBERT M. PATTERSON	37335	4/28/2020	03/05/2020	PARKING HEARING	$50.00
	ROTARY CLUB OF WATSONVILLE	37725	5/12/2020	1323	1323 QUARTERLY DUES	$45.00
	SANTA CRUZ COUNTY DISTRICT ATTORNEY	37685	5/12/2020	19/20 MDIC-WPD	MDIC ANNUAL CONTRIBUTION FY 2019-20	$30,666.00
	SANTA CRUZ SENTINEL	37341	4/28/2020	0001249077	0001249077 CLASSIFIED ADVERTISING MARCH 2020	$1,365.50
	SAVE MART SUPERMARKET	37342	4/28/2020	TRD-8173-04/07/2020	SUPPLIES	$108.57
	SCOTT'S PPE RECON INC.	37688	5/12/2020	36079	Stoddard, Schwander Velcro Name Panel	$104.19
	SERVICE PRINTERS	37345	4/28/2020	1753	BUSINESS CARDS FOR STAFF	$262.20
		37345	4/28/2020	1759	FINANCE ENVELOPES	$972.16
	SHIRAISHI, SCOT	37690	5/12/2020	5/7/2020	MSC SAFETY BOOTS	$175.24
	SHRED-IT USA	37408	5/6/2020	8129511238	SHREDDING SERVICES	$33.89
		37408	5/6/2020	8129511238	SHREDDING SERVICES	$77.00
		37408	5/6/2020	8129511238	SHREDDING SERVICES	$68.23
		37408	5/6/2020	8129511238	SHREDDING SERVICES	$76.93
		37737	5/13/2020	8129679760	SHREDDING SERVICES	$75.98
	SLOAN SAKAI YEUNG & WONG LLP	37348	4/28/2020	43069	AB 1825 TRAINING	$1,724.97
		37348	4/28/2020	43070	FOR PROFESSIONAL SERVICES RENDERED	$59.00
	SPECIALTY TRUCK PARTS, INC	37350	4/28/2020	1-90783	BUMPER FOR UNIT # 570-604-01	$459.40
	SPRINT	37351	4/28/2020	55092226-203	FIRE CELL CHARGES FROM 02/26/2020-03/25/2020	$27.86

Fund #	Vendor Name	Check #	Invoice Date	Invoice	Invoice Description	Amount
0150	SPRINT	37692	5/12/2020	550592226-204	FIRE CELL CHARGES FROM 03/26/2020-04/25/2020	$36.48
	STAPLES BUSINESS CREDIT	37693	5/12/2020	1628785285	OFFICE SUPPLIES	$65.53
		37693	5/12/2020	1628785285	OFFICE SUPPLIES	$353.67
		37693	5/12/2020	1628785285	OFFICE SUPPLIES	$74.97
	STAPLES CREDIT PLAN	37694	5/12/2020	04/27/2020	SUPPLIES	$116.53
	STATE BOARD OF EQUALIZATION	37352	4/28/2020	057-425376	DG STF 57-425376 JAN-MARCH 2020 DIESEL FUEL Q. TAX	$9,096.00
	STREET SCENE ON & OFF ROAD PERFORMANCE,INC.	37698	5/12/2020	34894	PARTS FOR TRUCK	$135.30
	STURDY OIL COMPANY	37699	5/12/2020	04/30/2020	PETROLEUM PRODUCTS FOR CITY WI	$35,028.24
		37699	5/12/2020	04/30/2020	PETROLEUM PRODUCTS FOR CITY WI	$612.30
	SUPERIOR ALARM COMPANY	37354	4/28/2020	151453	ALARM MONITORING	$79.50
	SYNCB/AMAZON	37355	4/28/2020	AMA040520	MARCH STATEMENT	$64.43
		37355	4/28/2020	AMA040520	MARCH STATEMENT	$14.93
		37355	4/28/2020	AMA040520	MARCH STATEMENT	$70.58
	TARGET SPECIALTY PRODUCTS	37356	4/28/2020	P500043913	#P500043913, HERBICIDE FOR PARKS	$384.33
	TELECOM LAW FIRM, P.C.	37357	4/28/2020	8185	PREPARE DRAFT TELECOMMUNICATIO	$93.00
	THE GRUNSKY LAW FIRM LLC	37132	4/28/2020	93698	PROFESSIONAL LEGAL SERVICES	$9,012.80
		37132	4/28/2020	93699	PROFESSIONAL LEGAL SERVICES	$4,528.80
		37132	4/28/2020	93699	PROFESSIONAL LEGAL SERVICES	$2,550.00
		37132	4/28/2020	93699	PROFESSIONAL LEGAL SERVICES	$4,002.00
		37132	4/28/2020	93699	PROFESSIONAL LEGAL SERVICES	$7,042.80
	TINO'S PLUMBING INC	37704	5/12/2020	125066	LABOR AT 120 SECOND ST	$202.50
	TIREHUB, LLC	37359	4/28/2020	13451385	TIRES	$928.89
		37359	4/28/2020	13479880	TIRES	$1,737.54

Fund #	Vendor Name	Check #	Invoice Date	Invoice	Invoice Description	Amount
0150	TIREHUB, LLC	37705	5/12/2020	13701126	TIRE	$212.52
		37705	5/12/2020	13717676	TIRES	$707.94
		37705	5/12/2020	7800975	CREDIT- ORIGINAL INVOICE #11967017	($501.83)
	TORIUMI'S AUTO REPAIR	37360	4/28/2020	90283	LOF SVC, DIAGNOSTICS, SPARK PLUGS, FLUID REFILLS,	$846.21
		37360	4/28/2020	90275	RADIATOR, ANTI-FREEZE, AND MOTOR OIL FOR UNIT #680	$751.92
		37360	4/28/2020	90141	LOF SVC AND PARTS FOR UNIT # 531-903-02	$699.35
		37360	4/28/2020	90315	SCAN COMPUTER SYSTEM DIAGNOSTIC TIME CHARGE FOR UN	$116.00
		37707	5/12/2020	90375	LOF PM SVC PARTS AND LABOR FOR UNIT# 598-203-08	$121.84
		37707	5/12/2020	90373	BRAKES REPLACED ALL PARTS AND LABOR FOR UNIT# 680-	$855.54
		37707	5/12/2020	90369	SOLENOID REPLACED APRTS AND LABOR FOR UNIT#596-803	$240.04
		37707	5/12/2020	90362	BRAKE SWITCH PARTS AND LABOR FOR UNIT# 531-804-01	$287.23
	TOWNSEND AUTO PARTS	37361	4/28/2020	04/01/2020	PARTS	$122.43
		37361	4/28/2020	04/01/2020	PARTS	$963.39
	TYLER TECHNOLOGIES, INC.	37363	4/28/2020	045-297610	LICENSING, IMPLEMENT, MAINT. M	$1,175.00
		37363	4/28/2020	045-297610	LICENSING, IMPLEMENT, MAINT. M	$159.00
		37710	5/12/2020	045-297454	LICENSING, IMPLEMENT, MAINT. M	$1,305.00
		37710	5/12/2020	045-297454	LICENSING, IMPLEMENT, MAINT. M	$177.00
	U S BANK CORPORATE PAYMENT SYSTEM	37364	4/28/2020	8573-03/23/2020	EVENT TKT: GALA- ARI PARKER	$195.00
		37364	4/28/2020	8573-03/23/2020	EVENT TKT: SKILLCORN- TRINA COFFMAN G	$100.00
		37364	4/28/2020	8573-03/23/2020	EVENT TKT: MBRS LUNCHEON- FELIPE H.	$33.46

Fund #	Vendor Name	Check #	Invoice Date	Invoice	Invoice Description	Amount
0150	U S BANK CORPORATE PAYMENT SYSTEM	37364	4/28/2020	8573-03/23/2020	EVENT TKT: MBRS LUNCHEON-LOWELL H.	$33.46
		37364	4/28/2020	8573-03/23/2020	ET WORKSHOP- TRAINING	$61.55
		37364	4/28/2020	8573-03/23/2020	EVENT TKT: HRG PAST IG FUTURE-FELIPE H.	$81.20
		37364	4/28/2020	8573-03/23/2020	EVENT TKT: HRG PAST IG FUTURE-FRANCISCO H.	$81.20
		37364	4/28/2020	8573-03/23/2020	EVENT TKT: HRG PAST IG FUTURE-LOWELL H.	$81.20
		37364	4/28/2020	8573-03/23/2020	EVENT TKT: 6TH REG ECO SMT-REBECCA J. G.	$122.37
		37364	4/28/2020	8573-03/23/2020	CONF LODGING- TRINA COFFMAN-GOMEZ	$585.84
		37364	4/28/2020	8573-03/23/2020	EVENT TKT: NAT AG DAY- ARI PARKER	$54.67
		37364	4/28/2020	8573-03/23/2020	NALEO CONF REGISTRATION-REBECCA J. GARCIA	$800.00
		37364	4/28/2020	8573-03/23/2020	STAFF BREAKFAST MEETING-TRAINING	$82.55
		37364	4/28/2020	8573-03/23/2020	2NDHARVEST FOOD BANK- ANNUAL-FRANCISCO E.	$42.01
		37364	4/28/2020	8573-03/23/2020	PERSONNEL TRAINING	$375.00
		37364	4/28/2020	8573-03/23/2020	EVENT TKT: SKILLCORN- MATT HUFFAKER	$100.00
		37364	4/28/2020	8573-03/23/2020	EVENT TKT: SKILLCORN- ARI PARKER	$100.00
		37364	4/28/2020	8573-03/23/2020	STAFF LUNCH MEETING: STAFF	$32.93
		37364	4/28/2020	8573-03/23/2020	STAFF LUNCH MEETING: CM & DCM MTG	$34.28
		37364	4/28/2020	8557-03/23/2020	CITY COUNCIL MTG DINNER	$447.38
		37364	4/28/2020	8557-03/23/2020	AMAZON	$37.09

Fund #	Vendor Name	Check #	Invoice Date	Invoice	Invoice Description	Amount
0150	U S BANK CORPORATE PAYMENT SYSTEM	37364	4/28/2020	8557-03/23/2020	AMAZON	$15.24
		37364	4/28/2020	8557-03/23/2020	THE BAR ASSOCIATION	($50.00)
		37364	4/28/2020	8557-03/23/2020	COSTCO	$34.35
		37364	4/28/2020	8557-03/23/2020	COSTCO	$138.89
		37364	4/28/2020	8557-03/23/2020	COSTCO	$4.99
		37364	4/28/2020	8557-03/23/2020	CA PARK & REC SOCIETY	$100.00
		37364	4/28/2020	8557-03/23/2020	TOGOS	$322.64
		37364	4/28/2020	6341-03/23/2020	PHOTOGRAPHIC MATERIALS	$491.79
		37364	4/28/2020	6341-03/23/2020	OFFICE SUPPLIES	$323.65
		37364	4/28/2020	6341-03/23/2020	COVID 19 SAFETY MEASURE	$207.56
		37364	4/28/2020	6341-03/23/2020	TESTING CHARGE	$229.50
		37364	4/28/2020	6341-03/23/2020	OFFICE SUPPLIES	$18.56
		37364	4/28/2020	5607-03/23/2020	GYMNASTICS SHOW MEDALS	$161.84
		37364	4/28/2020	5607-03/23/2020	CAMPWOW SPRING ADVERTISING	$200.00
		37364	4/28/2020	5607-03/23/2020	STANDARD IMAGE FOR PROFESSIONAL FLYERS AND ONLINE	$4.99
		37364	4/28/2020	5607-03/23/2020	WINDOW SHADES FOR CUSTOMER SERVICE OFFICE AT PCS	$107.13
		37364	4/28/2020	5607-03/23/2020	PROTECTION PLAN FOR COFFEE BREWER	$67.95
		37364	4/28/2020	5607-03/23/2020	SENIOR CENTER SUPPLIES	$54.44

Fund #	Vendor Name	Check #	Invoice Date	Invoice	Invoice Description	Amount
0150	U S BANK CORPORATE PAYMENT SYSTEM	37364	4/28/2020	5607-03/23/2020	SENIOR CENTER COFFEE BREWER	$727.51
		37364	4/28/2020	5607-03/23/2020	SENIOR CENTER SUPPLIES	$16.38
		37364	4/28/2020	5607-03/23/2020	SENIOR CENTER SUPPLIES	$170.09
		37364	4/28/2020	5607-03/23/2020	UMPIRE SCHEDULING SUBSCRIPTION	$165.00
		37364	4/28/2020	5607-03/23/2020	RAMSAY SOFTBALL INFIELD MIX	$1,863.71
		37364	4/28/2020	5607-03/23/2020	RAMSAY SOFTBALL INFIELD MIX	$931.86
		37364	4/28/2020	9522-03/23/2020	OFFICE SUPPLIES	$13.49
		37364	4/28/2020	9522-03/23/2020	OFFICE SUPPLIES	$147.07
		37364	4/28/2020	9097-03/23/2020	LUNCH EXECUTIVE RETREAT FOR BUDGET	$180.00
		37364	4/28/2020	9097-03/23/2020	MAILING OF STATE CONTROLLER REPORT	$7.75
		37364	4/28/2020	8615-03/23/2020	ONLINE DOMAIN REGISTRATION	$15.16
		37364	4/28/2020	8615-03/23/2020	MONTHLY SERVICE- PAYPAL	$5.00
		37364	4/28/2020	6703-03/23/2020	STRATEGIC PLANNING OUTREACH	$8.74
		37364	4/28/2020	6703-03/23/2020	STRATEGIC PLANNING OUTREACH	$5.38
		37364	4/28/2020	6703-03/23/2020	ELECTION'S DAY STAFF LUNCH	$90.24
		37364	4/28/2020	6703-03/23/2020	ELECTION'S DAY STAFF DINNER	$107.94
		37364	4/28/2020	6703-03/23/2020	ELECTION'S DAY STAFF	$24.90
		37364	4/28/2020	6703-03/23/2020	CM LAPTOP CHARGER	$29.49
		37364	4/28/2020	6703-03/23/2020	2ND FOOD HARVEST- PKNG-TAMARA V.	$20.06

Fund #	Vendor Name	Check #	Invoice Date	Invoice	Invoice Description	Amount
0150	U S BANK CORPORATE PAYMENT SYSTEM	37364	4/28/2020	6703-03/23/2020	OFFICE SUPPLIES	$34.99
		37364	4/28/2020	6703-03/23/2020	LODGING- SURYEL V. (CREDIT)	($225.11)
		37364	4/28/2020	6703-03/23/2020	HR RISK MGNT TRAINING	$17.98
		37364	4/28/2020	6703-03/23/2020	OFFICE SUPPLIES	$26.02
		37364	4/28/2020	6703-03/23/2020	CONF REG- SURYEL V. (CREDIT)	($452.51)
		37364	4/28/2020	6703-03/23/2020	RISK TRANSFER TRAINING	$4.98
		37364	4/28/2020	6703-03/23/2020	RISK TRANSFER TRAINING	$167.35
		37364	4/28/2020	6703-03/23/2020	RISK TRANSFER TRAINING	$89.75
		37364	4/28/2020	6703-03/23/2020	CM DEPT STAFF LUNCH	$105.54
	ULINE	37365	4/28/2020	117896378	SUPPLIES	$727.32
	UNITED ROTARY BRUSH CORPORATION	37366	4/28/2020	CI248597	PARTS	$1,381.75
		37712	5/12/2020	CI249356	PARTS	$2,631.58
	UPS STORE	37367	4/28/2020	03/31/2020	FINGERPRINTING	$370.00
		37367	4/28/2020	02/29/2020	SHIPPING AND FINGERPRINTING	$18.78
		37367	4/28/2020	02/29/2020	SHIPPING AND FINGERPRINTING	$407.00
	VELOCITY TRUCK CENTER	37368	4/28/2020	XA270061051	CONTROL ROD-LOWER WITH FREIGHT COST FOR UNIT # 531	$557.73
	VERDE DESIGN, INC.	37716	5/12/2020	6-1915100	Consultant Services,Watsonvill	$27,244.68
	VERIZON WIRELESS	37717	5/12/2020	9853101306	CITY CELL AND DATA CHARGES FR 03/23/20-04/22/2020	$266.07
		37717	5/12/2020	9853101306	CITY CELL AND DATA CHARGES FR 03/23/20-04/22/2020	$505.90
		37717	5/12/2020	9853101306	CITY CELL AND DATA CHARGES FR 03/23/20-04/22/2020	$988.34

Fund #	Vendor Name	Check #	Invoice Date	Invoice	Invoice Description	Amount
0150	VERIZON WIRELESS	37717	5/12/2020	9853101306	CITY CELL AND DATA CHARGES FR 03/23/20-04/22/2020	$456.12
		37717	5/12/2020	9853101306	CITY CELL AND DATA CHARGES FR 03/23/20-04/22/2020	$152.04
		37717	5/12/2020	9853101306	CITY CELL AND DATA CHARGES FR 03/23/20-04/22/2020	$659.49
		37717	5/12/2020	9853101306	CITY CELL AND DATA CHARGES FR 03/23/20-04/22/2020	$33.29
		37717	5/12/2020	9853107356	MSC CELL AND DATA CHARGES FR 03/23/20-04/22/2020	$35.38
		37717	5/12/2020	9853107356	MSC CELL AND DATA CHARGES FR 03/23/20-04/22/2020	$9.64
		37717	5/12/2020	9853107356	MSC CELL AND DATA CHARGES FR 03/23/20-04/22/2020	$121.71
	VICTORIA GUTIERREZ	37718	5/12/2020	123457	123457 FACE MASKS	$100.00
	WATSONVILLE BLUEPRINT	37721	5/12/2020	92247	PRINTING	$50.95
		37721	5/12/2020	92241	BOND COPY	$55.54
		37721	5/12/2020	91505	BOND COPY	$25.83
	WATSONVILLE CHRYSLER DODGE JEEP RAM	37371	4/28/2020	198411	VEHICLE MAINTENANCE	$167.04
		37722	5/12/2020	22025	VEHICLE PARTS	$39.94
		37722	5/12/2020	198637	SERVICE	$81.68
	WATSONVILLE COMMUNITY BAND	37723	5/12/2020	2ND INSTALL GRANT	Social and Community Service G	$1,250.00
	WATSONVILLE FORD	37372	4/28/2020	136942	VEHICLE SERVICE	$847.81
		37372	4/28/2020	136995	VEHICLE SERVICE	$1,153.14
		37724	5/12/2020	137150	VEHICLE SERVICE	$988.90
		37724	5/12/2020	137153	VEHICLE MAINTENANCE	$2,458.87
		37724	5/12/2020	137116	VEHICLE PREVENTATIVE MAINTENANCE	$1,493.82
		37391	4/29/2020	04/27/2020	Parks Division Trucks (4)	$33,044.00
		37391	4/29/2020	04/27/2020	Parks Division Trucks (4)	$64,956.00

Fund #	Vendor Name	Check #	Invoice Date	Invoice	Invoice Description	Amount
0150	WATSONVILLE FORD	37724	5/12/2020	137298	SERVICE	$598.31
		37724	5/12/2020	137175	SERVICE	$406.53
		37724	5/12/2020	137235	SERVICE	$990.51
	WELLINGTON LAW OFFICES	37727	5/12/2020	25190	CODE ENFORCEMENT AT 595 AIRPOR	$210.00
	WEST COAST HARLEY-DAVIDSON	37375	4/28/2020	114812	MOTOR EQUIPMENT	$113.10
	WEST COAST SECURITY INC.	37377	4/28/2020	04152020-12	INTRUSION MONITORING FOR LIB FR 04/2019-06/2020	$375.00
		37377	4/28/2020	04152020-13	INTRUSION MONITR FOR PINTOLAKE FR 07/2019-06/2020	$420.00
		37377	4/28/2020	04152020-10	INTRUSION MONITORING FR ADMIN FROM 04/2019-06/2020	$375.00
		37377	4/28/2020	04152020-8	INTRUSION MONITORING FOR PD FROM 04/2019-06/2020	$375.00
	WESTERN EXTRICATION SPECIALISTS, INC.	37728	5/12/2020	1066	Extrication tools	$3,800.54
	WESTERN TRUCK CENTER-SAN LEANDRO, CA	37729	5/12/2020	084P1586	HANDLE FOR UNIT # 570-806-04	$127.58
		37729	5/12/2020	084P2243	ACX DOOR SEAL - 16FT LENGTH FOR UNIT# 570-806-04	$126.09
		37729	5/12/2020	084P2296	WEATHER SEAL FOR UNIT# 570-806-04	$465.28
		37729	5/12/2020	084P2456	PULLS TRAP FOR UNIT# 570-806-04	$23.40
		37729	5/12/2020	084P7040	BLANKET EXHAUST SLEEVES FOR UNIT # 570-510 SOLID W	$421.96
		37729	5/12/2020	084P7041	TANK DEF 10 GAL FOR UNIT# 570-706-05	$2,123.05
	WORK WELL MEDICAL GROUP	37380	4/28/2020	228912	EAP SERVICES	$19.78
		37380	4/28/2020	228912	EAP SERVICES	$49.46
		37380	4/28/2020	228912	EAP SERVICES	$39.57
		37380	4/28/2020	228912	EAP SERVICES	$205.00
		37380	4/28/2020	228912	EAP SERVICES	$212.00

Fund #	Vendor Name	Check #	Invoice Date	Invoice	Invoice Description	Amount
0150	WORK WELL MEDICAL GROUP	37380	4/28/2020	228912	EAP SERVICES	$264.00
		37380	4/28/2020	228912	EAP SERVICES	$121.00
		37380	4/28/2020	228912	EAP SERVICES	$124.00
		37380	4/28/2020	228912	EAP SERVICES	$625.00
		37380	4/28/2020	228912	EAP SERVICES	$63.25
		37730	5/12/2020	228573	PRE-EMPLOYMENT PHYSICAL EXAMS/LAB WORK	$1,061.00
		37730	5/12/2020	228573	PRE-EMPLOYMENT PHYSICAL EXAMS/LAB WORK	$955.00
		37730	5/12/2020	229078	PRE-EMPLOYMENT/DMV PHYSICALS, LAB WORK	$1,791.00
		37730	5/12/2020	229078	PRE-EMPLOYMENT/DMV PHYSICALS, LAB WORK	$165.00
	WORLD BOOK, INC.	37381	4/28/2020	0001608743	ONLINE SCHOOL EDITION	$699.00
	YWCA	37731	5/12/2020	2ND INSTALL GRANT	Social and Community Service G	$2,500.00
	Fund Total					$689,177.59
0170	BRINKS INCORPORATED	37459	5/12/2020	11115187	FEES-TRANSPORTATION	$752.18
	Fund Total					$752.18
0202	AT&T-CAL NET 2	37446	5/12/2020	000014652573	CALNET3_C60 ACCOUNT FROM 03/24/2020-04/23/2020	$55.40
	CONTINUANT, INC.	37482	5/12/2020	SI-0000004941	MANAGED SERVICES AGREEMENT FR 06/01/20-06/30/2020	$40.40
	RICOH USA, INC	37736	5/13/2020	5059410031	MONTHLY MAINTENANCE FOR 17 IKON COPIERS	$68.73
		37736	5/13/2020	5059453269	MONTHLY MAINTENANCE FOR NEW COPIERS	$22.92
	THE GRUNSKY LAW FIRM LLC	37132	4/28/2020	93698	PROFESSIONAL LEGAL SERVICES	$1,735.20
	U S BANK CORPORATE PAYMENT SYSTEM	37364	4/28/2020	9522-03/23/2020	OFFICE SUPPLIES	$13.74
		37364	4/28/2020	9522-03/23/2020	OFFICE SUPPLIES	$23.35
		37364	4/28/2020	9522-03/23/2020	OFFICE SUPPLIES	$69.55

Fund #	Vendor Name	Check #	Invoice Date	Invoice	Invoice Description	Amount
0202	U S BANK CORPORATE PAYMENT SYSTEM	37364	4/28/2020	9522-03/23/2020	OFFICE SUPPLIES	$59.96
		37364	4/28/2020	9522-03/23/2020	OFFICE SUPPLIES	$139.10
	WILLDAN FINANCIAL SERVICES, INC.	37379	4/28/2020	010-44485	RDA SUCCESSOR AGENCY BOND DISCLOSURE FEE	$150.00
	Fund Total					$2,378.35
0205	ADAMS ASHBY GROUP, INC.	37050	4/28/2020	3016	Professional services related	$8,820.00
	EL PAJARO COMMUNITY DEV CORP	37105	4/28/2020	FEB-20	2019-2020 COMMUNITY DEVELOPMEN	$6,211.50
	REGISTER PAJARONIAN	37332	4/28/2020	2020-378981	CDEBG DRAFT PLAN	$316.60
		37332	4/28/2020	2020-378979	PUBLIC MTG CDBG	$193.48
	SECOND HARVEST FOOD BANK	37389	4/29/2020	2020CDBG_WAT	CDBG FUNDS TO SUPPORT ACQUSITION AND DISTRIBUTION	$200,000.00
	Fund Total					$215,541.58
0246	CENTRAL COAST SYSTEMS	37470	5/12/2020	16837	TESTING AND SERVICE AGREEMENT	$2,612.50
		37470	5/12/2020	17411-20	ANNUAL ELEVATOR TEST	$262.50
	ELEVATOR SERVICE COMPANY, INC.	37501	5/12/2020	27337 J5915	SERVICE	$1,512.50
	K & D LANDSCAPING INC.	37540	5/12/2020	37217	LANDSCAPE MAINTENANCE	$681.00
	PAJARO VALLEY LOCK SHOP	37317	4/28/2020	03/31/2020	SUPPLIES	$927.72
	PANTHER PROTECTIVE SERVICE	37321	4/28/2020	001-2020CPG	SECURITY AT CIVIC PLAZA	$880.00
	Fund Total					$6,876.22
0250	COUNTY OF SANTA CRUZ LIBRARY OF JOINT POWERS	37485	5/12/2020	05/2020-WATS	FY19/20 MAINTENANCE OF EFFORT CONTRIBUTION	$45,140.33
	Fund Total					$45,140.33
0260	ECOLOGY ACTION OF SANTA CRUZ	37499	5/12/2020	67105	BIKE SMART, WALK SMART AND SAF	$11,250.00
	LEXIS NEXIS RISK SOLUTIONS FL INC.	37549	5/12/2020	1382615-20200430	LAW ENFORCEMENT DATABASE	$1,543.50
	MAZE & ASSOCIATES	37556	5/12/2020	35944	PROFESSIONAL SERVICES	$2,000.00
	PAJARO VALLEY PREVENTION & STUDENT ASSISTANCE INC	37663	5/12/2020	033120PROP56	TOBACCO SERVICES- PROP 56	$13,128.91

Fund #	Vendor Name	Check #	Invoice Date	Invoice	Invoice Description	Amount
0260	U S BANK CORPORATE PAYMENT SYSTEM	37364	4/28/2020	8573-03/23/2020	CENSUS MATERIALS	$80.29
		37364	4/28/2020	8573-03/23/2020	CENSUS MATERIALS	$73.20
		37364	4/28/2020	6703-03/23/2020	CENSUS MATERIALS	$364.90
		37364	4/28/2020	6703-03/23/2020	CENSUS MATERIALS	$1,545.27
		37364	4/28/2020	6703-03/23/2020	CENSUS MATERIALS	$326.04
		37364	4/28/2020	6703-03/23/2020	CENSUS MATERIALS	$699.78
		37364	4/28/2020	6703-03/23/2020	CENSUS MATERIALS	$66.91
		37364	4/28/2020	6703-03/23/2020	CENSUS MATERIALS	$1,208.07
		37364	4/28/2020	6703-03/23/2020	CENSUS MATERIALS	$26.21
	Fund Total					$32,313.08
0285	LA SELVA	37150	4/28/2020	4876	HAZARDOUS BRANCH REMOVAL AT GONZALEZ LLMAD	$500.00
	Fund Total					$500.00
0291	WATSONVILLE FORD	37391	4/29/2020	04/27/2020	Parks Division Trucks (4)	$1,999.96
	Fund Total					$1,999.96
0305	ACE HARDWARE	37048	4/28/2020	03/31/2020	SUPPLIES	$30.55
		37048	4/28/2020	03/31/2020	SUPPLIES	$297.04
	AIR UNLIMITED	37434	5/12/2020	285949	INV#285949 GRIDING WHEEL	$16.65
	BEAR ELECTRICAL SOLUTIONS INC.	37451	5/12/2020	10040	ANNUAL TRAFFIC SIGNAL MAINTENA	$6,270.00
		37451	5/12/2020	9835	ANNUAL TRAFFIC SIGNAL MAINTENA	$4,165.00
		37451	5/12/2020	10041	ANNUAL STREET LIGHT MAINTENANC	$1,150.00
		37451	5/12/2020	9837	ANNUAL STREET LIGHT MAINTENANC	$3,656.88

Fund #	Vendor Name	Check #	Invoice Date	Invoice	Invoice Description	Amount
0305	BEAR ELECTRICAL SOLUTIONS INC.	37451	5/12/2020	10339	ANNUAL TRAFFIC SIGNAL MAINTENA	$300.00
		37451	5/12/2020	10224	ANNUAL TRAFFIC SIGNAL MAINTENA	$3,628.00
		37451	5/12/2020	10226	ANNUAL STREET LIGHT MAINTENANC	$1,534.00
	ECOLOGY ACTION OF SANTA CRUZ	37499	5/12/2020	67134	BICYCLE SAFETY EDUCATION SERVI	$11,372.96
	FASTENAL COMPANY	37114	4/28/2020	CAWAT106893	SUPPLIES	$69.38
	GRANITE ROCK COMPANY	37128	4/28/2020	1218997	INV#1218997 GRANITEPATCH 50	$174.69
		37128	4/28/2020	1233589	INV#1233589 GRANITEPATCH	$174.69
		37517	5/12/2020	1234697	INV#1234697 GRANITE PATCH	$87.35
		37517	5/12/2020	1235539	INV#1235539 GRANITEPATCH	$349.38
	HARRIS & ASSOCIATES INC.	37134	4/28/2020	44319	DESIGN PROPOSAL FOR RAIL TRAIL	$247.50
		37134	4/28/2020	44280	CONSTRUCTION MGMT SERVICES FOR	$5,150.00
		37521	5/12/2020	44644	DESIGN PROPOSAL FOR RAIL TRAIL	$13,723.72
	HOME DEPOT CREDIT SERVICES	37136	4/28/2020	04/13/2020	SUPPLIES	$380.78
	KIMLEY-HORN & ASSOCIATES, INC.	37148	4/28/2020	15704587	STAFF AUGMENTATION SERVICES	$1,691.47
		37544	5/12/2020	16258416	PLAN LINE FOR FREEDOM BLVD.	$2,332.50
	MESITI-MILLER ENGINEERING, INC.	37559	5/12/2020	042001	ENGINEERING SVCS FOR LINCOLN S	$10,640.50
	MNS ENGINEERS, INC.	37560	5/12/2020	74776	ON CALL CONSULTANT ENGINEERING	$29,086.25
		37560	5/12/2020	74981	ON CALL CONSULTANT ENGINEERING	$26,343.75
	OSUNA AUTO ELECTRIC & SMALL ENGINE REPAIR	37291	4/28/2020	37074	REPAIR AND SUPPLIES	$31.54
	PACIFIC CREST ENGINEEERING, INC.	37648	5/12/2020	8329	GEOTECHNICAL INVESTIGATION	$2,583.75
	PACIFIC GAS & ELECTRIC	37308	4/28/2020	1965495282-9-4/15	ELEC	$1,307.78
		37303	4/28/2020	7294900587-9-4/21	ELEC	$285.97

Fund #	Vendor Name	Check #	Invoice Date	Invoice	Invoice Description	Amount
0305	PACIFIC GAS & ELECTRIC	37302	4/28/2020	1039376060-7-4/21	ELEC	$109.41
		37314	4/28/2020	0909726970-9-4/16	ELEC	$12,691.31
		37403	5/6/2020	6771895322-6-4/23	ELEC	$394.36
		37400	5/6/2020	0581861689-7-4/23	ELEC	$51.64
	SANTA CRUZ COUNTY HEALTH SERVICE AGENCY	37339	4/28/2020	1-7/1/18-9/30/18	BICYCLE AND PEDESTRIAN SAFETY	$4,027.51
		37684	5/12/2020	#4	BICYCLE AND PEDESTRIAN SAFETY	$3,861.46
		37684	5/12/2020	#5 10/1/18-6/30/19 R	BICYCLE AND PEDESTRIAN SAFETY	$19,519.61
	STATE CONTROLLER'S OFFICE	37695	5/12/2020	FAUD-00002293	ANNUAL ST REPORT 18/19	$2,139.53
	TOWNSEND AUTO PARTS	37361	4/28/2020	04/01/2020	PARTS	$129.53
	UPS STORE	37367	4/28/2020	02/29/2020	SHIPPING AND FINGERPRINTING	$30.13
	WALLACE GROUP, A CALIFORNIA CORPORATION	37720	5/12/2020	50749	CITY PAVEMENT MANAGEMENT PROGR	$390.00
	Fund Total					$170,426.57
0306	PACIFIC CREST ENGINEEERING, INC.	37292	4/28/2020	8248	PROFESSIONAL SERVICES	$1,543.75
	Fund Total					$1,543.75
0309	AT&T-CAL NET 2	37446	5/12/2020	000014652573	CALNET3_C60 ACCOUNT FROM 03/24/2020-04/23/2020	$648.44
	ELEVATOR SERVICE COMPANY, INC.	37107	4/28/2020	27342	ON CALL MAINTENANCE/SERVICE FO	$902.11
		37107	4/28/2020	27533	ON CALL MAINTENANCE/SERVICE FO	$520.00
		37107	4/28/2020	27533	ON CALL MAINTENANCE/SERVICE FO	$400.00
		37501	5/12/2020	27337 J5915	SERVICE	$2,350.00
		37501	5/12/2020	27337 J5915	SERVICE	$5,962.50
		37501	5/12/2020	27705	ON CALL MAINTENANCE/SERVICE FO	$175.00
		37501	5/12/2020	27716	ON CALL MAINTENANCE/SERVICE FO	$262.50

Fund #	Vendor Name	Check #	Invoice Date	Invoice	Invoice Description	Amount
0309	ELEVATOR SERVICE COMPANY,	37501	5/12/2020	27737	ON CALL MAINTENANCE/SERVICE FO	$350.00
	ERNESTO'S CLEANING SERVICES	37503	5/12/2020	0430206	CLEANING SERVICES	$1,500.00
		37503	5/12/2020	0430202	Beach St. Parking Garage-Clean	$1,300.00
	MID VALLEY SUPPLY	37162	4/28/2020	03/31/2020	SUPPLIES	$62.91
	PACIFIC GAS & ELECTRIC	37653	5/12/2020	3370611625-9-4/23	ELEC	$1,734.90
	PAJARO VALLEY LOCK SHOP	37317	4/28/2020	03/31/2020	SUPPLIES	$233.23
	PANTHER PROTECTIVE SERVICE	37321	4/28/2020	001/2020-2CPG	PATROL AT 35 W. BEACH ST	$200.00
		37666	5/12/2020	004-2020CG	Patrolling of Beach Street Par	$1,958.00
	WEST COAST SECURITY INC.	37392	4/29/2020	04152020-14	EXACQVISION CAMERA SOFTWARE RENEWAL FOR CIVIC PLAZ	$1,174.66
	Fund Total					$19,734.25
0310	AT&T-CAL NET 2	37446	5/12/2020	000014652548	CALNET3_PAL ACCOUNT FROM 03/24/2020-04/23/2020	$60.36
		37446	5/12/2020	000014652573	CALNET3_C60 ACCOUNT FROM 03/24/2020-04/23/2020	$39.66
	CENTRAL ELECTRIC	37079	4/28/2020	03/31/2020	SERVICE AND PARTS	$1,207.15
	CHARTER COMMUNICATIONS	37083	4/28/2020	0002463041520	INTERNET, PHONE AND CABLE.ACCT 8203 11 680 0002463	$219.19
	FOLSOM CHEVROLET	37510	5/12/2020	33499	2020 CHEVROLET TAHOE	$43,225.55
	JIMMY D. VANHOVE	37537	5/12/2020	211	CANINE TRAINING	$1,000.00
		37537	5/12/2020	210	CANINE TRAINING	$1,000.00
	PACIFIC GAS & ELECTRIC	37401	5/6/2020	9925942904-3-4/20	ELEC	$133.95
		37650	5/12/2020	7624842502-7-4/24	ELEC	$76.15
	PAJARO VALLEY PREVENTION & STUDENT ASSISTANCE INC	37663	5/12/2020	033120MEASURE G	CAMINOS PROGRAM - CASE MANAGEM	$5,192.13
	PROFORCE LAW ENFORCEMENT	37327	4/28/2020	406557	PATROL EQUIP	$12,165.79
	TRITECH SOFTWARE SYSTEMS	37708	5/12/2020	278269	Crossroads Interface	$29,070.00

Fund #	Vendor Name	Check #	Invoice Date	Invoice	Invoice Description	Amount
0310	U S BANK CORPORATE PAYMENT SYSTEM	37364	4/28/2020	6341-03/23/2020	PAL EVENT: DAVIS SUPPLIES	$41.97
		37364	4/28/2020	6341-03/23/2020	PAL EVENT: DAVIS OFFICE SUPPLIES	$189.56
		37364	4/28/2020	6341-03/23/2020	PERSONNEL REG CHARGE	$40.00
		37364	4/28/2020	6341-03/23/2020	PERSONNEL REG CHARGE	$200.00
		37364	4/28/2020	6341-03/23/2020	OFFICE SUPPLIES	$161.18
		37364	4/28/2020	6341-03/23/2020	PERSONNEL REG CHARGE	$268.48
		37364	4/28/2020	6341-03/23/2020	PERSONNEL REG CHARGE	$66.92
		37364	4/28/2020	6341-03/23/2020	PERSONNEL REG CHARGE	$175.00
		37364	4/28/2020	6341-03/23/2020	PERSONNEL REG CHARGE	$33.46
		37364	4/28/2020	6341-03/23/2020	TRAVEL HOTEL CHARGE	$418.82
		37364	4/28/2020	6341-03/23/2020	PERSONNEL REG CHARGE	$150.00
		37364	4/28/2020	6341-03/23/2020	TRAVEL FLIGHT CHARGE	$206.80
		37364	4/28/2020	6341-03/23/2020	TRAVEL HOTEL CHARGE	$862.14
		37364	4/28/2020	6341-03/23/2020	PAL EVENT: DAVIS SUPPLIES	$8.73
		37364	4/28/2020	6341-03/23/2020	PERSONNEL REG CHARGE	$525.00
		37364	4/28/2020	6341-03/23/2020	TRAVEL HOTEL CHARGE	$1,439.31
		37364	4/28/2020	6341-03/23/2020	TRAVEL HOTEL CHARGE	$240.89
		37364	4/28/2020	6341-03/23/2020	TRAVEL HOTEL CHARGE	$486.13

Fund #	Vendor Name	Check #	Invoice Date	Invoice	Invoice Description	Amount
0310	U S BANK CORPORATE PAYMENT SYSTEM	37364	4/28/2020	6341-03/23/2020	TRAVEL HOTEL CHARGE	$243.07
		37364	4/28/2020	6341-03/23/2020	TRAVEL HOTEL CHARGE	$162.82
		37364	4/28/2020	6341-03/23/2020	HOSTED TRAINING EXPENSE	$70.20
		37364	4/28/2020	6341-03/23/2020	PERSONNEL REG CHARGE	$899.00
		37364	4/28/2020	6341-03/23/2020	EXAM READING MATERIALS	$95.00
		37364	4/28/2020	6341-03/23/2020	TRAVEL HOTEL CHARGE	$168.94
		37364	4/28/2020	6341-03/23/2020	PAL EVENT: PAL ACTIVITIES	$40.13
		37364	4/28/2020	6341-03/23/2020	TRAVEL FLIGHT CHARGE	$177.96
		37364	4/28/2020	6341-03/23/2020	TRAVEL HOTEL CHARGE	$396.00
		37364	4/28/2020	6341-03/23/2020	TRAVEL HOTEL CHARGE	$45.13
		37364	4/28/2020	6341-03/23/2020	TRAVEL HOTEL REFUND	($168.94)
		37364	4/28/2020	6341-03/23/2020	TRAVEL HOTEL REFUND	($225.63)
		37364	4/28/2020	6341-03/23/2020	TRAVEL HOTEL CHARGE	$1,173.28
		37364	4/28/2020	6341-03/23/2020	PERSONNEL REG CHARGE	$398.00
		37364	4/28/2020	6341-03/23/2020	TRAVEL HOTEL CHARGE	$1,015.35
		37364	4/28/2020	6341-03/23/2020	PERSONNEL REG CHARGE	$495.00
		37364	4/28/2020	6341-03/23/2020	TRAVEL HOTEL REFUND	($240.89)
		37364	4/28/2020	6341-03/23/2020	PERSONNEL REG CHARGE	$452.51

Fund #	Vendor Name	Check #	Invoice Date	Invoice	Invoice Description	Amount
0310	U S BANK CORPORATE PAYMENT SYSTEM	37364	4/28/2020	6341-03/23/2020	PERSONNEL REG REFUND	($905.02)
		37364	4/28/2020	6341-03/23/2020	TRAVEL HOTEL CHARGE	$162.82
		37364	4/28/2020	6341-03/23/2020	PAL EVENT: REFUND	($464.60)
		37364	4/28/2020	6341-03/23/2020	PAL EVENT: REFUND	($372.10)
		37364	4/28/2020	6341-03/23/2020	PAL EVENT: DAVIS PROGRAM	$61.84
		37364	4/28/2020	6341-03/23/2020	PAL EVENT: DAVIS OFFICE SUPPLIES	$52.09
		37364	4/28/2020	6341-03/23/2020	PERSONNEL REG REFUND	($452.51)
		37364	4/28/2020	6341-03/23/2020	TRAVEL HOTEL REFUND	($243.07)
		37364	4/28/2020	6341-03/23/2020	TRAVEL HOTEL CHARGE	$915.80
		37364	4/28/2020	6341-03/23/2020	TRAVEL HOTEL REFUND	($355.31)
		37364	4/28/2020	6341-03/23/2020	TRAVEL HOTEL REFUND	($355.31)
		37364	4/28/2020	6341-03/23/2020	PERSONNEL REG REFUND	($150.00)
	VERIZON WIRELESS	37717	5/12/2020	9853101306	CITY CELL AND DATA CHARGES FR 03/23/20-04/22/2020	$303.67
		37717	5/12/2020	9853101306	CITY CELL AND DATA CHARGES FR 03/23/20-04/22/2020	$28.62
	Fund Total					$102,328.17
0312	BIKE SANTA CRUZ COUNTY	37067	4/28/2020	1011	EARN A BIKE PROGRAM	$5,229.00
	HARRIS & ASSOCIATES INC.	37134	4/28/2020	44369	ENVIRONMENTAL CONSULT SERVICES	$3,893.68
	JEFFERY WALLER CONSULTING, LLC	37534	5/12/2020	1238	STAFF AUGMENTATION SERVICES	$1,240.00

Fund #	Vendor Name	Check #	Invoice Date	Invoice	Invoice Description	Amount
0312	MESITI-MILLER ENGINEERING, INC.	37559	5/12/2020	042016	Lee Road Trail 30% Design	$1,117.35
		37559	5/12/2020	042017	Lee Road Trail 30% Design	$4,111.25
	MNS ENGINEERS, INC.	37560	5/12/2020	74775	ON CALL CONSULTANT ENGINEERING	$1,632.50
	RINCON CONSULTANTS, INC.	37680	5/12/2020	20844	INVOICE #20844 DRAFT EIR ADDENDUM SERVICES	$4,819.75
	Fund Total					$22,043.53
0344	ECOLOGY ACTION OF SANTA CRUZ	37103	4/28/2020	67096	GRANT APPLICATION FOR TRANSPOR	$1,011.60
	Fund Total					$1,011.60
0349	MORA DOOR, INC.	37165	4/28/2020	4083	EXTERIOR DOOR	$821.35
	Fund Total					$821.35
0354	PACIFIC GAS & ELECTRIC	37296	4/28/2020	0541697410-2-4/17	ELEC	$12.89
		37294	4/28/2020	6312050406-1-4/17	ELEC	$10.45
	Fund Total					$23.34
0710	A L LEASE COMPANY, INC	37046	4/28/2020	03/31/2020	SUPPLIES	$349.73
		37046	4/28/2020	03/31/2020	SUPPLIES	$8.77
		37046	4/28/2020	03/31/2020	SUPPLIES	$96.07
		37425	5/12/2020	04/30/2020	SUPPLIES	$42.92
		37425	5/12/2020	04/30/2020	SUPPLIES	$854.26
		37425	5/12/2020	04/30/2020	SUPPLIES	$20.27
	ABSOLUTE STANDARDS, INC	37429	5/12/2020	190099	INVOICE #190099 ALKALINITY AS CALCIUM CARBONATE	$90.00
	ACCURATE AIR ENGINEERING, INC.	37430	5/12/2020	L-077032	VRU COMPRESSOR PACKAGE	$130,200.22
	ACE HARDWARE	37048	4/28/2020	03/31/2020	SUPPLIES	$451.65
		37048	4/28/2020	03/31/2020	SUPPLIES	$34.94
		37048	4/28/2020	03/31/2020	SUPPLIES	$674.25

Fund #	Vendor Name	Check #	Invoice Date	Invoice	Invoice Description	Amount
0710	ACE HARDWARE	37048	4/28/2020	03/31/2020	SUPPLIES	$154.89
	ACE PORTABLE SERVICES, INC.	37049	4/28/2020	154893	INV#154893 HAND-WASH STATION & CLEANING SERVICE	$135.92
		37049	4/28/2020	154892	HAND WASHING STATION AT 500 CLEARWATER LN	$271.85
		37049	4/28/2020	155051	INV#155051 HAND WASH STATION & CLEANING SERVICE	$135.92
		37431	5/12/2020	155453	SERVICE WWTP	$226.85
	AIR SYSTEMS	37054	4/28/2020	210011835	SERVICE CALL	$1,560.50
	AIRGAS USA, LLC	37056	4/28/2020	9969969357	HELIUM CHROMIUM	$35.38
	AIRTEC SERVICE,INC	37057	4/28/2020	12815	MOTOR	$2,596.43
		37435	5/12/2020	13281	SERVICE	$968.96
		37435	5/12/2020	13197	HVAC MAINTENANCE	$888.00
		37435	5/12/2020	13171	VFD REPLACEMENT	$7,461.00
		37435	5/12/2020	13196	AIR FILTER REPLACEMENT	$771.14
	APPARATUS TESTING & ENGINEERING, INC.	37437	5/12/2020	B-20632	SERVICES	$1,750.00
	APPLIED INDUSTRIAL TECHNOLOGIES	37438	5/12/2020	7018500619	PARTS	$885.82
		37438	5/12/2020	7018682087	PARTS	$87.97
		37438	5/12/2020	7018742467	PARTS	$570.83
		37438	5/12/2020	7018800188	SUPPLIES	$9.38
		37438	5/12/2020	7018192698	PARTS	$444.21
	ARRIAGA, JOHN	37443	5/12/2020	8256	CONSULTANT FOR LEGISLATIVE SER	$625.00
	AT&T-CAL NET 2	37446	5/12/2020	000014652573	CALNET3_C60 ACCOUNT FROM 03/24/2020-04/23/2020	$89.96
		37446	5/12/2020	000014652573	CALNET3_C60 ACCOUNT FROM 03/24/2020-04/23/2020	$242.29
	BC LABORATORIES, INC.	37065	4/28/2020	B374453	ANALYSIS OF PRIORITY POLLUTANTS	$1,968.00

Fund #	Vendor Name	Check #	Invoice Date	Invoice	Invoice Description	Amount
0710	BEAR ELECTRICAL SOLUTIONS INC.	37451	5/12/2020	9836	INVOICE # 9836 BANNER INSTALLATION FOR MONTH OF JA	$855.00
		37451	5/12/2020	9253	INVOICE # 9253 BANNER INSTALLATIONS FOR OCTOBER 20	$350.00
		37451	5/12/2020	10174	INVOICE #10174 STREET LIGHT SERVICES FOR AIRPORT F	$16,985.00
		37451	5/12/2020	10338	INV#10338 SL POLE HIT @ ST PATRICK CHURCH	$370.00
	BEECHER ENGINEERING, INC.	37452	5/12/2020	0420-67	INVOICE #0420-67 BREAKER SUPPORT SERVICES	$400.00
	BME INC	37454	5/12/2020	3618	ANNUAL MAINTENANCE FOR CO-GENE	$1,729.99
		37454	5/12/2020	3619	ANNUAL MAINTENANCE FOR CO-GENE	$1,468.14
	BPS SUPPLY GROUP	37456	5/12/2020	S2697098.001	PARTS	$596.38
	BRYAN CONDY	37069	4/28/2020	BOOT REIMB FY19/20	PW- BOOT REIMBURSEMENT	$141.65
	BUCKLES-SMITH ELECTRIC	37460	5/12/2020	3195253-00	PARTS	$2,325.39
	CARMEL AREA WASTEWATER DISTRICT	37076	4/28/2020	791	CCLEAN 4Q INSTALLMENT	$16,494.00
	CENTRAL ELECTRIC	37079	4/28/2020	03/31/2020	SERVICE AND PARTS	$53.73
	CHARTER COMMUNICATIONS	37081	4/28/2020	0595074041620	INTERNET CHARGES FR NATURE CENTER 04/16/-05/15/20	$79.97
	COLANTUONO, HIGHSMITH & WHATLEY, PC	37480	5/12/2020	41629	INVOICE #41629 SERVICES FOR PROP 218	$140.00
	CONTINUANT, INC.	37482	5/12/2020	SI-0000004941	MANAGED SERVICES AGREEMENT FR 06/01/20-06/30/2020	$579.80
	CPI INTERNATIONAL	37092	4/28/2020	20047157	OIL & GREASE SPE DISKS	$616.32
	CWEA	37094	4/28/2020	AH 2020	ALFONSO HERNANDEZ MEMBERSHIP // GRADE 3	$291.00
	D&G SANITATION	37490	5/12/2020	271383	SERVICE	$223.96
	DANIEL T. CHILD	37096	4/28/2020	2020-03W	INVOICE #2020-03W RESEARCH ON CIWQS/CPO/CONTRAC	$1,567.50

Fund #	Vendor Name	Check #	Invoice Date	Invoice	Invoice Description	Amount
0710	DIRECT TV LLC	37101	4/28/2020	37320331261	INVOICE #37320331261 MONTHLY CHARGES FOR SERVIC	$136.24
	ELEVATOR SERVICE COMPANY, INC.	37501	5/12/2020	27337 J5915	SERVICE	$2,350.00
		37501	5/12/2020	27337 J5915	SERVICE	$5,700.00
		37501	5/12/2020	27337 J5915	SERVICE	$262.50
		37501	5/12/2020	27337 J5915	SERVICE	($8,312.50)
	ENVIRONMENTAL SYSTEMS RESEARCH INSTITUTE	37110	4/28/2020	93802171	YR 1 OF 3 SOFTWARE RENEWAL FROM 05/31/20-05/30/21	$8,500.00
	EUROFINS/EATON ANALYTICAL, INC.	37112	4/28/2020	L0504980	WATER SAMPLING	$970.00
	FASTENAL COMPANY	37114	4/28/2020	CAWAT106746	SUPPLIES	$444.80
		37114	4/28/2020	CAWAT106850	PARTS	$29.91
		37114	4/28/2020	CAWAT106898	PARTS & SUPPLIES	$796.02
		37506	5/12/2020	CAWAT107133	CHEST WADERS	$758.49
		37506	5/12/2020	CAWAT107027	PARTS	$394.25
		37506	5/12/2020	CAWAT106972	VISE AND SCREWS	$675.04
		37506	5/12/2020	CAWAT107085	PARTS	$383.90
		37506	5/12/2020	CAWAT107033	PARTS	$139.82
		37506	5/12/2020	CAWAT106919	SUPPLIES	$197.78
		37506	5/12/2020	CAWAT107170	SUPPLIES	$11.50
	FEDEX	37507	5/12/2020	6-994-49850	FRT	$13.01
	FIRE DETECTION UNLIMITED, INC.	37116	4/28/2020	7728	INVOICE #7728 SERVICES FOR FIRE ALARM MONITORING A	$944.32
	FISHER SCIENTIFIC	37119	4/28/2020	7117413	SUPPLIES	$165.73
		37119	4/28/2020	5770929	PARTS	$94.16
		37508	5/12/2020	7476210	POTASSIUM IODIDE	$213.34
	FLSMIDTH INC.	37120	4/28/2020	923692082	PURCHASE OF REBUILT KIT FOR MI	$9,007.70
	GRAINGER	37126	4/28/2020	9498608588	SUPPLIES	$455.65

Fund #	Vendor Name	Check #	Invoice Date	Invoice	Invoice Description	Amount
0710	GRAINGER	37126	4/28/2020	9503402191	PPE SUPPLIES	$189.56
		37516	5/12/2020	9513115197	MAT	$67.71
	GRANITE ROCK COMPANY	37128	4/28/2020	1229712	INV#1229712 ALUMINUM HANDLE 8 FT	$58.97
		37128	4/28/2020	1229870	SUPPLIES	$32.76
		37128	4/28/2020	1233715	INVOICE #1233715 WATER RECYCLING CHEMICALS	$324.77
		37517	5/12/2020	1234971	INVOICE #1234971 MARKING PAINT // COLLECTIONS D	$154.92
		37517	5/12/2020	1235346	INVOICE #1235346 SMOKE SAFETY GLASSES / / COLL	$22.89
	GREEN LINE	37129	4/28/2020	14453352	LABOR ON TRUCK	$1,125.00
	GREEN RUBBER-KENNEDY AG	37130	4/28/2020	03/31/2020	SUPPLIES	$166.88
		37130	4/28/2020	03/31/2020	SUPPLIES	$287.47
	GREEN TOUCH	37518	5/12/2020	252	INVOICE #252 MONTHLY LANSCAPING MAINTENANCE AT	$2,120.00
	GROCERY OUTLET	37131	4/28/2020	04/22/2020	04/28/2020- 300 3352 268 2257, SUPPLIES	$48.83
	HACH COMPANY	37133	4/28/2020	11924546	SUPPLIES	$300.55
		37385	4/29/2020	11858863	REMOTE TRAINING VIA WEBEX	$2,023.04
		37519	5/12/2020	11926269	SALT BRIDGE	$284.13
	HERC RENTALS INC.	37522	5/12/2020	31414186-001	PARTS FOR BREAKER REPAIR	$6,563.46
	HOME DEPOT CREDIT SERVICES	37136	4/28/2020	04/13/2020	SUPPLIES	$51.42
		37136	4/28/2020	04/13/2020	SUPPLIES	$65.41
		37136	4/28/2020	04/13/2020	SUPPLIES	$75.49
	HYDROSCIENCE ENGINEERS, INC.	37137	4/28/2020	454003005	LEE/BEACH SUB-BASIN STORM SEWE	$4,045.00
		37137	4/28/2020	454001012	SUB BASIN 7 SANITARY SEWER ASSESSMENT	$5,685.00
		37525	5/12/2020	454003004	LEE/BEACH SUB-BASIN STORM SEWE	$493.50
	IDEXX LABORATORIES INC.	37527	5/12/2020	3063150602	COLILERT	$1,291.65

Fund #	Vendor Name	Check #	Invoice Date	Invoice	Invoice Description	Amount
0710	INFOSEND, INC.	37529	5/12/2020	159588	INSERTS- OUTREACH	$124.14
		37529	5/12/2020	159591	NEWSLETTER- AUGUST	$5,731.75
		37529	5/12/2020	161324	INSERTS- OUTREACH	$1,347.40
	INTACT PROTECTIVE SERVICES	37530	5/12/2020	8053	INVOICE #8053 SECURITY SERVICE FOR THE MONTH OF	$5,805.00
	JOSE DE JESUS GARCIA	37144	4/28/2020	4/14/2020	PW-SAFETY BOOTS	$200.00
	JWC ENVIRONMENTAL, INC.	37145	4/28/2020	101764	REDUCER ASSY	$2,461.93
	KEMIRA WATER SOLUTIONS, INC.	37147	4/28/2020	9017669867	WWTF FERRIC CHLORIDE SUPPLY	$8,838.42
	KIMBALL MIDWEST	37543	5/12/2020	7880284	SUPPLIES	$1,246.72
	KJ WOODS CONSTRUCTION INC	37149	4/28/2020	3	AIRPORT FREEDOM TRUNK SEWER RP	$1,456,960.54
	LIEBERT CASSIDY WHITMORE	37550	5/12/2020	1495210	FOR PROFESSIONAL SERVICES	$1,786.00
		37550	5/12/2020	1496817	FOR PROFESSIONAL SERVICES RENDERED	$7,655.85
	LUMENATURE	37553	5/12/2020	L-9684	INV#L-9684 RAMSAY PARK STREETSIDE FLOODS	$831.88
	MCMASTER CARR	37557	5/12/2020	38182455	SUPPLIES- PUMP HEAD FOR 20 PSI MAX PRESSURE	$312.53
	MERCURY METALS INC	37159	4/28/2020	13091	HINGE	$24.42
		37558	5/12/2020	13110	SUPPLIES	$508.35
		37558	5/12/2020	13156	SUPPLIES	$152.46
	METTLER-TOLEDO RAININ, LLC	37160	4/28/2020	678435136	Invoice 678435136 Calibration of Lab Pipetters	$163.00
	MICHAEL WAGONER	37161	4/28/2020	4/17/2020	CERTIFICATION RENEWAL	$110.00
	MID VALLEY SUPPLY	37162	4/28/2020	03/31/2020	SUPPLIES	$138.48
		37162	4/28/2020	03/31/2020	SUPPLIES	$336.40
	MNS ENGINEERS, INC.	37560	5/12/2020	74775	ON CALL CONSULTANT ENGINEERING	$450.00
		37560	5/12/2020	74980	ON CALL CONSULTANT ENGINEERING	$1,350.00

Fund #	Vendor Name	Check #	Invoice Date	Invoice	Invoice Description	Amount
0710	MONTEREY BAY ANALYTICAL SERVICES, INC.	37163	4/28/2020	2003WAT	INVOICE #2003WAT SAMPLES FOR THE CITY OF WATSO	$54.00
		37163	4/28/2020	2003WAT	INVOICE #2003WAT SAMPLES FOR THE CITY OF WATSO	$117.00
		37163	4/28/2020	2003WAT	INVOICE #2003WAT SAMPLES FOR THE CITY OF WATSO	$748.80
	MONTEREY CANYON RESEARCH VESSELS, INC.	37562	5/12/2020	4/22	SURFACE WATER SAMPLING	$1,025.00
	NEOPOST, INC.	37387	4/29/2020	57343237	POSTAGE MACHINE FEES	$563.88
	NORTH CENTRAL LABORATORIES	37168	4/28/2020	437666	INVOICE#437666 KJELDAHL NITROGEN // LAB SUPPLI	$42.61
	OSUNA AUTO ELECTRIC & SMALL ENGINE REPAIR	37291	4/28/2020	37008	SERVICE	$279.29
		37646	5/12/2020	37312	SUPPLIES	$125.22
	PACIFIC CREST ENGINEEERING, INC.	37292	4/28/2020	8261	PROFESSIONAL SERVICES	$360.00
		37292	4/28/2020	8180	PROFESSIONAL SERVICES	$1,118.75
	PACIFIC GAS & ELECTRIC	37312	4/28/2020	1283243089-1-4/21	ELEC	$7,484.40
		37300	4/28/2020	0998529372-0-4/22	ELEC	$70.97
		37311	4/28/2020	5314251010-5-4/21	ELEC	$4,883.74
		37657	5/12/2020	6994615709-1-4/29	ELEC	$19,542.10
		37656	5/12/2020	2914465320-0-4/28	ELEC	$5,354.57
		37654	5/12/2020	9335083043-1-5/6	ELEC	$1,836.45
	PAJARO VALLEY PRINTING	37664	5/12/2020	40363	PW STAFF SIGNS	$245.81
	PAJARO VALLEY UNIFIED SCHOOL DISTRICT	37319	4/28/2020	200083	Water Facilities Field Trips	$296.75
		37319	4/28/2020	200101	Jan recycling & Water field trips	$352.68
		37319	4/28/2020	200116	February utility field trips	$655.88
	PAN-PACIFIC SUPPLY	37320	4/28/2020	QU-19622	COGEN WATER PUMP	$1,486.01

Fund #	Vendor Name	Check #	Invoice Date	Invoice	Invoice Description	Amount
0710	PAN-PACIFIC SUPPLY	37665	5/12/2020	29605002	ASHCROFT MODEL 101 THREADED DIAPHRAGM SEAL	$6,623.57
	PENINSULA PEST MANAGEMENT, INC.	37668	5/12/2020	13791	INVOICE #13791 INSECICIDE APPLICATION TO SPIDERS A	$400.00
		37668	5/12/2020	13792	INVOICE #13792 APPLICATION HERBICIDE TO UNDESIR	$230.00
		37668	5/12/2020	13793	INVOICE #13793 VERTEBRATE PEST MANAGEMENT RATS	$125.00
		37668	5/12/2020	13794	INVOICE #13794 INSECICIDE APPLICATION TO ANTS A	$200.00
	PLATT	37324	4/28/2020	0G56108	PARTS	$126.96
		37324	4/28/2020	OA50097	CONDUIT	$84.33
	POLYDYNE INC.	37675	5/12/2020	1452741	POLYMER	$29,923.45
	PRAXAIR DISTRIBUTION, INC	37677	5/12/2020	96095658	SUPPLIES	$260.84
	PSOMAS	37678	5/12/2020	162201	INSPECTION SERVICES FOR AIRPOR	$63,075.00
	RAFTELIS FINANCIAL CONSULTANTS, INC.	37330	4/28/2020	14766	UTILITY ENTERPRISE ANALYSIS AN	$5,453.65
	RICOH USA, INC	37736	5/13/2020	5059410031	MONTHLY MAINTENANCE FOR 17 IKON COPIERS	$41.03
		37736	5/13/2020	5059410031	MONTHLY MAINTENANCE FOR 17 IKON COPIERS	$68.73
		37736	5/13/2020	5059410031	MONTHLY MAINTENANCE FOR 17 IKON COPIERS	$68.72
		37736	5/13/2020	5059453269	MONTHLY MAINTENANCE FOR NEW COPIERS	$175.01
		37736	5/13/2020	5059453269	MONTHLY MAINTENANCE FOR NEW COPIERS	$10.86
		37736	5/13/2020	5059453269	MONTHLY MAINTENANCE FOR NEW COPIERS	$38.65
		37736	5/13/2020	5059453416	MONTHLY MAINTENANCE FOR NEW COPIER	$17.70
	SANTA CRUZ SENTINEL	37686	5/12/2020	1579998-04/27/2020	YEARLY SUBSCRIPTION- ACCT #1579998	$218.55

Fund #	Vendor Name	Check #	Invoice Date	Invoice	Invoice Description	Amount
0710	SAVE MART SUPERMARKET	37342	4/28/2020	TRD-8173-04/07/2020	SUPPLIES	$8.71
		37342	4/28/2020	TRD-8173-04/07/2020	SUPPLIES	$2.71
		37342	4/28/2020	TRD-8173-04/07/2020	SUPPLIES	$26.43
	SERVICE PRINTERS	37345	4/28/2020	1761	OFFICE FORMS	$213.31
	SIGMA-ALDRICH RTC	37347	4/28/2020	550351427	SUPPLIES	$168.26
	STURDY OIL COMPANY	37699	5/12/2020	04/30/2020	PETROLEUM PRODUCTS FOR CITY WI	$11,463.96
	THATCHER COMPANY, INC.	37358	4/28/2020	274265	ALUMINUM SULFATE SUPPLY AND DE	$4,093.52
		37702	5/12/2020	274519	ALUMINUM SULFATE SUPPLY AND DE	$4,324.55
		37702	5/12/2020	274605	ALUMINUM SULFATE SUPPLY AND DE	$4,240.23
		37702	5/12/2020	274681	ALUMINUM SULFATE SUPPLY AND DE	$4,083.00
		37702	5/12/2020	274824	ALUMINUM SULFATE SUPPLY AND DE	$4,315.19
	THE GRUNSKY LAW FIRM LLC	37132	4/28/2020	93698	PROFESSIONAL LEGAL SERVICES	$102.00
		37132	4/28/2020	93698	PROFESSIONAL LEGAL SERVICES	$122.40
	THOMAS & ASSOCIATES	37703	5/12/2020	31439	SUPPLIES- PRESSURE GAUGES	$229.82
	TOP TIER GRADING	37706	5/12/2020	1013	PUMP STATION GUARD RAILINGS PR	$18,400.00
	TRI-COUNTY FIRE PROTECTION INC	37362	4/28/2020	52274	SERVICE AND SUPPLIES	$1,217.55
	TRITON CONSTRUCTION INC.	37709	5/12/2020	17081	DESIGNATED OPERATOR SERVICES	$100.00
	TYLER TECHNOLOGIES, INC.	37363	4/28/2020	045-297610	LICENSING, IMPLEMENT, MAINT. M	$359.00
		37710	5/12/2020	045-297454	LICENSING, IMPLEMENT, MAINT. M	$399.00
	U S BANK CORPORATE PAYMENT SYSTEM	37364	4/28/2020	8557-03/23/2020	AMERICAN PUBLIC WKS ASSN	$325.00
		37364	4/28/2020	8557-03/23/2020	PAYPAL	$290.00
		37364	4/28/2020	1345-03/23/2020	STAFF MEETING/ TRAINING	$250.18

Fund #	Vendor Name	Check #	Invoice Date	Invoice	Invoice Description	Amount
0710	U S BANK CORPORATE PAYMENT SYSTEM	37364	4/28/2020	1345-03/23/2020	STAFF MEETING/ TRAINING	$57.01
		37364	4/28/2020	1345-03/23/2020	BUSINESS CARDS FOR LEONARDO CRUZ	$25.13
		37364	4/28/2020	1345-03/23/2020	BUSINESS CARDS FOR CONDY & PASTRANO	$50.26
		37364	4/28/2020	1345-03/23/2020	COACHING FOR EXCELLENCE PART 3	$91.80
		37364	4/28/2020	1345-03/23/2020	COACHING FOR EXCELLENCE PART 3	$65.75
		37364	4/28/2020	1345-03/23/2020	JOSE LUIS CAMACHO REGISTRATION FOR GRADE 5	$700.00
		37364	4/28/2020	1345-03/23/2020	COACHING FOR EXCELLENCE PART 3	$35.90
		37364	4/28/2020	1345-03/23/2020	JOSE LUIS CAMACHO HOTEL FOR GRADE 5	$655.50
		37364	4/28/2020	1345-03/23/2020	KEYBOARD	$29.49
		37364	4/28/2020	1345-03/23/2020	STAFF MEETING/ TRAINING HOSTED BY CRISTY CASSEL	$17.58
		37364	4/28/2020	1345-03/23/2020	BYOC CAMPAIGN- OUTREACH PROGRAM	$10.27
		37364	4/28/2020	1345-03/23/2020	BYOC CAMPAIGN- OUTREACH PROGRAM	$10.00
		37364	4/28/2020	1345-03/23/2020	POST BINDER FOR COLLECTIONS	$80.94
		37364	4/28/2020	1345-03/23/2020	STAFF MEETING/ TRAINING HOSTED BY CRISTY CASSEL	$274.21
		37364	4/28/2020	1345-03/23/2020	POST BINDER FOR COLLECTIONS	$80.98
		37364	4/28/2020	1345-03/23/2020	RADIO AND INSTALLATION KIT FOR COLLECTIONS TRUCK	$98.78
		37364	4/28/2020	1345-03/23/2020	NATURE CENTER SUPPLIES	$152.80
		37364	4/28/2020	1345-03/23/2020	NATURE CENTER SUPPLIES	$267.88

Fund #	Vendor Name	Check #	Invoice Date	Invoice	Invoice Description	Amount
0710	U S BANK CORPORATE PAYMENT SYSTEM	37364	4/28/2020	1345-03/23/2020	NATURE CENTER SUPPLIES	$276.12
		37364	4/28/2020	1345-03/23/2020	NATURE CENTER SUPPLIES	$69.52
		37364	4/28/2020	1345-03/23/2020	NATURE CENTER SUPPLIES	$1,198.83
		37364	4/28/2020	1345-03/23/2020	BELT FOR MAINTENANCE OF THE WASTEWATER PLANT	$85.27
		37364	4/28/2020	4782-03/23/2020	SUPPLIES FOR NATURE CENTER	$135.94
		37364	4/28/2020	4782-03/23/2020	SUPPLIES FOR NATURE CENTER	$7.62
		37364	4/28/2020	4782-03/23/2020	SUPPLIES FOR NATURE CENTER	$247.28
		37364	4/28/2020	4782-03/23/2020	SCIENCE WORKSHOP CAMPING TRIP	$157.99
		37364	4/28/2020	4782-03/23/2020	SUPPLIES FOR NATURE CENTER	$66.48
		37364	4/28/2020	4782-03/23/2020	ZERO WASTE CONFERENCE FOR STAFF	$467.34
		37364	4/28/2020	4782-03/23/2020	SUPPLIES FOR NATURE CENTER	$39.23
		37364	4/28/2020	4782-03/23/2020	SUPPLIES FOR SCIENCE WORKSHOP	$660.80
		37364	4/28/2020	4782-03/23/2020	ZERO WASTE CONFERENCE FOR STAFF	$467.34
		37364	4/28/2020	4782-03/23/2020	RENEWALL FEE	$119.88
		37364	4/28/2020	4782-03/23/2020	LIFEGUARD CERT. FOR STAFF	$195.00
		37364	4/28/2020	4782-03/23/2020	LIFEGUARD CERT. FOR STAFF	$195.00
		37364	4/28/2020	4782-03/23/2020	REFUND- CAMPING TRIP CANCELLATION	($142.01)
		37364	4/28/2020	4782-03/23/2020	ONLINE FEE RENEWAL	$1.00

Fund #	Vendor Name	Check #	Invoice Date	Invoice	Invoice Description	Amount
0710	U S BANK CORPORATE PAYMENT SYSTEM	37364	4/28/2020	4782-03/23/2020	ENGINEERING LICENSE RENEWALL FOR STAFF	$115.00
	VEOLIA WATER TECHNOLOGIES, INC.	37369	4/28/2020	20000242 RI 05700_	INVOICE #20000242 RI 05700 MATERIAL FOR RECYCLE	$20,580.34
	VERIZON WIRELESS	37717	5/12/2020	9853101306	CITY CELL AND DATA CHARGES FR 03/23/20-04/22/2020	$38.01
		37717	5/12/2020	9853101306	CITY CELL AND DATA CHARGES FR 03/23/20-04/22/2020	$114.03
		37717	5/12/2020	9853107356	MSC CELL AND DATA CHARGES FR 03/23/20-04/22/2020	$39.06
		37717	5/12/2020	9853107356	MSC CELL AND DATA CHARGES FR 03/23/20-04/22/2020	$57.54
		37717	5/12/2020	9853107356	MSC CELL AND DATA CHARGES FR 03/23/20-04/22/2020	$46.41
	VWR INTERNATIONAL IN	37370	4/28/2020	8089679752	Invoice 8089679752 Microbiological Media	$92.38
		37719	5/12/2020	8089821095	INVOICE #8089821095 LAB SUPPLIES	$91.29
		37719	5/12/2020	8089834732	INVOICE #8089834732 LAB SUPPLIES	$350.66
	WECO INDUSTRIES	37374	4/28/2020	0045439-IN	SCREW SET	$62.24
	WEST COAST SECURITY INC.	37377	4/28/2020	04152020-15	EXACQVISION CAMERA SOFTWARE RENEWAL FOR WRC	$830.15
		37377	4/28/2020	04152020-9	INTRUSION MONITORING FOR WRC FROM 04/2019-06/2020	$750.00
	WORK WELL MEDICAL GROUP	37380	4/28/2020	228912	EAP SERVICES	$326.45
		37730	5/12/2020	228573	PRE-EMPLOYMENT PHYSICAL EXAMS/LAB WORK	$1,880.00
		37730	5/12/2020	229189	BACK EVALUATIONS	$200.00
		37730	5/12/2020	229078	PRE-EMPLOYMENT/DMV PHYSICALS, LAB WORK	$1,265.00
	YOURSERVICESOLUTIONS.COM INC.	37382	4/28/2020	200453	INVOICE #200453 ROOF LEAK / EMERGENCY SERVICE C	$2,136.00
		37382	4/28/2020	200454	INVOICE #200454 ROOF LEAK / EMERGENCY SERVICE C	$4,390.00

Fund #	Vendor Name	Check #	Invoice Date	Invoice	Invoice Description	Amount
0710	YOURSERVICESOLUTIONS.COM INC.	37382	4/28/2020	200452	INVOICE #200452 ROOF LEAK / EMERGENCY SERVICE CA	$2,265.00
	Fund Total					$1,997,419.80
0720	A L LEASE COMPANY, INC	37425	5/12/2020	04/30/2020	SUPPLIES	$50.64
	A TOOL SHED RENTALS, INC.	37426	5/12/2020	1413874-6	ROLLER RENTAL	$770.00
	A-1 JANITORIAL SERVICE	37427	5/12/2020	7626	JANITORIAL SERVICES	$2,150.00
		37427	5/12/2020	7626	JANITORIAL SERVICES	$430.00
	ACE HARDWARE	37048	4/28/2020	03/31/2020	SUPPLIES	$127.66
		37048	4/28/2020	03/31/2020	SUPPLIES	$18.39
		37048	4/28/2020	03/31/2020	SUPPLIES	$744.51
		37048	4/28/2020	03/31/2020	SUPPLIES	$83.99
	ACE PORTABLE SERVICES, INC.	37049	4/28/2020	154893	INV#154893 HAND-WASH STATION & CLEANING SERVICE	$135.93
		37049	4/28/2020	155051	INV#155051 HAND WASH STATION & CLEANING SERVICE	$135.93
	AGILIS SYSTEMS, LLC	37053	4/28/2020	2452857	INV#2452857 CUSTOMER SERVICE LINXUP TRACKING SERVI	$160.93
	ANTONIA MONTES	37436	5/12/2020	03093	ONE QUALIFING LAWN REBATE @ 706 MADISON ST ACCT#03	$375.00
	APRIL SJOBOEN GUIMARAES	37440	5/12/2020	36031	ONE QUALIFYING HIGH EFFICIENCY CLOTHES WASHER REBA	$100.00
	ARACELI PATINO	37441	5/12/2020	40820	40820- UTILITY ACCT CLOSED	$59.78
	ARRIAGA, JOHN	37443	5/12/2020	8256	CONSULTANT FOR LEGISLATIVE SER	$625.00
	ASSOCIATION OF BAY AREA GOVERNMENTS	37060	4/28/2020	AR022456	FY20-LEVELIZED CHARGE-NAT GAS	$3,162.30
	AT&T-CAL NET 2	37446	5/12/2020	000014652573	CALNET3_C60 ACCOUNT FROM 03/24/2020-04/23/2020	$301.27
	BANUELOS, RICHARD	37448	5/12/2020	CA WATER BOARD REIMB	PW- CA WATER BOARD GRADE 4 REIMBURSEMENTS	$200.00
	BAY WEST NURSERY	37449	5/12/2020	W16333	PLANTS FOR BRIDGE ST. LANDSCAPE RENOVATION	$1,365.06

Fund #	Vendor Name	Check #	Invoice Date	Invoice	Invoice Description	Amount
0720	BRENT LEE	37457	5/12/2020	40561	40561-UTILITY ACCT CLOSED	$90.52
	BRIANNA CHAPPELL-COL	37458	5/12/2020	38268	Refund on closed acct #38268 payable to PCS	$38.45
	CALIFORNIA SURVEYING & DRAFTING SUPPLY	37462	5/12/2020	145783/1	TRIMBLE NOMAD 5 HANDHELD	$2,373.31
	CARRIE JOHNSON	37465	5/12/2020	21455	Refund issued to PCS for $67.69	$67.69
	CHARTER COMMUNICATIONS	37083	4/28/2020	0002463041520	INTERNET, PHONE AND CABLE.ACCT 8203 11 680 0002463	$136.67
		37083	4/28/2020	0002463041520	INTERNET, PHONE AND CABLE.ACCT 8203 11 680 0002463	$30.23
		37083	4/28/2020	0002463041520	INTERNET, PHONE AND CABLE.ACCT 8203 11 680 0002463	$30.23
		37083	4/28/2020	0002463041520	INTERNET, PHONE AND CABLE.ACCT 8203 11 680 0002463	$30.24
		37083	4/28/2020	0002463041520	INTERNET, PHONE AND CABLE.ACCT 8203 11 680 0002463	$94.87
		37384	4/29/2020	0274807041920	INTERNET AND VOICE SERVICE	$109.98
	CHISPA HOUSING	37475	5/12/2020	36104	36104-UTILITY ACCT CLOSED	$24.89
	CINDY DAROSA	37476	5/12/2020	3414	Refund issued to PCS $15.48 acct# 37189	$15.48
	CONTINUANT, INC.	37482	5/12/2020	SI-0000004941	MANAGED SERVICES AGREEMENT FR 06/01/20-06/30/2020	$701.01
	D&G SANITATION	37490	5/12/2020	271384	SPECIAL SERVICE	$25.00
		37490	5/12/2020	271385	SPECIAL SERVICE	$25.00
		37490	5/12/2020	271387	SPECIAL SERVICE	$25.00
	D&M TRAFFIC SERVICES, INC.	37491	5/12/2020	71052	INV#71052 4"OVERLAY MARKER 1 WAY WHITE & 2 WAY YEL	$689.58
	DAVERN, KELLY	37097	4/28/2020	21312	21312-UTILITY ACCT CLOSED	$35.44
	DAVIS AUTO PARTS	37492	5/12/2020	04/27/2020	PARTS	$689.64
		37492	5/12/2020	04/27/2020	PARTS	($131.10)
		37492	5/12/2020	04/27/2020	PARTS	$12.15

Fund #	Vendor Name	Check #	Invoice Date	Invoice	Invoice Description	Amount
0720	DIAMOND D COMPANY	37494	5/12/2020	4227	CITYWIDE SIDEWALK REPAIR PROJE	$1,239.50
		37494	5/12/2020	4228	CITYWIDE SIDEWALK REPAIR PROJE	$3,071.88
	DOWNEY BRAND LLP	37102	4/28/2020	547214	SPECIAL COUNSEL FOR FLOOD CONT	$121.50
	E & M ELECTRIC & MACHINERY, INC.	37497	5/12/2020	353865	TOPVIEW YEARLY RENEWAL	$510.00
	EDWARDS TRUCK CENTER INC	37500	5/12/2020	60343	SUPPLIES	$170.27
	ELITE DEVELOPMENT	37108	4/28/2020	40680	40680-UTILITY ACCT CLOSED	$29.69
	ENVIRONMENTAL SYSTEMS RESEARCH INSTITUTE	37110	4/28/2020	93802171	YR 1 OF 3 SOFTWARE RENEWAL FROM 05/31/20-05/30/21	$8,500.00
	FASTENAL COMPANY	37114	4/28/2020	CAWAT106797	GLOVES	$346.14
		37506	5/12/2020	CAWAT106828	SUPPLIES	$684.45
		37506	5/12/2020	CAWAT107212	SUPPLIES	$28.27
	FIRST ALARM, INC.	37117	4/28/2020	538263	1521 FREEDOM BLVD SERVICE	$138.15
	FRANK DUTRA	37511	5/12/2020	01581	1 QUALIFYING TOILET REBATE @ 640 PEARTREE DR ACCT#	$100.00
	GLOBAL CONCEPTS	37124	4/28/2020	L921183	INV#L921183 DESK WITH PEDESTALS, WALL MOUNTED OVER	$9,547.59
	GRAHAM-GARCIA, BARBARA	37515	5/12/2020	214	ERGONOMIC CONSULTATION	$500.00
	GRAINGER	37126	4/28/2020	9500434676	SUPPLIES	$60.96
		37516	5/12/2020	9512492365	SUPPLIES	$90.10
	GRANITE ROCK COMPANY	37128	4/28/2020	03/31/2020	BUILDING MATERIALS AND SERVICE	$24,629.42
	GREEN RUBBER-KENNEDY AG	37130	4/28/2020	03/31/2020	SUPPLIES	$80.61
	HOME DEPOT CREDIT SERVICES	37136	4/28/2020	04/13/2020	SUPPLIES	$314.92
	HOPKINS TECHNICAL PRODUCTS INC	37524	5/12/2020	3618301315	SUPPLIES	$3,390.63
	ICONIX WATERWORKS (US) INC.	37526	5/12/2020	4/30/2020	WATER INFRASTRUCTURE REPLACEME	$843.31
		37526	5/12/2020	4/30/2020	WATER INFRASTRUCTURE REPLACEME	$8,198.38
	INFOSEND, INC.	37138	4/28/2020	170030	UTILITY BILLING	$8,809.32

Fund #	Vendor Name	Check #	Invoice Date	Invoice	Invoice Description	Amount
0720	INFOSEND, INC.	37138	4/28/2020	170167	UTILITY BILLING	$1,250.18
	JASON MATSON	37533	5/12/2020	41201	ONE QUALIFYING HIGH EFFICIENCY CLOTHES WASHER REBA	$100.00
	JERRY ALLISON LANDSCAPING INC.	37535	5/12/2020	050120-3	SERVICE- SHELL RD. CLEARING	$1,200.00
	JET MULCH, INC.	37536	5/12/2020	13203-OL	MULCH INSTALLATION	$8,304.50
	JOHN SKILLICORN	37538	5/12/2020	41116	ONE QUALIFYING HIGH EFFICIENCY CLOTHES WASHER REBA	$100.00
	LA SELVA	37546	5/12/2020	5055	TREE REMOVAL	$2,600.00
		37546	5/12/2020	5054	REMOVAL OF EXCESS MULCH	$300.00
	LENOVO INC.	37548	5/12/2020	6454339859	LENOVO DOCKING STATIONS FOR WATER STAFF	$192.27
	LUHDORFF & SCALMANINI CONSULTING ENGINEERS, INC.	37153	4/28/2020	35900	ROACH ROAD MUNICIPAL WELL PUMP	$1,576.25
		37153	4/28/2020	35901	ROACH ROAD MUNICIPAL WELL PUMP	$1,112.50
		37552	5/12/2020	35981	ROACH ROAD MUNICIPAL WELL PUMP	$8,126.50
		37552	5/12/2020	35982	ROACH ROAD MUNICIPAL WELL PUMP	$715.00
	MA DOLORES SUAREZ DE RUIZ	37155	4/28/2020	34414	34414-UTILITY ACCT CLOSED	$131.00
	MAIRA ROCHA	37156	4/28/2020	32101	32101-UTILITY ACCT CLOSED	$168.05
	MID VALLEY SUPPLY	37162	4/28/2020	03/31/2020	SUPPLIES	$619.31
	MORALES, JAVIER	37565	5/12/2020	BOOT REIMB FY19/20	PW- 2ND BOOT REIMBURSEMENT FY19/20	$200.00
	NEOPOST, INC.	37387	4/29/2020	57343237	POSTAGE MACHINE FEES	$563.88
	NORTHERN PACIFIC PAINTING	37169	4/28/2020	4/17/2020 PMT#1	OVERCOATING WATER TANK ROOF	$19,100.00
		37567	5/12/2020	2	OVERCOATING WATER TANK ROOF	$5,300.00
	PACIFIC CREDIT SERVICES INC	37649	5/12/2020	21455	PER CONTRACT AGREEMENT, 25% OF UTILITY ACCOUNT COL	$67.69
		37649	5/12/2020	37189	PER CONTRACT AGREEMENT 25% OF UTILITY ACCOUNT COLL	$15.48

Fund #	Vendor Name	Check #	Invoice Date	Invoice	Invoice Description	Amount
0720	PACIFIC CREDIT SERVICES INC	37649	5/12/2020	38058	PER CONTRACT AGREEMENT 25% OF UTILITY ACCOUNT COLL	$4.22
		37649	5/12/2020	38268	PER CONTRACT AGREEMENT, 25% OF UTILITY AMOUNT COLL	$38.45
	PACIFIC GAS & ELECTRIC	37313	4/28/2020	8257828808-4-4/16	ELEC	$9,017.01
		37315	4/28/2020	8693283387-3-4/21	GAS & ELEC	$44,857.35
		37397	5/6/2020	8999729770-3-4/24	ELEC	$9.86
		37651	5/12/2020	4850440932-6-5/6	ELEC	$917.85
	PACIFIC UNDERGROUND CONSTRUCTION	37658	5/12/2020	15720-2020	15720-UTILITY ACCT CLOSED	$424.97
	PAJARO VALLEY FABRICATION INC.	37661	5/12/2020	27756	LABOR AND SUPPLIES	$465.01
		37661	5/12/2020	REISSUE CHECK #36347	27595,27610,27376,27639,27636,27542,27594,27601	$32.12
		37661	5/12/2020	REISSUE CHECK #35555	27489,27552,27485,27443,27039	$143.34
	PATRICIA SOSA	37667	5/12/2020	38058	38058-UTILITY ACCT CLOSED	$144.86
		37667	5/12/2020	38058	Refund issued to PCS $4.22 Acct#38058	$4.22
		37667	5/12/2020	38058	38058-UTILITY ACCT CLOSED	$144.86
	PETERSON	37670	5/12/2020	SW240165777	MAINTENANCE	$1,675.88
		37670	5/12/2020	SW240165779	MAINTENANCE	$1,290.99
		37670	5/12/2020	SW240165781	MAINTENANCE	$1,115.35
		37670	5/12/2020	SW240165780	MAINTENANCE	$1,187.20
		37670	5/12/2020	SW240165778	MAINTENANCE	$1,386.16
	POLLARDWATER.COM	37674	5/12/2020	0163986	INV#0163986 140 TABLE VITA-D & FIRE HYD GA W/BLEED	$3,741.82
		37674	5/12/2020	0163987	INV#0163987 HYD METER 3 US BL 2.5XF	$4,397.31
	POSTMASTER	37325	4/28/2020	PERMIT #128-6/15/20	FEE TO 6/15/2021	$240.00

Fund #	Vendor Name	Check #	Invoice Date	Invoice	Invoice Description	Amount
0720	PRAXAIR DISTRIBUTION, INC	37677	5/12/2020	96183193	CYLINDER CHARGES	$36.27
		37677	5/12/2020	96096434	WELDING SUPPLIES	$105.73
	RAFTELIS FINANCIAL CONSULTANTS, INC.	37330	4/28/2020	14766	UTILITY ENTERPRISE ANALYSIS AN	$7,328.34
	RICOH USA, INC	37736	5/13/2020	5059410031	MONTHLY MAINTENANCE FOR 17 IKON COPIERS	$432.53
		37736	5/13/2020	5059410031	MONTHLY MAINTENANCE FOR 17 IKON COPIERS	$41.04
		37736	5/13/2020	5059453269	MONTHLY MAINTENANCE FOR NEW COPIERS	$175.01
		37736	5/13/2020	5059453269	MONTHLY MAINTENANCE FOR NEW COPIERS	$30.16
	ROGER SCOTT DELL	37337	4/28/2020	40660	40660-UTILITY ACCT CLOSED	$158.05
	RUBEN ESCOBAR	37681	5/12/2020	BOOT REIMB FY19/20	PW-2ND BOOT REIMBURSEMENT FY19/20	$200.00
	SANDRA/ANTONIO CHAVEZ	37682	5/12/2020	16222	16222-UTILITY ACCT CLOSED	$12.06
	SANTA CRUZ SENTINEL	37686	5/12/2020	0001244501	0001244501 CLASSIFED ADVERTISING	$650.95
	SBS	37687	5/12/2020	0719034-IN	MIX & HOSE WASHER	$179.79
		37687	5/12/2020	0719055-IN	FINISHING TROWEL	$13.06
	SECURITY SHORING AND STEEL PLATES INC.	37689	5/12/2020	155484	INV#155484 QTY: (SIX) 6X10 STEEL PLATE PURCHASE	$19,637.69
		37689	5/12/2020	153900J	153900J 8X12 STEEL PLATE USED AT GREEN VALLEY RD-D	$153.00
		37689	5/12/2020	155483	INV#155483 PLYWOOD, RED PUMP CAN, RELEASE TOOL & S	$668.00
		37689	5/12/2020	155474	INV#155474 2-1 3/8" SHACKLE 17 TON DATE OUT 4/14/2	$470.00
	SERVICE PRINTERS	37345	4/28/2020	1760	ENVELOPES	$530.74
	SHERWIN WILLIAMS	37346	4/28/2020	2004-1	INV#2004-1 YELLOW PAINT	$518.94
		37346	4/28/2020	2067-8	INV#2067-8 YELLOW PAINT	$518.94
	SHRED-IT USA	37408	5/6/2020	8129511238	SHREDDING SERVICES	$33.89

Fund #	Vendor Name	Check #	Invoice Date	Invoice	Invoice Description	Amount
0720	SHRED-IT USA	37408	5/6/2020	8129511238	SHREDDING SERVICES	$33.90
	SOUTHERN CALIFORNIA WATER COMMITTEE	37349	4/28/2020	1343	INVOICE #1343 WATER QUALITY STUDY	$5,000.00
	STEWART UMFLEET	37697	5/12/2020	30841	ONE QUALIFYING HIGH EFFICIENCY CLOTHES WASHER REBA	$100.00
	SUNCREST NURSERIES INC	37353	4/28/2020	SI-198864	PLANTS FOR BRIDGE ST. MEDIAN LANDSCAPING PROJECT	$3,877.77
	SUSAN/KAREN MATULICH	37700	5/12/2020	03364	03364-UTILITY ACCT CLOSED	$160.00
	THE GRUNSKY LAW FIRM LLC	37132	4/28/2020	93698	PROFESSIONAL LEGAL SERVICES	$204.00
	TINO'S PLUMBING INC	37704	5/12/2020	125203	ANNUAL BACKFLOW TESTING	$140.00
	TOWNSEND AUTO PARTS	37361	4/28/2020	04/01/2020	PARTS	$230.93
	TYLER TECHNOLOGIES, INC.	37363	4/28/2020	045-297610	LICENSING, IMPLEMENT, MAINT. M	$413.00
		37710	5/12/2020	045-297454	LICENSING, IMPLEMENT, MAINT. M	$459.00
	U S BANK CORPORATE PAYMENT SYSTEM	37364	4/28/2020	8557-03/23/2020	JOB ADVERTISING	$75.00
		37364	4/28/2020	1345-03/23/2020	BOOSTERS FOR WATER OPS	$1,279.22
		37364	4/28/2020	1345-03/23/2020	REPLACE A FAILED TIMER AT HAMES BOOSTER STATION	$62.54
		37364	4/28/2020	1345-03/23/2020	WATER OPS MEETING/ TRAINING	$12.62
		37364	4/28/2020	1345-03/23/2020	WATER OPS MEETING/ TRAINING	$107.35
		37364	4/28/2020	1345-03/23/2020	CITYWORKS MTG- HOSTED BY BEAU KAYSER	$223.69
		37364	4/28/2020	1345-03/23/2020	MATERIALS FOR WATER OPS	$216.20
		37364	4/28/2020	1345-03/23/2020	BACKUP CAMERA FOR WATER OPS TRUCK	$130.99
		37364	4/28/2020	9464-03/23/2020	CUSTOMER SERVICE SUPPLIES	$295.89
		37364	4/28/2020	9464-03/23/2020	CUSTOMER SERVICE SUPPLIES	$166.35
		37364	4/28/2020	9464-03/23/2020	GRINDER ELECTRICAL CORD REPAIR	$40.92

Fund #	Vendor Name	Check #	Invoice Date	Invoice	Invoice Description	Amount
0720	UNDERGROUND SERVICE ALERT	37711	5/12/2020	2020132494	2020 MEMBERSHIP AND BILLABLE TICKET FEE	$2,230.19
	UPS STORE	37367	4/28/2020	02/29/2020	SHIPPING AND FINGERPRINTING	$39.88
	USA BLUEBOOK	37715	5/12/2020	190785	SUPPLIES	$199.73
		37715	5/12/2020	205116	SUPPLIES- CHLORINE EMERGENCY KIT	$2,710.83
		37715	5/12/2020	200562	SUPPLIES	$55.20
	VERIZON WIRELESS	37717	5/12/2020	9853101306	CITY CELL AND DATA CHARGES FR 03/23/20-04/22/2020	$1,989.70
		37717	5/12/2020	9853101306	CITY CELL AND DATA CHARGES FR 03/23/20-04/22/2020	$76.02
		37717	5/12/2020	9853107356	MSC CELL AND DATA CHARGES FR 03/23/20-04/22/2020	$276.80
		37717	5/12/2020	9853107356	MSC CELL AND DATA CHARGES FR 03/23/20-04/22/2020	$145.42
	WATSONVILLE UPHOLSTERY	37373	4/28/2020	002878	INV#002878 ONE SEAT COVER	$136.56
	WEST COAST SECURITY INC.	37377	4/28/2020	04152020-15	EXACQVISION CAMERA SOFTWARE RENEWAL FOR WRC	$830.14
		37377	4/28/2020	04152020-11	INTRUSION MONITORING FOR MSC FROM 04/2019-06/2020	$375.00
	WESTERN TREE NURSERY, INC.-05132	37378	4/28/2020	0000508156	PLANTS FOR BRIDGE ST. MEDIAN LANDSCAPING PROJECT	$1,540.81
	WORK WELL MEDICAL GROUP	37380	4/28/2020	228912	EAP SERVICES	$217.63
	Fund Total					$266,444.67
0730	ACE HARDWARE	37048	4/28/2020	03/31/2020	SUPPLIES	$27.30
	AIRTEC SERVICE,INC	37057	4/28/2020	13058	SAGE BUILDING AC-4 FAN MOTOR	$1,582.00
		37435	5/12/2020	13198	PREVENTATIVE MAINTENANCE	$656.00
	AT&T	37062	4/28/2020	83172448772084-04/07	SERVICE	$120.75
	AT&T-CAL NET 2	37446	5/12/2020	000014652573	CALNET3_C60 ACCOUNT FROM 03/24/2020-04/23/2020	$293.25
	BLANKINSHIP & ASSOCIATES, INC.	37453	5/12/2020	BA6797	INTEGRATED PEST MANAGEMENT CON	$1,873.75

Fund #	Vendor Name	Check #	Invoice Date	Invoice	Invoice Description	Amount
0730	BLANKINSHIP & ASSOCIATES, INC.	37453	5/12/2020	BA6775	INTEGRATED PEST MANAGEMENT CON	$3,204.32
	CHARTER COMMUNICATIONS	37082	4/28/2020	0275481041120	SERVICE-TV, INTERNET AND VOICE	$158.55
		37083	4/28/2020	0002463041520	INTERNET, PHONE AND CABLE.ACCT 8203 11 680 0002463	$170.26
	CONTINUANT, INC.	37482	5/12/2020	SI-0000004941	MANAGED SERVICES AGREEMENT FR 06/01/20-06/30/2020	$40.40
	ELEVATOR SERVICE COMPANY, INC.	37107	4/28/2020	27533	ON CALL MAINTENANCE/SERVICE FO	$200.00
	FIRST SECURITY SERVICES	37118	4/28/2020	IN-0037056	SECURITY SERVICES	$714.03
	GREEN RUBBER-KENNEDY AG	37130	4/28/2020	03/31/2020	SUPPLIES	$149.57
	HOME DEPOT CREDIT SERVICES	37136	4/28/2020	04/13/2020	SUPPLIES	$21.58
	LOMBERA, PABLO	37551	5/12/2020	1304	1304- APRIL 2020 SERVICES	$1,200.00
	MARITIME INFORMATION SYSTEMS, INC.	37555	5/12/2020	5799	SATELLITE BASED AIRCRAFT OPERA	$711.00
	MID VALLEY SUPPLY	37162	4/28/2020	03/31/2020	SUPPLIES	$436.34
	MONTEREY BAY AIR RESOURCES DISTRICT	37561	5/12/2020	1797-042420	ACCT #1797- ANNUAL RENEWAL AT 100 AVIATION WAY	$859.00
	MONUMENT LUMBER COMPANY	37564	5/12/2020	04/25/2020	SUPPLIES	$141.10
	NEOPOST, INC.	37387	4/29/2020	57343237	POSTAGE MACHINE FEES	$563.88
	PACIFIC GAS & ELECTRIC	37305	4/28/2020	6558284005-7-4/14	ELEC	$476.74
		37309	4/28/2020	2209323609-3-4/15	ELEC	$2,059.28
		37301	4/28/2020	9830958081-3-4/22	ELEC	$85.74
	PAJARO VALLEY LOCK SHOP	37317	4/28/2020	03/31/2020	SUPPLIES	$7.19
	PRAXAIR DISTRIBUTION, INC	37677	5/12/2020	96172318	CYLINDER RENT	$47.99
	RICOH USA, INC	37736	5/13/2020	5059453392	MONTHLY MAINTENANCE FOR COPIERS	$28.24
	STAPLES CREDIT PLAN	37694	5/12/2020	04/27/2020	SUPPLIES	$123.50

Fund #	Vendor Name	Check #	Invoice Date	Invoice	Invoice Description	Amount
0730	THE GRUNSKY LAW FIRM LLC	37132	4/28/2020	93698	PROFESSIONAL LEGAL SERVICES	$40.80
		37132	4/28/2020	93699	PROFESSIONAL LEGAL SERVICES	$408.00
		37132	4/28/2020	93699	PROFESSIONAL LEGAL SERVICES	$1,784.60
	TYLER TECHNOLOGIES, INC.	37363	4/28/2020	045-297610	LICENSING, IMPLEMENT, MAINT. M	$270.00
		37710	5/12/2020	045-297454	LICENSING, IMPLEMENT, MAINT. M	$300.00
	U S BANK CORPORATE PAYMENT SYSTEM	37364	4/28/2020	1312-03/23/2020	WATSONVILLEFLYIN DOMAIN NAME	$7.98
		37364	4/28/2020	1312-03/23/2020	FENCE COVER 9-27 RWY	$163.83
		37364	4/28/2020	1312-03/23/2020	USB MEMORY STICKS FOR OFFICE	$34.95
		37364	4/28/2020	1312-03/23/2020	UNI COMM/ OFFICE SUPPLIES	$283.31
		37364	4/28/2020	1312-03/23/2020	CONFERENCE HOTEL	$669.15
		37364	4/28/2020	1312-03/23/2020	TELEPHONE CORD DETANGLER	$27.84
		37364	4/28/2020	1312-03/23/2020	QAC CONTINUOUS HOURS/ SEMINAR	$80.00
		37364	4/28/2020	1312-03/23/2020	ANTI SLIP TAPE FOR FUEL TRUCKS	$118.21
		37364	4/28/2020	1312-03/23/2020	WATER METER FOR GOLF RANGE	$624.19
		37364	4/28/2020	1312-03/23/2020	REFUND ON SHIPPING	($13.79)
		37364	4/28/2020	1312-03/23/2020	EMAIL MARKETING	$231.00
		37364	4/28/2020	1312-03/23/2020	CONVINIENCE FEE FOR JET FUEL TAX REPORTING	$3.01
		37364	4/28/2020	1312-03/23/2020	JET FUEL TAX REPORTING	$131.00
		37364	4/28/2020	1312-03/23/2020	ANNUAL TRACKER	$34.99

Fund #	Vendor Name	Check #	Invoice Date	Invoice	Invoice Description	Amount
0730	U S BANK CORPORATE PAYMENT SYSTEM	37364	4/28/2020	1312-03/23/2020	WEBSITE URL	$37.99
	UNITED SITE SERVICES INC.	37713	5/12/2020	114-10230587	SERVICE	$80.43
	VERIZON WIRELESS	37717	5/12/2020	9853101306	CITY CELL AND DATA CHARGES FR 03/23/20-04/22/2020	$151.53
	WEST COAST SECURITY INC.	37377	4/28/2020	04152020-7	INTRUSION MONITORING FOR AIR FR 07/2019-06/2020	$420.00
	WORK WELL MEDICAL GROUP	37380	4/28/2020	228912	EAP SERVICES	$69.01
	WORLD FUEL SERVICES	37409	5/6/2020	676787	PURCHASE OF AVIATION GRADE GAS	$19,662.33
		37409	5/6/2020	676786	PURCHASE OF AVIATION GRADE GAS	$19,509.62
	Fund Total					$61,081.74
0740	A L LEASE COMPANY, INC	37046	4/28/2020	03/31/2020	SUPPLIES	$614.50
		37425	5/12/2020	04/30/2020	SUPPLIES	$581.34
	A-1 JANITORIAL SERVICE	37427	5/12/2020	7626	JANITORIAL SERVICES	$120.00
	ACE HARDWARE	37048	4/28/2020	03/31/2020	SUPPLIES	$1,046.86
		37048	4/28/2020	03/31/2020	SUPPLIES	$48.02
		37048	4/28/2020	03/31/2020	SUPPLIES	$536.19
		37048	4/28/2020	03/31/2020	SUPPLIES	$77.18
	ACE PORTABLE SERVICES, INC.	37431	5/12/2020	155454	HAND WASH STATION	$453.70
	ADRIAN HERNANDEZ	37051	4/28/2020	4/17/2020	PW SAFETY BOOTS	$179.85
	AGILIS SYSTEMS, LLC	37053	4/28/2020	2453216	INV#2453216 SOLID WASTE LINXUP TRACKING SERVICE FO	$459.80
	AIR UNLIMITED	37055	4/28/2020	285804	INV#285804 PROPANE 38.8 GALLONS ON 4-9-2020	$119.15
		37055	4/28/2020	285815	INV#285815 PROPANE 26.9 GALLONS 4/16/2020	$82.61
		37434	5/12/2020	285799	INV#285799 PROPANE 39.8 GALLONS ON 4/21/2020	$122.22
		37434	5/12/2020	285832	INV#285832 PROPANE 30 GALLONS ON 4/29/2020	$92.13

Fund #	Vendor Name	Check #	Invoice Date	Invoice	Invoice Description	Amount
0740	AIR UNLIMITED	37434	5/12/2020	285897	INV#285897 PROPANE 6.5 GALLONS 5/1/2020	$19.97
		37434	5/12/2020	285906	INV#285906 PROPANE 27.3 GALLONS 5/6/2020	$83.84
	ARRIAGA, JOHN	37443	5/12/2020	8256	CONSULTANT FOR LEGISLATIVE SER	$625.00
	ASSOCIATION OF BAY AREA GOVERNMENTS	37060	4/28/2020	AR022456	FY20-LEVELIZED CHARGE-NAT GAS	$215.61
	BLANKINSHIP & ASSOCIATES, INC.	37453	5/12/2020	BA6775	INTEGRATED PEST MANAGEMENT CON	$170.68
	C & N TRACTOR	37073	4/28/2020	03/30/2020	SUPPLIES AND PARTS	$31.10
	CALIFORNIA DEPARTMENT OF TAX & FEE ADMINISTRATION	37732	5/13/2020	39-000300 Q1 2020	INTEGRATED WASTE MANAGEMENT FEE JAN-MAR 2020	$156.22
	CAMPOS BROS. RECOVERY, INC.	37075	4/28/2020	11695	INV#11695 APPLIANCE RECYCLER 4-14-2020	$532.00
		37075	4/28/2020	11895	INV#11895 APPLIANCE RECYCLER 4-7-2020	$450.00
		37075	4/28/2020	11847	INV#11847 APPLIANCE RECYCLER 3-24-2020	$450.00
		37463	5/12/2020	11921	INV#11921 APPLIANCE RECYCLER ON 4/28/2020	$450.00
		37463	5/12/2020	11909	INV#11909 APPLIANCE RECYCLE 4/21/2020	$450.00
	CLEARBLU ENVIRONMENTAL	37086	4/28/2020	22897	PREVENTATIVE MAINTENANCE	$219.68
	CONTINUANT, INC.	37482	5/12/2020	SI-0000004941	MANAGED SERVICES AGREEMENT FR 06/01/20-06/30/2020	$579.82
	D&G SANITATION	37095	4/28/2020	270745	SERVICE	$103.79
		37490	5/12/2020	271382	SERV-RECYCLING CTR	$103.79
	ELECTRONIC RECYCLERS INTERNATIONAL, INC.	37106	4/28/2020	SI112465	INV#SI112465 E-WASTE 1-22-2020	$959.30
	ENVIRONMENTAL SYSTEMS RESEARCH INSTITUTE	37110	4/28/2020	93802171	YR 1 OF 3 SOFTWARE RENEWAL FROM 05/31/20-05/30/21	$8,500.00
	FASTENAL COMPANY	37114	4/28/2020	CAWAT106852	SUPPLIES	$610.48
		37114	4/28/2020	CAWAT106793	SUPPLIES- BALLOON CUSH	$508.94

Fund #	Vendor Name	Check #	Invoice Date	Invoice	Invoice Description	Amount
0740	FASTENAL COMPANY	37114	4/28/2020	CAWAT106930	PARTS	$12.62
		37114	4/28/2020	CAWAT106952	SUPPLIES	$1,094.70
		37114	4/28/2020	CAWAT106901	SUPPLIES	$101.90
		37506	5/12/2020	CAWAT106794	SUPPLIES	$13.96
		37506	5/12/2020	CAWAT106956	SUPPLIES	$44.79
		37506	5/12/2020	CAWAT107020	SUPPLIES	$968.15
		37506	5/12/2020	CAWAT107086	SUPPLIES	$114.75
		37506	5/12/2020	CAWAT107272	SUPPLIES	$177.43
	FIRST ALARM, INC.	37117	4/28/2020	538973	SERVICE	$340.65
	GRANITE ROCK COMPANY	37128	4/28/2020	1233648	INV#1233648 CONCRETE MIX FOR MSC BATHROOM PROJECT	$15.88
	GREEN RUBBER-KENNEDY AG	37130	4/28/2020	03/31/2020	SUPPLIES	$254.68
	HARBOR FREIGHT TOOLS	37520	5/12/2020	916769	SUPPLIES	$224.49
	HF&H CONSULTANTS, LLC	37135	4/28/2020	9717190	CONSULTING SERVICES TO DEVELOP	$4,780.46
	HOME DEPOT CREDIT SERVICES	37136	4/28/2020	04/13/2020	SUPPLIES	$49.10
		37136	4/28/2020	04/13/2020	SUPPLIES	$198.40
	JESUS VIZCAINO	37141	4/28/2020	BOOT REIMB FY19/20	PW- BOOT REIMBURSEMENT	$174.78
	MID VALLEY SUPPLY	37162	4/28/2020	03/31/2020	SUPPLIES	$159.91
		37162	4/28/2020	03/31/2020	SUPPLIES	$123.91
		37162	4/28/2020	03/31/2020	SUPPLIES	$2,417.48
	MONTEREY REGIONAL WASTE	37164	4/28/2020	SCALES_FEB20_012	SOLID WASTE DISPOSAL AGREEMENT JAN AND FEB 2020	$238,175.75
		37563	5/12/2020	SCALES_MAR20_012	SOLID WASTE DISPOSAL AGREEMENT	$128,565.86
	NEOPOST, INC.	37387	4/29/2020	57343237	POSTAGE MACHINE FEES	$563.85
	NUTRIEN AG SOLUTIONS	37569	5/12/2020	41605733	SUPPLIES	$426.19
	OSUNA AUTO ELECTRIC & SMALL ENGINE REPAIR	37646	5/12/2020	37121	SUPPLIES	$147.41

Fund #	Vendor Name	Check #	Invoice Date	Invoice	Invoice Description	Amount
0740	OSUNA AUTO ELECTRIC & SMALL ENGINE REPAIR	37646	5/12/2020	37202	SUPPLIES	$137.08
	PACIFIC GAS & ELECTRIC	37655	5/12/2020	1437608399-5-4/24	ELEC	$5,294.27
	PAJARO VALLEY FABRICATION INC.	37661	5/12/2020	REISSUE CHECK #36347	27595,27610,27376,27639,27636,27542,27594,27601	$616.00
	PAJARO VALLEY LOCK SHOP	37317	4/28/2020	03/31/2020	SUPPLIES	$25.62
	PAJARO VALLEY PRINTING	37664	5/12/2020	40341	FACE COVERING SIGNS	$158.41
	PAPE MACHINERY, INC	37322	4/28/2020	IM 232400 S	2019 JOHN DEERE	$130,294.28
	PKT WELDING & FABRICATION	37323	4/28/2020	1589	INV#1589 MANUFACTURE PIN ON TRUCK #616	$77.02
		37672	5/12/2020	1610	INV#1610 INSTALL WATER SPIGOT ON SWEEPER	$385.07
		37672	5/12/2020	1628	INV#1628 REMOVE AND INSTALL CAMERA ON RELOCATION	$255.00
		37672	5/12/2020	1627	INV#1627 REPAIR SCREEN ON SWEEPER ISUZU #802	$240.16
		37672	5/12/2020	1626	INV#1626 REPAIR FRONT FORK ON FRONT LOADER TRUCK#6	$255.00
	POOPBAGS.COMLLC	37676	5/12/2020	0414202004	INV#0414202004 NATURAL PET PARTNERS COMMERCIAL COM	$879.92
	PRAXAIR DISTRIBUTION, INC	37677	5/12/2020	96184264	CYLINDER RENT	$94.49
	QUALITY WATER ENTERPRISES	37679	5/12/2020	1171419	INV#1171419 LANDFILL D.W. STAND RENTAL FOR MAY 202	$13.50
	RAFTELIS FINANCIAL CONSULTANTS, INC.	37330	4/28/2020	14766	UTILITY ENTERPRISE ANALYSIS AN	$4,260.67
	RETAIL MARKETING SERVICES, INC.	37333	4/28/2020	177367	INV#177367 CART SERVICE FOR MARCH 2020	$650.00
	ROCHA, DANIEL	37336	4/28/2020	BOOT REIMB FY19/20	PW- 2ND BOOT REIMBURSEMENT FOR THE YEAR	$191.18
	S. MARTINELLI & COMPANY	37338	4/28/2020	1800000151	INV#1800000151 SCALE USAGE FOR THE MONTH OF MARCH	$22.00
	SAVE MART SUPERMARKET	37342	4/28/2020	TRD-8173-04/07/2020	SUPPLIES	$38.00
	SBS	37343	4/28/2020	0718748-IN	MIX 35	$188.58

Fund #	Vendor Name	Check #	Invoice Date	Invoice	Invoice Description	Amount
0740	SCS ENGINEERS	37344	4/28/2020	0374015	INV#0374015 INSTALL THREE WELLS AND PUMPS-MARCH 20	$8,471.50
	SILKE COMMUNICATIONS	37691	5/12/2020	89600	INV#89600 INSTALLED RADIO & ANTENNA WITH IGNITION	$433.07
		37691	5/12/2020	95193	INV#95193 INSTALLED RADIO & ANTENNA WITH IGNITION	$385.00
	STERICYCLE ENVIRONMENTAL SOLUTIONS INC.	37696	5/12/2020	04002773605	HOUSEHOLD HAZARDOUS WASTE COLL	$7,599.40
		37696	5/12/2020	04002808861	HOUSEHOLD HAZARDOUS WASTE COLL	$12,279.57
	STURDY OIL COMPANY	37699	5/12/2020	04/30/2020	PETROLEUM PRODUCTS FOR CITY WI	$427.72
	TERRA X PEST SERVICE, INC.	37701	5/12/2020	35630	INV#35630 APRIL 2020 PEST SERVICE	$126.00
	TOWNSEND AUTO PARTS	37361	4/28/2020	04/01/2020	PARTS	$295.63
		37361	4/28/2020	04/01/2020	PARTS	$299.89
	TYLER TECHNOLOGIES, INC.	37363	4/28/2020	045-297610	LICENSING, IMPLEMENT, MAINT. M	$324.00
		37710	5/12/2020	045-297454	LICENSING, IMPLEMENT, MAINT. M	$360.00
	U S BANK CORPORATE PAYMENT SYSTEM	37364	4/28/2020	9464-03/23/2020	TAX CHARGE NOT CHARGED FOR FEBRUARY INVOICE	$31.64
		37364	4/28/2020	9464-03/23/2020	SW SAFETY LUNCH MEETING	$157.37
		37364	4/28/2020	9464-03/23/2020	MSC BATHROOM REPAIRS	$740.34
		37364	4/28/2020	9464-03/23/2020	SLOUGH TRAIL GATE REPAIR	$550.62
		37364	4/28/2020	9464-03/23/2020	MSC BATHROOM REPAIRS	$407.07
	UPS STORE	37714	5/12/2020	00000013704	PKG SERVICE	$334.16
	VERIZON WIRELESS	37717	5/12/2020	9853107356	MSC CELL AND DATA CHARGES FR 03/23/20-04/22/2020	$152.50
		37717	5/12/2020	9853107356	MSC CELL AND DATA CHARGES FR 03/23/20-04/22/2020	$8.56
	WEBER, HAYES AND ASSOCIATES, INC	37726	5/12/2020	12791	INV#12791 HAZARDOUS WASTE COMPLIANCE INSPECTION	$457.50
	WEST COAST RUBBER RECYCLING	37376	4/28/2020	20-861	INV#20-861 TIRE DISPOSAL	$1,004.85

Fund #	Vendor Name	Check #	Invoice Date	Invoice	Invoice Description	Amount
0740	WORK WELL MEDICAL GROUP	37380	4/28/2020	228912	EAP SERVICES	$267.10
	Fund Total					$578,090.61
0741	COUNTY OF SANTA CRUZ-DEPT OF PUBLIC WORKS	37483	5/12/2020	2020-01	INV#2020-01 LANDFILL GAS MINI-FLARE DESIGN SERVICE	$865.80
		37483	5/12/2020	2019-02	INV#2019-02 LANDFIELD GAS MINI-FLARE DESIGN SERVIC	$20,146.50
	Fund Total					$21,012.30
0765	LENOVO INC.	37151	4/28/2020	6454180595	10 COMPUTERS FOR CRP	$13,110.00
	Fund Total					$13,110.00
0780	COLLINS COLLINS MUIR & STEWART LLP	37089	4/28/2020	4328962	PEDROZA VS COW	$2,380.40
		37089	4/28/2020	4328654	PEDROZA VS COW	$6,318.80
		37089	4/28/2020	4327142	PEDROZA VS COW	$493.50
		37089	4/28/2020	4327802	PEDROZA VS COW	$2,321.50
		37089	4/28/2020	4326499	PEDROZA VS COW	$655.30
		37089	4/28/2020	4325828	PEDROZA VS COW	$2,302.00
		37089	4/28/2020	4325573	PEDROZA VS COW	$3,197.80
	EXPONENT, INC.	37504	5/12/2020	410478	WILLOWCREEK HOA - DEC 2019	$3,621.00
	FITGUARD, INC.	37509	5/12/2020	0000170124	0000170124 MAINTENANCE SERVICES	$195.00
	LWP CLAIMS SOLUTIONS INC	37154	4/28/2020	18528	CLAIMS ADMINISTRATION APRIL 2020	$13,243.00
		37386	4/29/2020	18468	CLAIMS ADMIN MARCH 2020	$13,243.00
		37554	5/12/2020	18625	CLAIMS ADMINISTRATION - MAY 2020	$13,243.00
	NICHOLAS BUGAYONG	37734	5/13/2020	CLAIM #1920-29	VEHICLE DAMAGE SETTLEMENT	$7,000.00
	SUSAN JARA MORA	37390	4/29/2020	CLAIM #1920-08	CLAIM SETTLEMENT	$620.57
	THE GRUNSKY LAW FIRM LLC	37132	4/28/2020	93698	PROFESSIONAL LEGAL SERVICES	$1,244.40
		37132	4/28/2020	93699	PROFESSIONAL LEGAL SERVICES	$49.00
	Fund Total					$70,128.27

Fund #	Vendor Name	Check #	Invoice Date	Invoice	Invoice Description	Amount
0787	MES VISION	37396	5/6/2020	04/30/2020	CLAIMS FOR CHECK RUN 04/30/2020	$110.00
	PREFERRED BENEFIT	37388	4/29/2020	EIA32532	EIA32532- CLAIMS FOR WEEK ENDING IN 04/23/2020	$2,428.29
		37405	5/6/2020	EIA32700	EIA32700- CLAIMS FOR WEEK ENDING 04/30/2020	$364.80
		37735	5/13/2020	EIA32846	EIA32846- CLAIMS WEEK ENDING 05/07/2020	$755.76
	Fund Total					$3,658.85
0789	PHASE 3 COMMUNICATIONS INC.	37671	5/12/2020	2502199	ON CALL FIBER OPTIC SERVICES FR 11/01/19-01/31/20	$4,850.00
	Fund Total					$4,850.00
0820	FREEWAY INSURANCE SERVICES, INC.	37512	5/12/2020	CASE 14W-00847	RETURN OF EVIDENCE- CASE 14W-00847	$1,500.88
	LAURA CAUGHY LAUGHLIN	37547	5/12/2020	CASE 11W-02704	RETURN- CASE 11W-02704	$42.00
	SANTA CRUZ COUNTY DISTRICT ATTORNEY	37407	5/6/2020	19W-01339	REIMBURSEMENT FOR CASE #19W-01339	$1,311.00
	Fund Total					$2,853.88
Total	Total					$5,029,918.04

CITY OF WATSONVILLE
FINANCE DEPARTMENT
SUMMARY OF DISBURSEMENTS
WARRANT REGISTER DATED 5/20/2020 to 6/5/2020

FUND NO.	FUND NAME	AMOUNT
120	TRUST FUND	1,413.00
130	EMPLOYEE CASH DEDUCTIONS FUND	1,363,428.99
150	GENERAL FUND	978,322.99
202	REDEVELOPMENT OBLIG RETIREMENT	730.40
205	COMMUNITY DEV BLOCK GRANT	13,476.75
209	H.O.M.E. GRANTS	117,500.00
246	CIVIC CENTER COMMON AREA	22,755.96
260	SPECIAL GRANTS	89,944.42
291	CANNABIS FUND	32,619.50
305	GAS TAX	25,172.12
309	PARKING GARAGE FUND	9,309.54
310	SALES TAX MEASURE G	1,256.51
312	MEASURE D-TRANSPORTATION FUND	26,221.75
347	AFFORDABLE HOUSING	37,439.98
354	SPECIAL DISTRICT FUNDS	1,030.32
710	SEWER SERVICE FUND	1,024,404.24
720	WATER OPERATING FUND	251,196.36
730	AIRPORT ENTERPRISE FUND	22,889.48
740	WASTE DISPOSAL FUND	31,188.84
780	WORKER'S COMP/LIABILITY FUND	22,197.47
787	HEALTH INSURANCE FUND POOL	1,024.26
	TOTAL	**4,073,522.88**

TOTAL ACCOUNTS PAYABLE E/20/2020 TO 6/5/2020		2,710,093.89
PAYROLL INVOICES		1,363,428.99
TOTAL OF ALL INVOICES	**TOTAL**	**4,073,522.88**

Check Register **For the Period 5/20/2020 through 6/5/2020**

Fund #	Vendor Name	Check #	Invoice Date	Invoice	Invoice Description	Amount
0120	COUNTY OF SANTA CRUZ HUMAN SERVICES DEPT.	37818	5/26/2020	01-2016-317	REFUND- CIVIC PLAZA COMMUNITY RENTALS	$514.00
	IGLESIA ESPERANZA Y VISION PARA LA FAMILIA	37856	5/26/2020	04-2020-017981	REFUND- RAMSAY RENTAL DEPOSIT	$311.00
	PAJARO VALLEY CHILDREN'S DENTAL GROUP	37920	5/26/2020	02-2017-006	REFUND- CIVIC PLAZA COMMUNITY ROOM DEPOSIT IN 2017	$264.00
	SANTA CRUZ COUNTY OFFICE OF EDUCATION	37950	5/26/2020	05-2020-018108	REFUND- YOUTH CENTER DEPOSIT, ALT. SCHOOLS SPORTS	$324.00
	Fund Total					$1,413.00
0130	AFLAC	37758	5/22/2020	63314	Payroll Run 1 - Warrant 200522	$10,025.83
		38029	6/5/2020	63766	Payroll Run 1 - Warrant 200605	$10,025.83
	BENEFIT COORDINATORS CORPORATION	37759	5/22/2020	63302	Payroll Run 1 - Warrant 200522	$996.52
		38030	6/5/2020	63751	Payroll Run 1 - Warrant 200605	$4,224.40
	CA STATE DISBURSEMENT UNIT	579	5/22/2020	63316	Payroll Run 1 - Warrant 200522	$5,068.11
		583	6/5/2020	63768	Payroll Run 1 - Warrant 200605	$5,434.64
	CINCINNATI LIFE INSURANCE CO	37760	5/22/2020	63313	Payroll Run 1 - Warrant 200522	$45.13
		38031	6/5/2020	63765	Payroll Run 1 - Warrant 200605	$45.13
	CITY EMPLOYEES ASSOCIATION	38032	6/5/2020	63753	Payroll Run 1 - Warrant 200605	$477.00
	COLONIAL LIFE & ACCIDENT INS	37761	5/22/2020	63304	Payroll Run 1 - Warrant 200522	$198.40
		38033	6/5/2020	63754	Payroll Run 1 - Warrant 200605	$198.40
	COUNTY OF SANTA CRUZ-SHERIFF-CORONER	37762	5/22/2020	63305	Payroll Run 1 - Warrant 200522	$604.60
		38034	6/5/2020	63755	Payroll Run 1 - Warrant 200605	$604.60
	ICMA RETIREMENT TRUST 457	574	5/22/2020	63306	Payroll Run 1 - Warrant 200522	$42,373.77
		575	5/22/2020	63326	PAYROLL RUN 1 - WARRANT 200522	$934.38
		585	6/5/2020	63756	Payroll Run 1 - Warrant 200605	$42,693.74
		584	6/5/2020	63776	PAYROLL RUN 1 - WARRANT 200605	$972.29

Fund #	Vendor Name	Check #	Invoice Date	Invoice	Invoice Description	Amount
0130	OPERATING ENGINEERS LOCAL #3	38035	6/5/2020	63757	Payroll Run 1 - Warrant 200605	$5,460.00
	PRE-PAID LEGAL SERVICES INC.	38036	6/5/2020	63769	Payroll Run 1 - Warrant 200605	$233.10
	PROF FIRE FIGHTERS-WATSONVILLE	37763	5/22/2020	63307	Payroll Run 1 - Warrant 200522	$2,380.00
		38037	6/5/2020	63758	Payroll Run 1 - Warrant 200605	$2,635.00
	PUBLIC EMP RETIREMENT SYSTEM	576	5/22/2020	63308	Payroll Run 1 - Warrant 200522	$261,152.28
		580	6/5/2020	63759	Payroll Run 1 - Warrant 200605	$259,480.34
	SALLY MCCOLLUM	37764	5/22/2020	63303	Payroll Run 1 - Warrant 200522	$500.00
		38038	6/5/2020	63752	Payroll Run 1 - Warrant 200605	$500.00
	SEIU LOCAL 521	37754	5/20/2020	60756, REISSUE	REISSUE- PAYROLL RUN 1-WARRANT 200313	$35.00
		37754	5/20/2020	60745, REISSUE	REISSUE- PAYROLL RUN 1-WARRANT 200313	$1,379.58
		37766	5/22/2020	63309	Payroll Run 1 - Warrant 200522	$1,348.30
		37765	5/22/2020	63328	PAYROLL RUN 1 - WARRANT 200522	$35.00
		38040	6/5/2020	63760	Payroll Run 1 - Warrant 200605	$1,330.46
		38039	6/5/2020	63777	PAYROLL RUN 1 - WARRANT 200605	$35.00
	STATE OF CALIFORNIA TAX BOARD	37767	5/22/2020	63311	Payroll Run 1 - Warrant 200522	$100.00
		38041	6/5/2020	63762	Payroll Run 1 - Warrant 200605	$100.00
	WAGEWORKS INC	37768	5/22/2020	63315	Payroll Run 1 - Warrant 200522	$4,307.49
		38042	6/5/2020	63767	Payroll Run 1 - Warrant 200605	$4,153.65
	WATSONVILLE POLICE ASSOCIATION	38043	6/5/2020	63763	Payroll Run 1 - Warrant 200605	$7,964.00
	WIRE TRANSFER-IRS	578	5/22/2020	63312	Payroll Run 1 - Warrant 200522	$289,418.25
		582	6/5/2020	63764	Payroll Run 1 - Warrant 200605	$287,235.73
	WIRE TRANSFER-STATE OF CALIFORNIA	577	5/22/2020	63310	Payroll Run 1 - Warrant 200522	$54,278.77
		581	6/5/2020	63761	Payroll Run 1 - Warrant 200605	$54,444.27
	Fund Total					$1,363,428.99

Fund #	Vendor Name	Check #	Invoice Date	Invoice	Invoice Description	Amount
0150	A TOOL SHED RENTALS, INC.	37770	5/26/2020	1416769-6	EQUIP RENTAL	$63.00
	AA AUTO COLLISION CENTER	37771	5/26/2020	7956	VEHICLE SERVICE	$2,907.00
	ACE HARDWARE	38011	6/3/2020	04/30/2020	SUPPLIES	$109.18
		38011	6/3/2020	04/30/2020	SUPPLIES	$21.83
		38011	6/3/2020	04/30/2020	SUPPLIES	$56.74
		38011	6/3/2020	04/30/2020	SUPPLIES	$77.45
		38011	6/3/2020	04/30/2020	SUPPLIES	$350.86
		38011	6/3/2020	04/30/2020	SUPPLIES	$336.21
		38011	6/3/2020	04/30/2020	SUPPLIES	$58.92
		38011	6/3/2020	04/30/2020	SUPPLIES	($14.12)
		38011	6/3/2020	04/30/2020	SUPPLIES	$10.91
		38011	6/3/2020	04/30/2020	SUPPLIES	$404.53
		38011	6/3/2020	04/30/2020	SUPPLIES	$46.95
		38011	6/3/2020	04/30/2020	SUPPLIES	$486.76
		38011	6/3/2020	04/30/2020	SUPPLIES	$368.93
		38011	6/3/2020	04/30/2020	SUPPLIES	$57.53
		38011	6/3/2020	04/30/2020	SUPPLIES	$350.26
	ADVANTAGE GEAR, INC	37773	5/26/2020	31241	UNIFORM BELTS	$352.41
		37773	5/26/2020	220000025192	UNIFORMS	$1,328.72
	AIRTEC SERVICE,INC	37777	5/26/2020	13305	AIR PRESSURE IN LOBBY AT WPD CHECK AND SERVICE	$592.00
	ANALGESIC SERVICES, INC.	37779	5/26/2020	242427	SUPPLIES-OXYGEN	$100.00
		37779	5/26/2020	242400	SUPPLIES- OXYGEN	$67.00
	ANIMAS CONSTRUCTION	38012	6/3/2020	PINTO LAKE	MOBILE HOME REPAIRS	$8,000.00
		38012	6/3/2020	PINTO LAKE	MOBILE HOME REPAIRS	$1,500.00
	ARRIAGA, JOHN	37780	5/26/2020	8257	CONSULTANT FOR LEGISLATIVE SER	$625.00

Fund #	Vendor Name	Check #	Invoice Date	Invoice	Invoice Description	Amount
0150	ARROWHEAD FORENSICS	37781	5/26/2020	126003	COVID-19 SUPPLIES-SANITIZING WIPES	$436.15
	ASSOCIATION OF BAY AREA GOVERNMENTS	37782	5/26/2020	AR022743	FY20- LEVELIZED CHARGE-NAT GAS	$574.96
		37782	5/26/2020	AR022743	FY20- LEVELIZED CHARGE-NAT GAS	$215.61
		37782	5/26/2020	AR022743	FY20- LEVELIZED CHARGE-NAT GAS	$2,443.60
		37782	5/26/2020	AR022743	FY20- LEVELIZED CHARGE-NAT GAS	$574.97
	AT&T	37739	5/20/2020	138890679-4/14	SERVICE	$38.48
		38013	6/3/2020	138890679-5/14/20	SERVICE	$38.48
	AT&T-CAL NET 2	37783	5/26/2020	000014723197	CALNET3_100MB INTERNET LINE FROM 04/10/20-05/09/20	$623.99
	BAKER & TAYLOR BOOKS	37785	5/26/2020	LS20030033	BOOK	$262.20
	BARBA, FELIX H.	37786	5/26/2020	MAY 2020 REIMB	FIRE- FF2 CERT. FEE AND NAME PLATES REIMBURSEMENTS	$40.00
		37786	5/26/2020	MAY 2020 REIMB	FIRE- FF2 CERT. FEE AND NAME PLATES REIMBURSEMENTS	$64.68
		37786	5/26/2020	MAY 2020 REIMB	FIRE- FF2 CERT. FEE AND NAME PLATES REIMBURSEMENTS	$80.00
	BEATRIZ V. FLORES	37843	5/26/2020	TRVL ON 03/06/2020	A VISION FOR 2020 TRAINING REIMBURSEMENT	$156.21
	BEST BAG COMPANY	37787	5/26/2020	2555	#2555, DOG BAGS FOR P-2 FERTILIZER ROOM	$940.55
	BIG CREEK LUMBER COMPANY	37789	5/26/2020	04/28/2020	MATERIALS	$554.42
	BODY BY HANK	37790	5/26/2020	19226	BODY LABOR	$5,481.40
	BOUND TREE MEDICAL LLC	37791	5/26/2020	83597456	GLOVES	$68.72
	BSN SPORTS INC	37792	5/26/2020	909096788	#909096788, REPLACEMENT FOR FERTILIZER ROOM	$1,203.94
	BURTON'S FIRE APPARATUS, INC.	37793	5/26/2020	48850	PARTS	$32.33
		37793	5/26/2020	78770	PUMP TESTS ON MULTIPLE VEHICLES	$3,000.00
		37793	5/26/2020	48738	PARTS	$136.84

Fund #	Vendor Name	Check #	Invoice Date	Invoice	Invoice Description	Amount
0150	BURTON'S FIRE APPARATUS, INC.	37793	5/26/2020	48350	PARTS	$843.93
	C & N TRACTOR	37794	5/26/2020	04/30/2020	SUPPLIES	$87.69
		37794	5/26/2020	04/30/2020	SUPPLIES	$122.82
		37794	5/26/2020	04/30/2020	SUPPLIES	$174.92
	C2 BUILDERS, INC.	37988	5/27/2020	3230	RAMSAY PARK SOFTBALL FIELD SCO	$5,550.00
	CARNICERIA MILOS MEAT SHOP	37798	5/26/2020	04-2020-017990	REFUND- MEN'S SPRING SOFTBALL LEAGUE 2020	$640.00
	CASA DE LA CULTURA CENTER	37800	5/26/2020	123458	123458 FACE MASKS	$1,248.00
	CENTRAL COAST AUTOBODY PAINT & SUPPLIES	37801	5/26/2020	120527	SUPPLIES- MIRACLE MIST	$43.59
	CENTRAL COAST LANDSCAPE & MAINTENANCE	37802	5/26/2020	20927	LANDSCAPE SERVICE FOR MAY	$2,487.00
	CENTRAL ELECTRIC	37804	5/26/2020	04/30/2020	SERVICE AND PARTS	$9.29
	CENTRAL MEDICAL LABORATORY, INC.	37805	5/26/2020	18229	LAB SERVICES	$80.00
	CHARTER COMMUNICATIONS	38015	6/3/2020	0002463051520	SERVICE	$156.64
		38015	6/3/2020	0002463051520	SERVICE	$30.23
	CHAZ TOWING	37807	5/26/2020	71265	TOW SERVICES	$140.00
		37807	5/26/2020	71269	TOW SERVICES	$233.75
		37807	5/26/2020	71278	VEHICLE REPAIR	$54.00
	CHRIS PEREZ	37808	5/26/2020	04-2020-017987	REFUND- MEN'S BASKETBALL LEAGUE WINTER 2020	$675.00
	CITY CLERKS ASSOCIATION OF CALIFORNIA	37809	5/26/2020	6265	EDUCATION WORKSHOP	$35.00
	CITY OF WATSONVILLE-CASH	38016	6/3/2020	PETTY CASH	PETTY CASH UP UNTIL MAY 2020	$10.00
		38016	6/3/2020	PETTY CASH	PETTY CASH UP UNTIL MAY 2020	$70.00
		38016	6/3/2020	PETTY CASH	PETTY CASH UP UNTIL MAY 2020	$17.98
		38016	6/3/2020	PETTY CASH	PETTY CASH UP UNTIL MAY 2020	$16.75
		38016	6/3/2020	PETTY CASH	PETTY CASH UP UNTIL MAY 2020	$60.42

Fund #	Vendor Name	Check #	Invoice Date	Invoice	Invoice Description	Amount
0150	CITY OF WATSONVILLE-CASH	38016	6/3/2020	PETTY CASH	PETTY CASH UP UNTIL MAY 2020	$69.68
		38016	6/3/2020	PETTY CASH	PETTY CASH UP UNTIL MAY 2020	$90.00
		38016	6/3/2020	PETTY CASH	PETTY CASH UP UNTIL MAY 2020	$90.00
		38016	6/3/2020	PETTY CASH	PETTY CASH UP UNTIL MAY 2020	$108.00
		38016	6/3/2020	PETTY CASH	PETTY CASH UP UNTIL MAY 2020	$9.17
		38016	6/3/2020	PETTY CASH	PETTY CASH UP UNTIL MAY 2020	$21.92
		38016	6/3/2020	PETTY CASH	PETTY CASH UP UNTIL MAY 2020	$32.76
		38016	6/3/2020	PETTY CASH	PETTY CASH UP UNTIL MAY 2020	$25.21
		38016	6/3/2020	PETTY CASH	PETTY CASH UP UNTIL MAY 2020	$4.87
		38016	6/3/2020	PETTY CASH	PETTY CASH UP UNTIL MAY 2020	$12.50
		38016	6/3/2020	PETTY CASH	PETTY CASH UP UNTIL MAY 2020	$52.39
		38016	6/3/2020	PETTY CASH	PETTY CASH UP UNTIL MAY 2020	$4.36
		38016	6/3/2020	PETTY CASH	PETTY CASH UP UNTIL MAY 2020	$2.06
		38016	6/3/2020	PETTY CASH	PETTY CASH UP UNTIL MAY 2020	$5.18
		38016	6/3/2020	PETTY CASH	PETTY CASH UP UNTIL MAY 2020	$53.43
		38016	6/3/2020	PETTY CASH	PETTY CASH UP UNTIL MAY 2020	$10.37
		38016	6/3/2020	PETTY CASH	PETTY CASH UP UNTIL MAY 2020	$25.00
		38016	6/3/2020	PETTY CASH	PETTY CASH UP UNTIL MAY 2020	$40.03
		38016	6/3/2020	PETTY CASH	PETTY CASH UP UNTIL MAY 2020	$19.67
		38016	6/3/2020	PETTY CASH	PETTY CASH UP UNTIL MAY 2020	$30.00
		38016	6/3/2020	PETTY CASH	PETTY CASH UP UNTIL MAY 2020	$10.91
		38016	6/3/2020	PETTY CASH	PETTY CASH UP UNTIL MAY 2020	$39.18
		38016	6/3/2020	PETTY CASH	PETTY CASH UP UNTIL MAY 2020	$22.00
		38016	6/3/2020	PETTY CASH	PETTY CASH UP UNTIL MAY 2020	$20.00
		38016	6/3/2020	PETTY CASH	PETTY CASH UP UNTIL MAY 2020	$28.00
		38016	6/3/2020	PETTY CASH	PETTY CASH UP UNTIL MAY 2020	$37.00

Fund #	Vendor Name	Check #	Invoice Date	Invoice	Invoice Description	Amount
0150	CITY OF WATSONVILLE-CASH	38016	6/3/2020	PETTY CASH	PETTY CASH UP UNTIL MAY 2020	$13.68
		38016	6/3/2020	PETTY CASH	PETTY CASH UP UNTIL MAY 2020	$21.50
		38016	6/3/2020	PETTY CASH	PETTY CASH UP UNTIL MAY 2020	$62.79
		38016	6/3/2020	PETTY CASH	PETTY CASH UP UNTIL MAY 2020	$26.72
		38016	6/3/2020	PETTY CASH	PETTY CASH UP UNTIL MAY 2020	$10.00
		38016	6/3/2020	PETTY CASH	PETTY CASH UP UNTIL MAY 2020	$6.49
		38016	6/3/2020	PETTY CASH	PETTY CASH UP UNTIL MAY 2020	$24.67
		38016	6/3/2020	PETTY CASH	PETTY CASH UP UNTIL MAY 2020	$18.20
		38016	6/3/2020	PETTY CASH	PETTY CASH UP UNTIL MAY 2020	$5.98
		38016	6/3/2020	PETTY CASH	PETTY CASH UP UNTIL MAY 2020	$40.37
		38016	6/3/2020	PETTY CASH	PETTY CASH UP UNTIL MAY 2020	$17.50
		38016	6/3/2020	PETTY CASH	PETTY CASH UP UNTIL MAY 2020	$8.10
		38016	6/3/2020	PETTY CASH	PETTY CASH UP UNTIL MAY 2020	$13.80
		38016	6/3/2020	PETTY CASH	PETTY CASH UP UNTIL MAY 2020	$54.63
		38016	6/3/2020	PETTY CASH	PETTY CASH UP UNTIL MAY 2020	$7.36
	COAST COUNTIES TRUCK & EQUIP	37989	5/27/2020	4/30/2020	TRUCK REPAIR PARTS	$2,951.43
	COBRA PROTECTIVE SERVICES	37811	5/26/2020	10004	#10004, RESTROOM LOCKING SERVICE	$605.00
	CODE PUBLISHING	37812	5/26/2020	66768	66768 MUNICIPAL CODE UPDATE	$565.50
	COMMERCIAL TRUCK COMPANY	37814	5/26/2020	SAL-1044003	PARTS	$55.78
	COUNTY OF SANTA CRUZ COLLECTIONS	37742	5/20/2020	3/1-3/31/2020	PARKING TICKET SURCHARGE	$11,267.50
	COUNTY OF SANTA CRUZ-CLERK OF THE BOARD	37816	5/26/2020	04/21/2020	FILING FEE FOR NOTICE OF EXEMPTION FOR 69-79 LEE R	$50.00
		37816	5/26/2020	04/30/2020	FILING FEE FOR NOTICE OF EXEMPTION FOR 75 LEE ROAD	$50.00
		37816	5/26/2020	05/07/2020	FILING FEE FOR NOTICE OF EXEMPTION FOR 1465 MAIN S	$50.00

Fund #	Vendor Name	Check #	Invoice Date	Invoice	Invoice Description	Amount
0150	COUNTY OF SANTA CRUZ-CLERK OF THE BOARD	37816	5/26/2020	05/08/20	FILING FEE FOR NOTICE OF EXEMPTION FOR 1598 FREEDO	$50.00
	COUNTY OF SANTA CRUZ-ISD	37817	5/26/2020	03.25.2020 QUERY SCA	OPEN QUERY CHARGES	$1,287.01
		37817	5/26/2020	90040-7 01/31/2020	NETWORK ACCESS	$128.00
		37817	5/26/2020	90040-8 02/29/2020	NETWORK ACCESS	$128.00
		37817	5/26/2020	90040-9 03/31/2020	NETWORK ACCESS	$128.00
		37817	5/26/2020	90040-10 04/30/2020	NETWORK ACCESS	$128.00
		37817	5/26/2020	90040-11 05/31/2020	NETWORK ACCESS	$128.00
		37817	5/26/2020	90040-12 06/30/2020	NETWORK ACCESS	$128.00
	CREWSENSE, LLC	37819	5/26/2020	0016676	Quarterly Charges	$355.47
	CRUZIO/THE INTERNET STORE INC.	37820	5/26/2020	B24704-344	INTERNET FOR REMOTE SITES FROM 05/01/30-05/31/2020	$139.90
		37820	5/26/2020	B24704-344	INTERNET FOR REMOTE SITES FROM 05/01/30-05/31/2020	$80.95
		37820	5/26/2020	B24704-344	INTERNET FOR REMOTE SITES FROM 05/01/30-05/31/2020	$74.95
		37820	5/26/2020	B24704-347	INTERNET FOR REMOTE SITES FROM 06/01/20-06/30/20	$139.90
		37820	5/26/2020	B24704-347	INTERNET FOR REMOTE SITES FROM 06/01/20-06/30/20	$80.95
		37820	5/26/2020	B24704-347	INTERNET FOR REMOTE SITES FROM 06/01/20-06/30/20	$74.95
	CSI FORENSIC SUPPLY	37821	5/26/2020	1981	COVID-19 SUPPLIES	$206.32
	CUZICK, MATT	37822	5/26/2020	05/08/2020	VEHICLE MAINTENANCE	$748.00
	D&G SANITATION	37823	5/26/2020	271386	SERVICE	$146.10
	DANIEL ZAVALA	37824	5/26/2020	04-2020-017985	REFUND- MEN'S BASKETBALL WINTER LEAGUE 2020	$675.00

Fund #	Vendor Name	Check #	Invoice Date	Invoice	Invoice Description	Amount
0150	DASH MEDICAL GLOVES	37825	5/26/2020	INV1192694	COVID-19 SUPPLIES- GLOVES	$458.10
		37825	5/26/2020	INV1196374	COVID-19 SUPPLIES- GLOVES	$196.33
		37825	5/26/2020	INV1196775	COVID-19 SUPPLIES- GLOVES	$523.56
	DELTA GLASS	37827	5/26/2020	83715	SERVICE	$25.00
	DEPARTMENT OF JUSTICE	37828	5/26/2020	449231	DOJ FINGERPRINTING	$164.00
	EDUARDO VALADEZ	37831	5/26/2020	4	VEHICLE MAINTENANCE	$884.92
		37831	5/26/2020	5	VEHICLE MAINTENANCE	$147.48
	ELEVATOR SERVICE COMPANY, INC.	37834	5/26/2020	28081	ON CALL MAINTENANCE/SERVICE FO	$437.50
		37834	5/26/2020	28096	ON CALL MAINTENANCE/SERVICE FO	$175.00
		37834	5/26/2020	28101	ON CALL MAINTENANCE/SERVICE FO	$350.00
		37834	5/26/2020	27916	ON CALL MAINTENANCE/SERVICE FO	$400.00
		37834	5/26/2020	27916	ON CALL MAINTENANCE/SERVICE FO	$530.00
		37834	5/26/2020	27916	ON CALL MAINTENANCE/SERVICE FO	$200.00
	EMERYVILLE OCCUPATIONAL MEDICAL CENTER, INC.	37835	5/26/2020	I-30126	PHYSICAL FOR DITANO	$375.00
	ERNESTO'S CLEANING SERVICES	37836	5/26/2020	043020	CUSTODIAL SERVICES FOR MAIN LIBRARY	$3,800.00
	EWING IRRIGATION PRODUCTS, INC.	37838	5/26/2020	9510754	SUPPLIES	$368.95
		37838	5/26/2020	9557322	IRRIGATION SUPPLIES	$119.46
	FASTENAL COMPANY	37839	5/26/2020	CAWAT107361	SUPPLIES	$111.92
		37839	5/26/2020	CAWAT107372	SUPPLIES	$2.95
		37839	5/26/2020	CAWAT107371	SUPPLIES AND PARTS	$381.69
		37839	5/26/2020	CAWAT107293	SUPPLIES	$7.65
		37839	5/26/2020	CAWAT107420	SUPPLIES	$7.08
		37839	5/26/2020	CAWAT107524	PARTS	$12.12
	FIRST ALARM, INC.	37841	5/26/2020	538925	ALARM MONITORING	$267.51

Fund #	Vendor Name	Check #	Invoice Date	Invoice	Invoice Description	Amount
0150	FIRST ALARM, INC.	37841	5/26/2020	517260	ALARM MONITORING AT 120 SECOND ST.	$95.00
		37841	5/26/2020	543121	ALARM SERVICES	$30.00
	GCS ENVIRONMENTAL EQUIPMENT SERVICES	37847	5/26/2020	21362	CAT 290 WATER PUMP	$2,701.49
		37847	5/26/2020	21415	VEHICLE PARTS	$501.83
	GRANITE ROCK COMPANY	37849	5/26/2020	1236145	#1236145, BRIDGE ST CURB REPAIR	$321.59
	GREEN RUBBER-KENNEDY AG	37851	5/26/2020	04/30/2020	SUPPLIES	$424.38
		37851	5/26/2020	04/30/2020	SUPPLIES	$27.36
		37851	5/26/2020	04/30/2020	SUPPLIES	$4.09
		37851	5/26/2020	04/30/2020	SUPPLIES	$4.47
	HARRIS & ASSOCIATES INC.	37853	5/26/2020	44751	Develop LHMP analysis/envirome	$220.00
		37853	5/26/2020	44315	To determine appropriate CEQA	$2,146.25
	HINDERLITER, DE LLAMAS & ASSOCIATES	37855	5/26/2020	0033560-IN	Implementation of a cannabis r	$10,000.00
		37855	5/26/2020	0033599-IN	Implementation of a cannabis r	$1,537.50
		37855	5/26/2020	BAL 0033599-IN	CANNABIS MGMT PROGRAM	$25.00
	HOME DEPOT CREDIT SERVICES	37991	5/27/2020	05/13/2020	SUPPLIES	$79.70
		37991	5/27/2020	05/13/2020	SUPPLIES	$66.36
		37991	5/27/2020	05/13/2020	SUPPLIES	$59.69
		37991	5/27/2020	05/13/2020	SUPPLIES	$148.31
		37991	5/27/2020	05/13/2020	SUPPLIES	$189.40
		37991	5/27/2020	05/13/2020	SUPPLIES	$44.82
		37991	5/27/2020	05/13/2020	SUPPLIES	$64.60
		37991	5/27/2020	05/13/2020	SUPPLIES	$92.20
	IGLESIA ESPERANZA Y VISION PARA LA FAMILIA	37856	5/26/2020	04-2020-017981	REFUND- RAMSAY RENTAL DEPOSIT	$753.00
	INFOSEND, INC.	37857	5/26/2020	163768	163768 OUR TOWN INSERT FEE	$124.08
		37857	5/26/2020	163776	163776 OUR TOWN INSERT FEE	$124.00

Fund #	Vendor Name	Check #	Invoice Date	Invoice	Invoice Description	Amount
0150	JAIME VARELA	37858	5/26/2020	04-2020-017996	REFUND-MEN'S SPRING SOFTBALL LEAGUE	$640.00
	JKA FOUNDATION	37860	5/26/2020	123451	123451 FACE MASKS	$680.00
	JOSE LEAL	37862	5/26/2020	04-2020-017984	REFUND- MEN'S BASKETBALL LEAGUE, WINTER 2020	$675.00
	K & D LANDSCAPING INC.	37863	5/26/2020	57699	GROUNDS MOWING AT PINTO LAKE P	$1,145.00
		37863	5/26/2020	57701	GROUNDS MOWING AT PINTO LAKE P	$1,298.75
		37863	5/26/2020	57700	SERVICE	$1,285.00
		37863	5/26/2020	04-2020-017991	REFUND- MEN'S SPRING SOFTBALL LEAGUE 2020	$640.00
	KARAS TECHNICAL SERVICES	37864	5/26/2020	14714	#14714, SUMMER/FALL GUIDE DESIGN	$2,250.00
	KELLY-MOORE PAINT COMPANY, INC.	37865	5/26/2020	818-00000303327	PAINT	$98.56
		37865	5/26/2020	818-00000303150	PAINT	$152.97
	KME FIRE APPARATUS	37868	5/26/2020	CA 552409	APPARATUS SERVICE	$164.66
	L N CURTIS & SONS	37870	5/26/2020	INV371481	EQUIPMENT AND SUPPLIES	$52.19
		37870	5/26/2020	INV371066	OPERATION EQUIPMENT	$69.36
	LAYER 1 NETWORKS INC.	37872	5/26/2020	31121	OUTLET & CABLE INSTALL FOR PD WORKSTATION	$848.74
		37872	5/26/2020	31221	OUTLET WITH 2 CABLES INSTALL FOR PD CUBICLE	$582.45
	LEAGUE OF CALIFORNIA CITIES	37992	5/27/2020	628496	DUES 2020	$18,427.00
	MARCELA VIRGEN	37877	5/26/2020	123459	123459 FACE MASKS	$2,856.25
	MID VALLEY SUPPLY	37884	5/26/2020	04/30/2020	SUPPLIES	$320.11
		37884	5/26/2020	04/30/2020	SUPPLIES	$1,310.08
		37884	5/26/2020	04/30/2020	SUPPLIES	$1,583.84
		37884	5/26/2020	04/30/2020	SUPPLIES	$804.23
		37884	5/26/2020	04/30/2020	SUPPLIES	$821.68

Fund #	Vendor Name	Check #	Invoice Date	Invoice	Invoice Description	Amount
0150	MUNICIPAL MAINTENANCE EQUIPMENT	37886	5/26/2020	0148326-IN	MOTOR EQUIPMENT	$87.10
	MUNIZ, DEBORAH	37887	5/26/2020	4/24/2020	POSTAGE STAMPS	$16.50
	NPM, INC.	37888	5/26/2020	181352	UST OPERATORS MONTHLY VISUAL INSPECTION	$80.00
		37888	5/26/2020	181139	UST OPERATORS MONTHLY VISUAL INSPECTION OCTOBER 20	$80.00
	ONE TIME VENDOR	37905	5/26/2020	PERMIT 2020-032	REFUND- ENTERTAINMENT PERMIT	$156.00
		37909	5/26/2020	PERMIT #2019-201	REFUND- ENTERTAINMENT PERMIT	$156.00
		37894	5/26/2020	PERMIT#2020-018	REFUND- ENTERTAINMENT PERMIT	$156.00
		37904	5/26/2020	PERMIT#2020-021	REFUND- ENTERTAINMENT PERMIT	$156.00
		37908	5/26/2020	04-2020-017965	REFUND- YOUTH SOCCER	$99.00
		37897	5/26/2020	04-2020-017994	REFUND- MEN'S SPRING SOFTBALL LEAGUE	$50.00
		37895	5/26/2020	04-2020-017699	REFUND- SPORTS: GYMNASTICS, T-BALL, SOCCER, BASKET	$340.00
		37898	5/26/2020	04-2020-017729	REFUND- GYMNASTICS FOR TWO	$308.00
		37892	5/26/2020	04-2020-018003	REFUND- CO-ED SPRING SOFTBALL LEAGUE	$590.00
		37891	5/26/2020	04-2020-017997	REFUND-MEN'S SPRING SOFTBALL LEAGUE	$590.00
		37890	5/26/2020	04-2020-017998	REFUND- MEN'S SPRING SOFTBALL LEAGUE	$590.00
		37907	5/26/2020	04-2020-018001	REFUND- CO-ED VOLLEYBALL LEAGUE	$375.00
		37902	5/26/2020	04-2020-017911	REFUND- YOUTH SOCCER	$99.00
		37903	5/26/2020	04-2020-017999	REFUND- MEN'S SPRING SOFTBALL LEAGUE	$590.00
		37900	5/26/2020	04-2020-018004	REFUND- CO-ED SPRING SOFTBALL LEAGUE	$590.00
		37901	5/26/2020	04-2020-017989	REFUND- MEN'S SPRING SOFTBALL LEAGUE	$590.00

Fund #	Vendor Name	Check #	Invoice Date	Invoice	Invoice Description	Amount
0150	ONE TIME VENDOR	37911	5/26/2020	04-2020-017993	REFUND- MEN'S SPRING SOFTBALL LEAGUE	$590.00
		37910	5/26/2020	04-2020-017881	REFUND- SPRING YOUTH SOCCER	$99.00
		37899	5/26/2020	PERMIT 04/04/2020	ENTERTAINMENT PERMIT REFUND	$156.00
		37896	5/26/2020	04-2020-017907	REFUND- SPRING YOUTH SOCCER	$99.00
		37906	5/26/2020	04-2020-017847	REFUND- YOUTH SOCCER FOR TWO	$198.00
		37893	5/26/2020	03-2020-017682	REFUND- YOUTH SOCCER, ITTY BITTY SOCCER AND BASKET	$190.00
	ORR SAFETY CORPORATION	37912	5/26/2020	INV5106922	COVID-19 SUPPLIES, MASKS FOR WPD	$3,404.01
	OSCAR VALENZUELA	37913	5/26/2020	04-2020-017986	REFUND- MEN'S BASKETBALL LEAGUE WINTER 2020	$675.00
	OSUNA AUTO ELECTRIC & SMALL ENGINE REPAIR	37914	5/26/2020	37339	SUPPLIES	$32.76
		37914	5/26/2020	37434	SPRAYER	$284.03
		37914	5/26/2020	37393	TUBE	$26.37
		37914	5/26/2020	37515	PARTS	$540.58
		37914	5/26/2020	37523	VEHICLE BATTERY SERVICE	$317.69
		37914	5/26/2020	37562	PARTS AND SUPPLIES	$39.31
	PACIFIC CREST ENGINEEERING, INC.	37915	5/26/2020	8327	PROFESSIONAL SERVICES- GEOLOGIST	$2,906.25
	PACIFIC GAS & ELECTRIC	37750	5/20/2020	1553836670-7-5/6	GAS & ELEC	$644.02
		37750	5/20/2020	1553836670-7-5/6	GAS & ELEC	$2,434.49
		37750	5/20/2020	1553836670-7-5/6	GAS & ELEC	$6,447.59
		37750	5/20/2020	1553836670-7-5/6	GAS & ELEC	$12,212.27
		37916	5/26/2020	9656517006-3-5/15	ELEC	$12.68
		37917	5/26/2020	0951393634-5-5/15	ELEC	$38.01
		38003	5/27/2020	7523404092-3-5/14	ELEC	$3,620.50

Fund #	Vendor Name	Check #	Invoice Date	Invoice	Invoice Description	Amount
0150	PACIFIC GAS & ELECTRIC	38001	5/27/2020	0418334151-2-5/18	ELEC	$761.27
		37993	5/27/2020	4048670603-5-5/19	ELEC	$10.09
		37997	5/27/2020	3653340008-5-5/19	ELEC	$19.89
		37994	5/27/2020	4287605895-1-5/20	ELEC	$10.45
	PACIFIC TRUCK PARTS	37751	5/20/2020	5/19/2020	PARTS & REPAIR EQUIP	$8,006.87
	PAJARO VALLEY FABRICATION INC.	37921	5/26/2020	27894	LABOR TO MACHINE SEAL DRIVER	$72.11
		37921	5/26/2020	27901	LABOR TO MANUFACTURE BRACKET	$29.19
	PAJARO VALLEY IRRIGATION	37922	5/26/2020	200045563	#200045563, FOR REPAIRS TO DRIP LINE @ PHASE 1 BRI	$123.90
		37922	5/26/2020	200045500	#200045500, IRRIGATION PARTS FOR PHASE 1 BRIDGE ST	$34.61
	PAJARO VALLEY LOCK SHOP	37923	5/26/2020	04/30/2020	SUPPLIES	$3.59
		37923	5/26/2020	04/30/2020	SUPPLIES	$91.05
		37923	5/26/2020	04/30/2020	SUPPLIES	$76.37
		37923	5/26/2020	04/30/2020	SUPPLIES	$65.50
		37923	5/26/2020	04/30/2020	SUPPLIES	$23.12
		37923	5/26/2020	04/30/2020	SUPPLIES	$93.17
		37923	5/26/2020	04/30/2020	SUPPLIES	$25.07
	PAJARO VALLEY PRINTING	37924	5/26/2020	40344	OUR TOWN NEWSLETTER	$2,288.79
		37924	5/26/2020	40394	POST BINDERS	$583.40
		37924	5/26/2020	40410	COVID-19, AG WORKERS PROTECTION FLYER	$382.38
		37924	5/26/2020	40369	COVID-19 FLYERS, TIPS TO KEEP YOUR FAMILY SAFE	$180.26
		37924	5/26/2020	40317	ENVELOPES AND NOTECARDS	$202.11
		37924	5/26/2020	40370	THANK YOU CARDS	$139.29

Fund #	Vendor Name	Check #	Invoice Date	Invoice	Invoice Description	Amount
0150	PANTHER PROTECTIVE SERVICE	37926	5/26/2020	002/2020-2CPG	VEHICLE AND FOOT PATROL AT 35 W. BEACH ST	$200.00
	PKT WELDING & FABRICATION	37929	5/26/2020	1615	REPAIRS TO TRUCK # 624 - REPAIR BRACKET, FRAME CRA	$255.00
		37929	5/26/2020	1614	REPAIRS TO UNIT# 598-308-12	$170.00
		37929	5/26/2020	1613	REAPIRS TO TRUCK # 570-806-04	$453.87
		37929	5/26/2020	1640	WELD CRACKS REPAIR TO UNIT #570-706-19	$255.00
	PREFERRED TRUCK & EQUIPMENT	37932	5/26/2020	INV00093854	HEIL LIFT ARM ASSEMBLY AND CROSS TUBE F5000 FOR UN	$3,284.07
		37932	5/26/2020	INV00094149	COVER FOR TARP AND TARP TUBE FOR STOCK	$493.42
	QUENCH USA, INC.	37934	5/26/2020	INV02456378	WATER SERVICE	$15.03
		37934	5/26/2020	INV02456378	WATER SERVICE	$15.02
		37934	5/26/2020	INV02456378	WATER SERVICE	$15.02
		37934	5/26/2020	INV02456378	WATER SERVICE	$15.02
	RAIMI + ASSOCIATES, INC.	37936	5/26/2020	20-3562	DOWNTOWN SPECIFIC PLAN, EIR &	$5,531.77
	RAM V. TIPTON	37937	5/26/2020	04-2020-017992	REFUND- MEN'S SPRING SOFTBALL LEAGUE	$640.00
	REBECCA DIAZ	37938	5/26/2020	04-2020-018002	REFUND- CO-ED SOFTBALL LEAGUE 2020	$640.00
	RECORDED BOOKS, INC.	37939	5/26/2020	76636719	LIBRARY SUPPLIES	$110.63
		37939	5/26/2020	76634043	LIBRARY SUPPLIES	$2,500.00
	REFUJIO JUAREZ	37940	5/26/2020	04-2020-017982	REFUND- MEN'S BASKETBALL LEAGUE WINTER 2020	$675.00
	REMOTE SATELLITE SYSTEMS INT'L	37942	5/26/2020	Inv00105781	Monthly Service fees	$146.00
		37942	5/26/2020	106625	MONTHLY SERVICE FEES JUNE 2020 AND AIRTIME APRIL 2	$146.00
	RICARDO ARIAS	37944	5/26/2020	04-2020-017983	REFUND- MEN'S BASKETBALL LEAGUE, WINTER 2020	$675.00
	RICOH USA, INC	37945	5/26/2020	103581433	COPIER RENTAL	$1,201.12

Fund #	Vendor Name	Check #	Invoice Date	Invoice	Invoice Description	Amount
0150	RINCON CONSULTANTS, INC.	37946	5/26/2020	21269	Consultant Services for CEQA r	$1,241.25
	ROBERT CAPOSIO	37947	5/26/2020	04-2020-017988	MEN'S SPRING SOFTBALL LEAGUE REFUND	$640.00
	RUSH TRUCK CENTERS OF CALIFORNIA, INC.	37948	5/26/2020	3019059751	PARTS	$528.86
	SANTA CRUZ COUNTY CONFERENCE & VISITORS COUNCIL	38007	5/27/2020	2ND QTR-2020	TOURISM ASSESSMENT FEE	$48,347.64
	SANTA CRUZ COUNTY OFFICE OF EDUCATION	37950	5/26/2020	05-2020-018108	REFUND- YOUTH CENTER DEPOSIT, ALT. SCHOOLS SPORTS	$143.25
	SANTA CRUZ SENTINEL	37951	5/26/2020	0001211040	#001211040, STRAWBERRY FESTIVAL ADVERTISING	$160.00
	SANTA CRUZ VETERINARY HOSPITAL	37952	5/26/2020	917893	CANINE	$121.59
	SERGIO SILVA	37954	5/26/2020	04-2020-017995	REFUND- MEN'S SPRING SOFTBALL LEAGUE 2020	$640.00
	SILKE COMMUNICATIONS	37957	5/26/2020	95830	#95830, PARKS VEHICLES RADIO REMOVAL	$145.00
		37957	5/26/2020	95829	#95829, PARKS VEHICLE RADIO REMOVAL	$145.00
		37957	5/26/2020	95828	#95828, PARKS VEHICLE RADIO REMOVAL	$145.00
		37957	5/26/2020	95824	#95824, PARKS VEHICLE RADIO REMOVAL	$240.00
		37957	5/26/2020	95827	#95827, PARKS RADIO REMOVAL	$145.00
	SLOAN SAKAI YEUNG & WONG LLP	37958	5/26/2020	43298	FOR PROFESSIONAL SERVICES RENDERED	$1,281.00
	SPECIALTY TRUCK PARTS, INC	37959	5/26/2020	1-91101	U JOINT KIT, GEAR SHOP LABOR, STEERING GEAR FOR UN	$608.77
	STAPLES BUSINESS CREDIT	38023	6/3/2020	1629153695	SUPPLIES	$529.64
		38023	6/3/2020	1629153695	SUPPLIES	$45.41
		38023	6/3/2020	1629153695	SUPPLIES	$46.63
	TARGET SPECIALTY PRODUCTS	37963	5/26/2020	P500110437	#P500110437, GOPHER/MOLE BAIT FOR STOREROOM	$449.02

Fund #	Vendor Name	Check #	Invoice Date	Invoice	Invoice Description	Amount
0150	TARGET SPECIALTY PRODUCTS	37963	5/26/2020	P500096691	#P500096691, FERTILIZER FOR SOCCER/BASEBALL FIELD	$1,617.78
	TAYLOR'S OFFICE CITY	37964	5/26/2020	04/30/2020	SUPPLIES	$559.23
		37964	5/26/2020	04/30/2020	SUPPLIES	$2,803.49
	THE GRUNSKY LAW FIRM LLC	37745	5/20/2020	94070	LEGAL SERVICES	$46.17
		37745	5/20/2020	94070	LEGAL SERVICES	$714.00
		37745	5/20/2020	94069	LEGAL SERVICES	$17,123.34
		37745	5/20/2020	94069	LEGAL SERVICES	$102.00
	THE HOSE SHOP INC.	38009	5/27/2020	4/29/2020	REPAIR SUPPLIES	$119.92
		38009	5/27/2020	4/29/2020	REPAIR SUPPLIES	$1,042.36
	THE MANFRE COMPANY	38026	6/3/2020	1055	COVID-19 SMALL BUSINESS MARKET	$1,000.00
		38026	6/3/2020	1050	COVID-19 SMALL BUSINESS MARKET	$1,000.00
	TINO'S PLUMBING INC	37968	5/26/2020	126792	LABOR AT 231 UNION ST	$203.69
		37968	5/26/2020	125398	SERVICE AT 120 SECOND ST.	$1,475.00
	TIREHUB, LLC	37969	5/26/2020	13728149	TIRES	$347.77
		37969	5/26/2020	13734127	TIRES	$1,650.24
		37969	5/26/2020	13798660	TIRES	$531.36
		37969	5/26/2020	13833067	TIRES	$578.88
		37969	5/26/2020	13721597	TIRES	$1,006.42
		37969	5/26/2020	13749567	TIRES	$607.20
	T-MOBILE USA, INC.	37962	5/26/2020	9397394361	GPS	$102.00
	TORIUMI'S AUTO REPAIR	37970	5/26/2020	90496	LOF SVC PARTS AND LABOR FOR UNIT # 570-103-02	$99.14
		37970	5/26/2020	90500	LOF PARTS AND LABOR FOR UNIT # 510-503-02	$280.05
		37970	5/26/2020	90494	LOF SVC PARTS AND LABOR FOR UNIT# 570-803-02	$400.90
		37970	5/26/2020	90412	LOF SVC LABOR AND PARTS FOR UNIT# 680-203-18	$1,423.05

Fund #	Vendor Name	Check #	Invoice Date	Invoice	Invoice Description	Amount
0150	TOWNSEND AUTO PARTS	38027	6/3/2020	05/01/2020	PARTS AND SUPPLIES	$6.69
		38027	6/3/2020	05/01/2020	PARTS AND SUPPLIES	$695.12
		38027	6/3/2020	05/01/2020	PARTS AND SUPPLIES	$145.59
	TRI COUNTY TROPHY & ENGRAVING	37971	5/26/2020	19-04720	SUPPLIES	$136.56
		37971	5/26/2020	19-04721	SUPPLIES- NAME PLATES	$147.49
	U S BANK CORPORATE PAYMENT SYSTEM	38010	5/27/2020	5607-04/22/2020	RETURN- MISC. OFFICE SUPPLIES	($50.97)
		38010	5/27/2020	5607-04/22/2020	RETURN- LAPTOP CARRY BAG	($27.30)
		38010	5/27/2020	5607-04/22/2020	RETURNED- MISC. OFFICE SUPPLIES	($35.96)
		38010	5/27/2020	8615-04/22/2020	ONLINE MONTHLY SERVICE	$5.00
		38010	5/27/2020	8615-04/22/2020	LAMINATION FILM	$101.95
		38010	5/27/2020	9522- 04/22/2020	OFFICE SUPPLIES	$65.28
		38010	5/27/2020	9522- 04/22/2020	OFFICE SUPPLIES	$26.59
		38010	5/27/2020	9522- 04/22/2020	OFFICE SUPPLIES	$13.08
		38010	5/27/2020	9522- 04/22/2020	STAFF TRAINING	$100.00
		38010	5/27/2020	9522- 04/22/2020	MEMBERSHIP RENEWAL	$295.00
		38010	5/27/2020	9522- 04/22/2020	OFFICE SUPPLIES	$16.38
		38010	5/27/2020	9522- 04/22/2020	REFUND- STAFF TRAINING	($100.00)
		38010	5/27/2020	9464-04/22/2020	HAND SANITIZER	$1,500.00
		38010	5/27/2020	9464-04/22/2020	HAND SANITIZER	$300.00
		38010	5/27/2020	9464-04/22/2020	WET WIPES	$478.21
		38010	5/27/2020	9464-04/22/2020	HAND SANITIZER	$1,143.04
		38010	5/27/2020	9464-04/22/2020	FACE MASKS- SW DIVISION	$2,767.34
		38010	5/27/2020	9464-04/22/2020	PW OPERATIONS KN95 FACE MASKS	$2,260.00

Fund #	Vendor Name	Check #	Invoice Date	Invoice	Invoice Description	Amount
0150	U S BANK CORPORATE PAYMENT SYSTEM	38010	5/27/2020	9464-04/22/2020	VEHICLE MAINTENANCE SHOP-MATERIAL SUPPLIES	$653.38
		38010	5/27/2020	9464-04/22/2020	VOTE SIGNS PROJECT	$654.36
		38010	5/27/2020	6703-04/22/2020	CM DEPT/ADMIN CHECK IN MTG	$46.11
		38010	5/27/2020	6703-04/22/2020	COVID-19 OLD CITY HALL DEPT LUNCH	$70.62
		38010	5/27/2020	6703-04/22/2020	COVID-19 MSC DEPT LUNCH	$70.62
		38010	5/27/2020	6703-04/22/2020	COVID-19 FIRE DEPT STATION 1/2 LUNCH	$150.48
		38010	5/27/2020	6703-04/22/2020	CM DEPT OFFICE SUPPLIES	$35.47
		38010	5/27/2020	6703-04/22/2020	COVID 19-POSTAGE NEWSLETTER BSN	$2,415.00
		38010	5/27/2020	6703-04/22/2020	COVID 19- POSTAGE NEWSLETTER BSN	$175.00
		38010	5/27/2020	6703-04/22/2020	CM DEPT OFFICE SUPPLIES	$86.02
		38010	5/27/2020	6703-04/22/2020	COVID-19 SUPPLIES- FLOOR DECALS	$976.38
		38010	5/27/2020	6703-04/22/2020	COVID-19 SHEETS FOR MASKS	$94.98
		38010	5/27/2020	6703-04/22/2020	COVID-19 CM DEPT OFFICE SUPPLIES	$12.00
		38010	5/27/2020	6703-04/22/2020	CM STAFF LUNCH PREP- COUNCIL MTG	$72.00
		38010	5/27/2020	8557-04/22/2020	MEMBERSHIP RENEWAL- B. FLORES	$85.00
		38010	5/27/2020	8557-04/22/2020	QUERIES	$62.50
		38010	5/27/2020	8557-04/22/2020	COUNCIL HEADSETS- REMOTE MTGS	$190.10
		38010	5/27/2020	8557-04/22/2020	SHIPMENT FEES LAPTOP- COFFMAN G.	$84.46

Fund #	Vendor Name	Check #	Invoice Date	Invoice	Invoice Description	Amount
0150	U S BANK CORPORATE PAYMENT SYSTEM	38010	5/27/2020	8557-04/22/2020	WEBINAR TRAINING- M. FLOREZ	$149.00
		38010	5/27/2020	9097-04/22/2020	STAFF TRAINING	$35.00
		38010	5/27/2020	9097-04/22/2020	STAFF TRAINING	$35.00
		38010	5/27/2020	9097-04/22/2020	CAFR REVIEW	$760.00
		38010	5/27/2020	9097-04/22/2020	PC COMPLIANCE FEE	$236.20
		38010	5/27/2020	9097-04/22/2020	PC COMPLIANCE FEE	$236.20
		38010	5/27/2020	9097-04/22/2020	PC COMPLIANCE FEE	$236.20
		38010	5/27/2020	9097-04/22/2020	PC COMPLIANCE FEE	$236.20
		38010	5/27/2020	9097-04/22/2020	PC COMPLIANCE FEE	$236.20
		38010	5/27/2020	8573-04/22/2020	STAFF BREAKFAST MEETING- DEPT HEADS	$30.75
		38010	5/27/2020	8573-04/22/2020	COVID-19 STAFF LUNCH- POLICE DEPARTMENT	$115.89
		38010	5/27/2020	8573-04/22/2020	NY TIMES SUBSCRIPTION FEES	$4.00
		38010	5/27/2020	8573-04/22/2020	EVENT TKT: 21ST ANNUAL SOUPLINE- GARCIA R.	($38.77)
		38010	5/27/2020	8573-04/22/2020	EVENT TKT: 2020 SKILLICORN-M. HUFFAKER	($100.00)
		38010	5/27/2020	8573-04/22/2020	EVENT TKT:2020 SKILLICORN-T. COFFMAN-GOMEZ	($100.00)
		38010	5/27/2020	8573-04/22/2020	EVENT TKT:2020 SKILLICORN-A. PARKER	($100.00)
		38010	5/27/2020	8573-04/22/2020	COVID-19 SHEETS FOR FACE COVERINGS	$77.52
		38010	5/27/2020	8573-04/22/2020	THE PAJARONIAN SUBSCRIPTION FEES	$75.00

Fund #	Vendor Name	Check #	Invoice Date	Invoice	Invoice Description	Amount
0150	U S BANK CORPORATE PAYMENT SYSTEM	38010	5/27/2020	8573-04/22/2020	EVENT TKT: MATT HUFFAKER	$50.97
		38010	5/27/2020	2625-03/23/2020	CAT6 CABLES FOR PCS NETWORK INSTALL	$71.51
		38010	5/27/2020	2625-03/23/2020	FASTENING TAPE ACCESSORY FOR I.T.	$6.55
		38010	5/27/2020	2625-03/23/2020	DYE FILM FOR PD CARD PRINTER	$68.82
		38010	5/27/2020	2625-03/23/2020	REPLACEMENT UPS BATTERY FOR SOLID WASTE	$54.60
		38010	5/27/2020	2625-03/23/2020	WIRELESS MOUSE FOR J.GEORGES	$23.65
		38010	5/27/2020	2625-03/23/2020	UPS REPLACEMENT BATTERY FOR R.CORTEZ	$27.30
		38010	5/27/2020	2625-03/23/2020	5 PORT SWITCH FOR IT IMAGING	$98.28
		38010	5/27/2020	2625-03/23/2020	USB FLASHDRIVES FOR PROPERTY 8GB	$39.28
		38010	5/27/2020	2625-03/23/2020	USB FLASHDRIVES FOR PROPERTY 16GB	$61.20
		38010	5/27/2020	2625-03/23/2020	USB FLASHDRIVES FOR PROPERTY 32GB	$28.38
		38010	5/27/2020	2625-03/23/2020	SERIAL CABLES FOR IT TECHS	$32.66
		38010	5/27/2020	9478-03/23/2020	PAGING SERVICES	$455.00
		38010	5/27/2020	9478-03/23/2020	RECERT. FEE	$55.00
		38010	5/27/2020	9478-03/23/2020	COVID-19 SUPPLIES	$192.90
		38010	5/27/2020	9478-03/23/2020	COVID-19 SUPPLIES	$415.86
		38010	5/27/2020	9478-03/23/2020	COVID-19 SUPPLIES	$137.50
		38010	5/27/2020	9478-03/23/2020	COVID-19 SUPPLIES	$316.80
		38010	5/27/2020	9478-04/22/2020	REFUND	($137.50)
		38010	5/27/2020	9478-04/22/2020	COVID-19 SUPPLIES	$413.58
		38010	5/27/2020	9478-04/22/2020	COVID-19 SUPPLIES	$376.00

Fund #	Vendor Name	Check #	Invoice Date	Invoice	Invoice Description	Amount
0150	U S BANK CORPORATE PAYMENT SYSTEM	38010	5/27/2020	9478-04/22/2020	SUPPLIES	$43.90
		38010	5/27/2020	9478-04/22/2020	COVID-19 SUPPLIES	$2,492.50
		38010	5/27/2020	9478-04/22/2020	COVID-19 SUPPLIES	$3,821.11
		38010	5/27/2020	9478-04/22/2020	COVID-19 SUPPLIES	$315.00
		38010	5/27/2020	9478-04/22/2020	COVID-19 SUPPLIES	$1,329.37
		38010	5/27/2020	9478-04/22/2020	EQUIPMENT AND SUPPLIES	$222.87
		38010	5/27/2020	6341-04/22/2020	COVID-19 SUPPLIES	$378.19
		38010	5/27/2020	6341-04/22/2020	COVID-19 SUPPLIES	$434.08
		38010	5/27/2020	6341-04/22/2020	OFFICE SUPPLIES	$26.64
		38010	5/27/2020	6341-04/22/2020	COVID-19 SUPPLIES	$160.80
		38010	5/27/2020	6341-04/22/2020	OFFICE SUPPLIES	$23.63
		38010	5/27/2020	6341-04/22/2020	COVID-19 SUPPLIES	$1,664.77
		38010	5/27/2020	6341-04/22/2020	COVID-19 SUPPLIES REFUND	($261.81)
		38010	5/27/2020	6341-04/22/2020	OFFICE SUPPLIES	$155.95
		38010	5/27/2020	6341-04/22/2020	COVID-19 SUPPLIES	$261.81
		38010	5/27/2020	6341-04/22/2020	COVID-19 SUPPLIES	$284.01
		38010	5/27/2020	6341-04/22/2020	COVID-19 SUPPLIES	$2,097.60
		38010	5/27/2020	6341-04/22/2020	DUTY GEAR	$1,006.20
		38010	5/27/2020	6341-04/22/2020	DUTY GEAR	$998.32
		38010	5/27/2020	6341-04/22/2020	DUTY GEAR	$446.57

Fund #	Vendor Name	Check #	Invoice Date	Invoice	Invoice Description	Amount
0150	U S BANK CORPORATE PAYMENT SYSTEM	38010	5/27/2020	6341-04/22/2020	COVID-19 SUPPLIES	$162.78
		38010	5/27/2020	2625-04/22/2020	REPAIR ON BPMS DATABASE	$529.99
		38010	5/27/2020	2625-04/22/2020	12.9 IPAD PRO FOR FIRE DEPT.	$1,095.41
		38010	5/27/2020	2625-04/22/2020	2YR. APPLE CARE FOR FIRE IPAD	$129.00
		38010	5/27/2020	2625-04/22/2020	SPARE EARPHONES FOR COUNCIL/ STAFF	$43.68
		38010	5/27/2020	2625-04/22/2020	EARPHONES FOR TRINA COFFMAN	$21.12
		38010	5/27/2020	2625-04/22/2020	HDMI TO VGA CABLES FOR COUNCIL MEETINGS	$34.07
		38010	5/27/2020	2625-04/22/2020	32GB USB THUMBDRIVE FOR ISD	$12.00
		38010	5/27/2020	2625-04/22/2020	PORTABLE DISPLAY ADAPTERS FOR COUNCIL MEETINGS	$37.15
		38010	5/27/2020	2625-04/22/2020	VIDEO CABLES AND ADAPTERS FOR COUNCIL MEETINGS	$76.64
		38010	5/27/2020	2625-04/22/2020	TABLET STAND FOR COUNCIL MEETING- LOWELL	$40.31
		38010	5/27/2020	2625-04/22/2020	INTERNET CHARGES FOR PINTOLAKE PARK	$144.98
		38010	5/27/2020	2625-04/22/2020	BLUETOOTH SPEAKER FOR ADMIN/COUNCIL MEETINGS	$80.85
		38010	5/27/2020	2625-04/22/2020	FILM DYE FORT ID CARD PRINTER	$157.29
	ULINE	37974	5/26/2020	119230556	SAFETY SUPPLIES	$33.41
		37974	5/26/2020	118291520	COVID-19 SUPPLIES	$77.27
		37974	5/26/2020	118291520	COVID-19 SUPPLIES	$112.23
		37974	5/26/2020	118810594	COVID-19 SUPPLIES- GLOVES	$44.96
		37974	5/26/2020	117771036	COVID-19 SUPPLIES- RESPIRATOR N95 W/ VALVE	$146.78

Fund #	Vendor Name	Check #	Invoice Date	Invoice	Invoice Description	Amount
0150	UPS STORE	37975	5/26/2020	04/30/2020	SERVICES- SHIPPING AND LIVESCANS	$111.00
		37975	5/26/2020	04/30/2020	SERVICES- SHIPPING AND LIVESCANS	$42.32
	VELOCITY TRUCK CENTER	37976	5/26/2020	XA240515608:01	LAMP MARKER LED FLUSH FOR STOCK	$152.60
	VERDE DESIGN, INC.	37977	5/26/2020	7-1915100	Consultant Services,Watsonvill	$3,148.40
		37755	5/20/2020	REISSUE CHECK#37716	INV #6-1915100	$27,244.68
		38028	6/3/2020	NSF FEE	NSF FEE FOR CHECK #37716	$12.00
	VISION RECYCLING	37978	5/26/2020	28726	#287226, MULCH FOR CITY PLAZA	$125.64
	WATSONVILLE BLUEPRINT	37980	5/26/2020	92501	BOND COPY	$206.59
		37980	5/26/2020	92396	BOND COPY	$85.76
	WATSONVILLE FORD	37981	5/26/2020	137465	SERVICE	$339.23
		37981	5/26/2020	137500	PROGRAM KEY	$338.23
	WELLINGTON LAW OFFICES	37983	5/26/2020	25271	CODE ENFORCEMENT AT 595 AIRPOR	$1,218.00
	WEST COAST SECURITY INC.	37984	5/26/2020	05072020-1	SERVICE CALLS TO CIVIC PLAZA, LIBRARY & PD	$477.50
	WESTERN TRUCK CENTER-SAN LEANDRO, CA	37985	5/26/2020	084P7156	UREAHS PARTS FOR UNIT #570-706-05	$307.69
	WEX BANK	37756	5/20/2020	65307428	REACTIVATION FEE	$35.00
	WORKTERRA	37757	5/20/2020	WAT0620	HEALTH BENEFITS JUNE 2020	$606,929.95
	Fund Total					$978,322.99
0202	THE GRUNSKY LAW FIRM LLC	37745	5/20/2020	94069	LEGAL SERVICES	$730.40
	Fund Total					$730.40
0205	ADAMS ASHBY GROUP, INC.	37772	5/26/2020	3071	Professional services related	$1,080.00
	GMS	37848	5/26/2020	711042020	GMS ANNUAL LICENSE & WARRANTY	$456.00
	REGISTER PAJARONIAN	37941	5/26/2020	2020-383076	PUBLIC NOTICE	$394.95

Fund #	Vendor Name	Check #	Invoice Date	Invoice	Invoice Description	Amount
0205	SANTA CRUZ SENTINEL	37951	5/26/2020	0006479714	LEGAL AD FOR 2015-2019 CONSOLIDATED PLAN & 2019-20	$291.20
		37951	5/26/2020	0006479718	LEGAL AD FOR 2015-2019 CONSOLIDATED PLAN & 2019-20	$329.60
	VERDE DESIGN, INC.	37977	5/26/2020	2-1920400	PROFESSIONAL SERVICES- PLAZA RESTROOM	$10,925.00
	Fund Total					$13,476.75
0209	STEWART TITLE OF CALIFORNIA, INC.	38024	6/3/2020	0640723	ESCROW#0640723- 173 TERRY LOOP	$117,500.00
	Fund Total					$117,500.00
0246	CENTRAL COAST SYSTEMS	37803	5/26/2020	17176-20	ELEVATOR INSPECTION AT CIVIC CENTER	$840.00
	PACIFIC GAS & ELECTRIC	37749	5/20/2020	0498528361-5-5/12	GAS & ELEC	$21,035.96
	PANTHER PROTECTIVE SERVICE	37926	5/26/2020	002/2020CPG	SECURITY AT CIVIC PLAZA PARKING	$880.00
	Fund Total					$22,755.96
0260	MONTEREY BAY ECONOMIC PARTNERSHIP	37885	5/26/2020	1825	CONSULTING REGIONAL BROADBAND	$58,871.50
	RAIMI + ASSOCIATES, INC.	37936	5/26/2020	20-3562	DOWNTOWN SPECIFIC PLAN, EIR &	$23,696.17
	RINCON CONSULTANTS, INC.	37946	5/26/2020	20818	PRECONSTRUCTION COMPLIANCE SER	$6,376.75
	U S BANK CORPORATE PAYMENT SYSTEM	38010	5/27/2020	6341-04/22/2020	PAL EVENT: NPAL 2020	$1,000.00
	Fund Total					$89,944.42
0291	EFFICIENT TECHNOLOGY SOLUTIONS, INC.	37832	5/26/2020	2013-732x	3 REPLACEMENT SWITCHES FOR LIBRARY	$19,571.70
		37832	5/26/2020	2013-734x	TWO 48 PORT SWITCHES FOR LIBRARY	$13,047.80
	Fund Total					$32,619.50
0305	ACE HARDWARE	38011	6/3/2020	04/30/2020	SUPPLIES	$139.70
	BEAR ELECTRICAL SOLUTIONS INC.	38014	6/3/2020	9856	ANNUAL TRAFFIC SIGNAL MAINTENA	$2,125.00
		38014	6/3/2020	9450	ANNUAL TRAFFIC SIGNAL MAINTENA	$2,125.00

Fund #	Vendor Name	Check #	Invoice Date	Invoice	Invoice Description	Amount
0305	BEAR ELECTRICAL SOLUTIONS	38014	6/3/2020	10204	ANNUAL TRAFFIC SIGNAL MAINTENA	$3,975.00
	PACIFIC CREST ENGINEEERING, INC.	37915	5/26/2020	8343	GEOTECHNICAL PROFESSIONAL SERVICES	$612.50
	PACIFIC GAS & ELECTRIC	37750	5/20/2020	1553836670-7-5/6	GAS & ELEC	$1,652.33
		37918	5/26/2020	1413903318-8-5/14	ELEC	$72.69
		37998	5/27/2020	1039376060-7-5/20	ELEC	$92.26
		38000	5/27/2020	7294900587-9-5/20	ELEC	$223.37
		38002	5/27/2020	1965495282-9-5/14	ELEC	$1,335.62
		38005	5/27/2020	0909726970-9-5/15	ELEC	$12,025.37
	REGISTER PAJARONIAN	37941	5/26/2020	2020-382692	ORDER 2020-382692- ADVERTISING FOR SEALED BIDS	$518.08
	U S BANK CORPORATE PAYMENT SYSTEM	38010	5/27/2020	9464-04/22/2020	TRAFFIC OPS SUPPLIES AND MATERIALS	$275.20
	Fund Total					$25,172.12
0309	CRUZIO/THE INTERNET STORE INC.	37820	5/26/2020	B24704-344	INTERNET FOR REMOTE SITES FROM 05/01/30-05/31/2020	$99.95
		37820	5/26/2020	B24704-347	INTERNET FOR REMOTE SITES FROM 06/01/20-06/30/20	$99.95
	ELEVATOR SERVICE COMPANY, INC.	37834	5/26/2020	28096	ON CALL MAINTENANCE/SERVICE FO	$437.50
		37834	5/26/2020	28077	ON CALL MAINTENANCE/SERVICE FO	$1,050.00
		37834	5/26/2020	27916	ON CALL MAINTENANCE/SERVICE FO	$520.00
		37834	5/26/2020	27916	ON CALL MAINTENANCE/SERVICE FO	$400.00
	PACIFIC GAS & ELECTRIC	37750	5/20/2020	1553836670-7-5/6	GAS & ELEC	$4,479.94
	PANTHER PROTECTIVE SERVICE	37926	5/26/2020	005-2020CG	Patrolling of Beach Street Par	$1,986.00
	U S BANK CORPORATE PAYMENT SYSTEM	38010	5/27/2020	9097-04/22/2020	PC COMPLIANCE FEE	$236.20
	Fund Total					$9,309.54

Fund #	Vendor Name	Check #	Invoice Date	Invoice	Invoice Description	Amount
0310	BEWLEY'S CLEANING, INC.	37788	5/26/2020	008695	JANITORIAL SERVICES FOR PAL	$467.75
		37788	5/26/2020	008636	JANITORIAL SERVICES FOR PAL	$467.75
	CHARTER COMMUNICATIONS	38015	6/3/2020	0002463051520	SERVICE	$219.19
	CITY OF WATSONVILLE-CASH	38016	6/3/2020	PETTY CASH	PETTY CASH UP UNTIL MAY 2020	$21.77
		38016	6/3/2020	PETTY CASH	PETTY CASH UP UNTIL MAY 2020	$22.77
	CRUZIO/THE INTERNET STORE INC.	37820	5/26/2020	B24704-344	INTERNET FOR REMOTE SITES FROM 05/01/30-05/31/2020	$499.00
		37820	5/26/2020	B24704-344	INTERNET FOR REMOTE SITES FROM 05/01/30-05/31/2020	$69.95
		37820	5/26/2020	B24704-347	INTERNET FOR REMOTE SITES FROM 06/01/20-06/30/20	$499.00
		37820	5/26/2020	B24704-347	INTERNET FOR REMOTE SITES FROM 06/01/20-06/30/20	$69.95
	LEXIS NEXIS RISK SOLUTIONS FL INC.	37873	5/26/2020	805914-20200430	DORS	$708.33
	PACIFIC GAS & ELECTRIC	37999	5/27/2020	9925942904-3-5/19	ELEC	$133.33
	THE GRUNSKY LAW FIRM LLC	37745	5/20/2020	94069	LEGAL SERVICES	$71.40
		37745	5/20/2020	94069	LEGAL SERVICES	$71.40
	U S BANK CORPORATE PAYMENT SYSTEM	38010	5/27/2020	6341-04/22/2020	PERSONNEL REG CHARGE	$546.00
		38010	5/27/2020	6341-04/22/2020	PERSONNEL REG REFUND	($2,109.00)
		38010	5/27/2020	6341-04/22/2020	PERSONNEL REG REFUND	($150.00)
		38010	5/27/2020	6341-04/22/2020	TRAVEL HOTEL REFUND	($1,439.31)
		38010	5/27/2020	6341-04/22/2020	PERSONNEL REG CHARGE	$375.00
		38010	5/27/2020	6341-04/22/2020	TRAVEL HOTEL CHARGE	$632.43
		38010	5/27/2020	6341-04/22/2020	OFFICE SUPPLIES	$79.80

Fund #	Vendor Name	Check #	Invoice Date	Invoice	Invoice Description	Amount
0310	Fund Total					$1,256.51
0312	COUNTY OF SANTA CRUZ-PLANNING DEPT	38018	6/3/2020	APN05209141	ENVIRON DEV FEE LEE RD TRAIL	$21,228.00
	HARRIS & ASSOCIATES INC.	37853	5/26/2020	44781	ENVIRONMENTAL CONSULT SERVICES	$4,993.75
	Fund Total					$26,221.75
0347	AZCO SUPPLY, INC.	37784	5/26/2020	277048	TRAFFIC SIGAL POLES BEACH ST/O	$2,777.14
		37784	5/26/2020	277098	TRAFFIC SIGAL POLES BEACH ST/O	$34,662.84
	Fund Total					$37,439.98
0354	ACE HARDWARE	38011	6/3/2020	04/30/2020	SUPPLIES	$157.24
	K & D LANDSCAPING INC.	37863	5/26/2020	57697	SERVICE	$849.00
	PACIFIC GAS & ELECTRIC	37996	5/27/2020	0541697410-2-5/18	ELEC	$13.27
		37995	5/27/2020	6312050406-1-5/18	ELEC	$10.81
	Fund Total					$1,030.32
0710	4 LESS TERMITE INC.	37769	5/26/2020	79521	TERMITE SERVICE	$1,570.00
	ACE HARDWARE	38011	6/3/2020	04/30/2020	SUPPLIES	$489.10
		38011	6/3/2020	04/30/2020	SUPPLIES	$2,473.81
		38011	6/3/2020	04/30/2020	SUPPLIES	$75.83
		38011	6/3/2020	04/30/2020	SUPPLIES	$4.36
		38011	6/3/2020	04/30/2020	SUPPLIES	$193.79
		38011	6/3/2020	04/30/2020	SUPPLIES	$157.23
	AIR SYSTEMS	37775	5/26/2020	210011858	SERVICE CALL-REPLACED VFD	$2,348.00
	AIRGAS USA, LLC	37776	5/26/2020	9970707053	LAB SUPPLIES	$34.52
	ALEXANDER BREWSTER	37778	5/26/2020	BOOT REIMB FY19/20	PW- BOOT REIMBURSEMENT	$185.70
	ARRIAGA, JOHN	37780	5/26/2020	8257	CONSULTANT FOR LEGISLATIVE SER	$625.00
	BIG CREEK LUMBER COMPANY	37789	5/26/2020	04/28/2020	MATERIALS	$57.86

Fund #	Vendor Name	Check #	Invoice Date	Invoice	Invoice Description	Amount
0710	CENTRAL ELECTRIC	37804	5/26/2020	04/30/2020	SERVICE AND PARTS	$410.86
	CHARTER COMMUNICATIONS	37806	5/26/2020	0595074051620	INTERNET CHARGES FOR NATURE CENTER FR MAY-06/15/20	$79.97
	CITY OF WATSONVILLE-CASH	38016	6/3/2020	PETTY CASH	PETTY CASH UP UNTIL MAY 2020	$24.00
		38016	6/3/2020	PETTY CASH	PETTY CASH UP UNTIL MAY 2020	$12.00
		38016	6/3/2020	PETTY CASH	PETTY CASH UP UNTIL MAY 2020	$15.04
		38016	6/3/2020	PETTY CASH	PETTY CASH UP UNTIL MAY 2020	$18.00
	DELL MARKETING L.P.	37826	5/26/2020	10392055018	MONITORS FOR PW STAFF	$2,417.96
	DIRECT TV LLC	37830	5/26/2020	37406835961	INVOICE #37406835961	$136.24
	DOWNTOWN FORD SALES	37990	5/27/2020	314613	UTILITY TRUCK FOR WASTEWATER C	$54,984.26
	EUROFINS/EATON ANALYTICAL, INC.	37837	5/26/2020	L0511136	WATER SAMPLING	$480.00
	FASTENAL COMPANY	37839	5/26/2020	CAWAT107276	SUPPLIES- CHAIN	$1,957.40
	FISHER SCIENTIFIC	37842	5/26/2020	8278745	LAB SUPPLIES	$126.35
		37842	5/26/2020	8278746	LAB SUPPLIES	$161.16
		37842	5/26/2020	8041526	LAB SUPPLIES	$212.83
	FLSMIDTH INC.	37844	5/26/2020	923694003	PURCHASE OF REBUILT KIT FOR MI	$353.97
	GAVILAN CRANE & RIGGING, INC.	37846	5/26/2020	6764A	PUMP SUPPLIES	$1,360.00
	GREEN LINE	37850	5/26/2020	14615517	LABOR TO TRUCK	$900.00
	GREEN RUBBER-KENNEDY AG	37851	5/26/2020	04/30/2020	SUPPLIES	$45.55
		37851	5/26/2020	04/30/2020	SUPPLIES	$105.03
		37851	5/26/2020	04/30/2020	SUPPLIES	$6.28
	HARRIS & ASSOCIATES INC.	37853	5/26/2020	44755	GRANT DEVELOPMENT ASSISTANCE	$10,524.50
	HOME DEPOT CREDIT SERVICES	37991	5/27/2020	05/13/2020	SUPPLIES	$130.86
	JIMMIE A. LITTRELL	38020	6/3/2020	APRIL 2020	DEVELOPMENT OF RWF CONTIGENCY	$2,700.00
		38020	6/3/2020	MARCH 2020	DEVELOPMENT OF RWF CONTIGENCY	$450.00

Fund #	Vendor Name	Check #	Invoice Date	Invoice	Invoice Description	Amount
0710	KEMIRA WATER SOLUTIONS, INC.	37866	5/26/2020	9017673850	WWTF FERRIC CHLORIDE SUPPLY	$8,658.60
	KJ WOODS CONSTRUCTION INC	37867	5/26/2020	4	AIRPORT FREEDOM TRUNK SEWER RP	$809,177.95
	LIFE TECHNOLOGIES CORPORATION	37874	5/26/2020	77077282	LAB SUPPLIES	$1,325.37
	MCCAMPBELL ANALYTICAL, INC.	37880	5/26/2020	2005313	INVOICE #2005313 COMPLIANCE TTO SAMPLING	$1,117.00
	MCMASTER CARR	37881	5/26/2020	38875586	METERING PUMP FOR CHEMICALS	$589.16
	MERCURY METALS INC	37882	5/26/2020	13164	SUPPLIES	$41.27
	MICHAEL WAGONER	37883	5/26/2020	BOOT REIMB FY19/20	PW- BOOT REIMBURSEMENT	$174.75
	MID VALLEY SUPPLY	37884	5/26/2020	04/30/2020	SUPPLIES	$31.46
	OSUNA AUTO ELECTRIC & SMALL ENGINE REPAIR	37914	5/26/2020	37546	VEHICLE SUPPLIES	$43.69
	PACIFIC GAS & ELECTRIC	38006	5/27/2020	1283243089-1-5/20	ELEC	$31,067.71
	PAJARO VALLEY PRINTING	37924	5/26/2020	40345	MONTHLY NEWSLETTER	$2,611.08
		37924	5/26/2020	40396	MOBILE WASTE HAULER REPORT FORMS	$1,054.26
	PAN-PACIFIC SUPPLY	37925	5/26/2020	29605078	WATER PUMP SUPPLIES	$1,517.15
		37925	5/26/2020	29605036	WATER PUMP SUPPLIES	$1,520.60
	PENINSULA PEST MANAGEMENT, INC.	37928	5/26/2020	13814	INVOICE #13814 IMIDACLOPRID BASAL SUBSURFACE SO	$3,498.00
	POLYDYNE INC.	37930	5/26/2020	1452485	POLYMER	$7,149.69
		37930	5/26/2020	1454070	POLYMER	$5,409.45
	RAFTELIS FINANCIAL CONSULTANTS, INC.	37935	5/26/2020	15157	UTILITY ENTERPRISE ANALYSIS AN	$480.00
	SAN JOSE BOILER WORKS	37949	5/26/2020	10121	PARTS FOR BOILER	$288.59
	SIGMA-ALDRICH RTC	37956	5/26/2020	550472197	LAB SUPPLIES	$168.26
	SST CONSTRUCTION, LLC	37960	5/26/2020	83255	CITYWIDE SOLAR MAINTENANCE CON	$750.00

Fund #	Vendor Name	Check #	Invoice Date	Invoice	Invoice Description	Amount
0710	TANNER PACIFIC, INC.	38008	5/27/2020	220-041	INSPECTION SERVICES FOR ROACHE	$27,887.50
		38008	5/27/2020	220-042	INSPECTION SERVICES FOR ROACHE	$7,000.00
	TAYLOR'S OFFICE CITY	37964	5/26/2020	04/30/2020	SUPPLIES	$295.83
	TELLEZ, RUBEN	37965	5/26/2020	05/12/2020	PW- REIMBURSEMENT, WORK TRUCK PICK UP IN FAIRFIELD	$91.48
	THATCHER COMPANY, INC.	37967	5/26/2020	274966	ALUMINUM SULFATE SUPPLY AND DE	$4,315.19
		37967	5/26/2020	275011	ALUMINUM SULFATE SUPPLY AND DE	$4,309.54
		37967	5/26/2020	275117	ALUMINUM SULFATE SUPPLY AND DE	$4,074.60
	THE GRUNSKY LAW FIRM LLC	37745	5/20/2020	94069	LEGAL SERVICES	$1,795.20
		37745	5/20/2020	94069	LEGAL SERVICES	$448.80
	TINO'S PLUMBING INC	37968	5/26/2020	125224	BACKFLOW DEVICE TESTS	$240.00
	TRI-COUNTY FIRE PROTECTION INC	37972	5/26/2020	52317	SERVICE	$89.28
	TRITON CONSTRUCTION INC.	37973	5/26/2020	17148	INVOICE #17148 DESIGNATED OPERATOR SERVICES	$100.00
	U S BANK CORPORATE PAYMENT SYSTEM	38010	5/27/2020	3055-04/22/2020	MEMBERSHIP DUES- C. DI RENZO	$235.00
		38010	5/27/2020	3055-04/22/2020	OFFICE SUPPLIES	$84.44
		38010	5/27/2020	8557-04/22/2020	JOB ADVERTISEMENT	$325.00
		38010	5/27/2020	8557-04/22/2020	JOB ADVERTISEMENT	$290.00
		38010	5/27/2020	8557-04/22/2020	JOB ADVERTISEMENT	$200.00
		38010	5/27/2020	2625-03/23/2020	GROWINWATSONVILLE-WEB HOSTING RENEWAL	$36.34
		38010	5/27/2020	2625-03/23/2020	INTERNET CHARGES FOR NATURE CENTER	$79.97
		38010	5/27/2020	2625-03/23/2020	APPLE CARE FOR A.CEBADA IMAC	$119.00
		38010	5/27/2020	2625-03/23/2020	FINALCUT PRO SOFTWARE FOR IMAC-AMY C	$299.99

Fund #	Vendor Name	Check #	Invoice Date	Invoice	Invoice Description	Amount
0710	U S BANK CORPORATE PAYMENT SYSTEM	38010	5/27/2020	2625-03/23/2020	IMAC DESKTOP 3.1 GHZ -32GB RAM-5TB HD-A.CEBADA	$2,964.58
		38010	5/27/2020	4782-04/22/2020	ONLINE TRAINING FOR STAFF	$199.00
		38010	5/27/2020	4782-04/22/2020	ITEMS FOR TRAINING FOR WATER SERVICES STAFF	$668.12
		38010	5/27/2020	4782-04/22/2020	WEBINAR CLASS FOR STAFF	$139.00
	VWR INTERNATIONAL IN	37979	5/26/2020	8089911858	LAB SUPPLIES	$28.09
		37979	5/26/2020	8089914289	LAB SUPPLIES	$143.78
		37979	5/26/2020	8089909465	LAB SUPPLIES	$116.34
		37979	5/26/2020	8089911859	LAB SUPPLIES	$55.89
		37979	5/26/2020	8801006401	LAB SUPPLIES	$271.66
	WECO INDUSTRIES	37982	5/26/2020	0045526-IN	CABLE ASSY	$252.12
	YOURSERVICESOLUTIONS.COM INC.	37987	5/26/2020	200551	ROOF REPAIRS	$4,747.00
	Fund Total					$1,024,404.24
0720	ACE HARDWARE	38011	6/3/2020	04/30/2020	SUPPLIES	$181.70
		38011	6/3/2020	04/30/2020	SUPPLIES	$105.86
		38011	6/3/2020	04/30/2020	SUPPLIES	$512.89
		38011	6/3/2020	04/30/2020	SUPPLIES	$486.57
	ARRIAGA, JOHN	37780	5/26/2020	8257	CONSULTANT FOR LEGISLATIVE SER	$625.00
	ASSOCIATION OF BAY AREA GOVERNMENTS	37782	5/26/2020	AR022743	FY20- LEVELIZED CHARGE-NAT GAS	$3,162.30
	AT&T	37739	5/20/2020	138890679-4/14	SERVICE	$38.48
		37739	5/20/2020	138890679-4/14	SERVICE	$38.48
		38013	6/3/2020	138890679-5/14/20	SERVICE	$38.48
		38013	6/3/2020	138890679-5/14/20	SERVICE	$38.48
	BIG CREEK LUMBER COMPANY	37789	5/26/2020	04/28/2020	MATERIALS	$50.10

Fund #	Vendor Name	Check #	Invoice Date	Invoice	Invoice Description	Amount
0720	CALCON SYSTEMS, INC	37795	5/26/2020	46696	SERVICE CALL	$290.00
	CALIFORNIA ASSOCIATION OF MUTUAL WATER COMPANIES	37796	5/26/2020	027	INVOICE #027 COMMUNITY WATER SYSTEMS ALLIANCE PO	$5,000.00
	CAROLLO ENGINEERS, INC.	37799	5/26/2020	0187248	WATER SYSTEM MASTER PLAN	$20,750.25
		37799	5/26/2020	0184591	WATER SYSTEM MASTER PLAN	$13,283.56
	CENTRAL COAST LANDSCAPE & MAINTENANCE	37802	5/26/2020	20925	LANDSCAPE MAINTENANCE	$627.00
	CENTRAL ELECTRIC	37804	5/26/2020	04/30/2020	SERVICE AND PARTS	$49.80
	CHARTER COMMUNICATIONS	38015	6/3/2020	0002463051520	SERVICE	$136.67
		38015	6/3/2020	0002463051520	SERVICE	$30.23
		38015	6/3/2020	0002463051520	SERVICE	$30.23
		38015	6/3/2020	0002463051520	SERVICE	$30.24
		38015	6/3/2020	0002463051520	SERVICE	$94.87
	CITY OF WATSONVILLE-CASH	38016	6/3/2020	PETTY CASH	PETTY CASH UP UNTIL MAY 2020	$90.00
		38016	6/3/2020	PETTY CASH	PETTY CASH UP UNTIL MAY 2020	$45.00
	CONTE'S GENERATOR SERVICE	37815	5/26/2020	83517	INVOICE #83517 ANNUAL SERVICE ON EMERGENCY GENE	$1,600.00
		37815	5/26/2020	83520	INVOICE #83520 SERVICE AT WELL #2	$1,700.00
		37815	5/26/2020	83514	INVOICE #83514 ANNUAL SERVICE ON EMERGENCY GENER	$1,600.00
		37815	5/26/2020	83519	INVOICE #83519 ANNUAL SERVICE ON EMERGENCY GENER	$1,600.00
		37815	5/26/2020	83525	INVOICE #83525 MAINTENANCE ON LIGHTHOUSE	$1,700.00
		37815	5/26/2020	83516	INVOICE #83516 ANNUAL SERVICE ON EMERGENCY GENE	$1,600.00
		37815	5/26/2020	83522	INVOICE #83522 MAINTENANCE AT WELL 7	$1,725.00
		37815	5/26/2020	83515	INVOICE #83515 ANNUAL SERVICE ON EMERGENCY GEN	$1,600.00

Fund #	Vendor Name	Check #	Invoice Date	Invoice	Invoice Description	Amount
0720	CONTE'S GENERATOR SERVICE	37815	5/26/2020	83521	INVOICE#83521 MAINTENANCE OF WELL 8	$2,025.00
		37815	5/26/2020	83523	INVOICE #83523 MAINTENANCE AT WELL 10	$1,725.00
		37815	5/26/2020	83518	INVOICE #83518 ANNUAL SERVICE ON EMERGENCY GENE	$1,600.00
		37815	5/26/2020	83524	INVOICE #83524 MAINTENANCE AT WELL 15	$1,725.00
	CRUZIO/THE INTERNET STORE INC.	37820	5/26/2020	B24704-344	INTERNET FOR REMOTE SITES FROM 05/01/30-05/31/2020	$99.95
		37820	5/26/2020	B24704-347	INTERNET FOR REMOTE SITES FROM 06/01/20-06/30/20	$99.95
	DIAMOND D COMPANY	37829	5/26/2020	4235	CITYWIDE SIDEWALK REPAIR PROJE	$13,340.13
		37829	5/26/2020	4237	CITYWIDE SIDEWALK REPAIR PROJE	$180.00
		37829	5/26/2020	4238	CITYWIDE SIDEWALK REPAIR PROJECT	$480.00
		37829	5/26/2020	4239	CITYWIDE SIDEWALK REPAIR PROJE	$914.50
		37829	5/26/2020	4240	CITYWIDE SIDEWALK REPAIR PROJE	$1,256.25
		37829	5/26/2020	4241	CITYWIDE SIDEWALK REPAIR PROJE	$375.00
		37829	5/26/2020	4242	CITYWIDE SIDEWALK REPAIR PROJE	$1,080.00
		37829	5/26/2020	4243	CITYWIDE SIDEWALK REPAIR PROJE	$1,675.00
		37829	5/26/2020	4244	CITYWIDE SIDEWALK REPAIR PROJE	$1,945.13
		37743	5/20/2020	REISSUE CHECK #37494	CITYWIDE SIDEWALK REPAIR PROJE	$3,071.88
		37743	5/20/2020	REISSUE CHECK #37494	CITYWIDE SIDEWALK REPAIR PROJE	$1,239.50
	EWING IRRIGATION PRODUCTS, INC.	37838	5/26/2020	9542738	DRIP IRRIGATION SUPPLIES FOR BRIDGE ST.	$1,166.41
	FMG	37845	5/26/2020	991143	INV#991143 MILLING MACHINE & LEEBOY PAVER FOR WEST	$10,175.00
	GREEN RUBBER-KENNEDY AG	37851	5/26/2020	04/30/2020	SUPPLIES	$84.30
		37851	5/26/2020	04/30/2020	SUPPLIES	$67.18

Fund #	Vendor Name	Check #	Invoice Date	Invoice	Invoice Description	Amount
0720	HACH COMPANY	37852	5/26/2020	11945338	PARTS	$3,000.00
	HERC RENTALS INC.	37854	5/26/2020	31414686-001	INV#31414686-001 ROLLER TRENCH	$1,323.70
	HOME DEPOT CREDIT SERVICES	37991	5/27/2020	05/13/2020	SUPPLIES	$316.03
		37991	5/27/2020	05/13/2020	SUPPLIES	$382.44
	INFOSEND, INC.	37857	5/26/2020	171415	UTILITY BILLING	$4,817.74
		37857	5/26/2020	171735	UTILITY BILLING	$1,216.94
	JASON MATSON	37859	5/26/2020	41201, REBATE	2 QUALIFYING TOILET REBATES @ 360 BROWNS VALLEY RD	$200.00
	KELLY-MOORE PAINT COMPANY, INC.	37865	5/26/2020	818-00000303841	PAINT	$384.83
	KRISTY BOBEDA	37869	5/26/2020	03463	ONE QUALIFING CLOTHES WASHER REBATE @ 115 ROGER ST	$100.00
	LA SELVA	37871	5/26/2020	4964	TREE SERVICE AND REMOVAL	$500.00
	LUCILA MORALES	37875	5/26/2020	08147	1 QUALIFYING HIGH EFFICIENCY CLOTHES WASHER REBATE	$100.00
	M&M BACKFLOW & METER MAINTENANCE	37876	5/26/2020	INV#000896	INV#000896 3"EVO Q4 METER W/CUBIC FT, TEST REPORT,	$2,308.71
	MARTHA MACARIO	37878	5/26/2020	28552	1 QUALIFYING TOILET REBATE @ 206 BROOKHAVEN LN ACC	$100.00
	MARY LOU/ DENNIS D'ANDREA	37879	5/26/2020	41199	1 QUALIFYING HIGH EFFICIENCY CLOTHES WASHER REBATE	$100.00
	MID VALLEY SUPPLY	37884	5/26/2020	04/30/2020	SUPPLIES	$31.45
	PACIFIC GAS & ELECTRIC	37750	5/20/2020	1553836670-7-5/6	GAS & ELEC	$27.86
		37919	5/26/2020	8257828808-4-5/15	ELEC	$8,974.73
	POWER ENGINEERS, INC.	37931	5/26/2020	352652	CONSULTANT SERVICES FOR CITYWO	$4,152.50
	RAFTELIS FINANCIAL CONSULTANTS, INC.	37935	5/26/2020	15157	UTILITY ENTERPRISE ANALYSIS AN	$645.00
	SECURITY SHORING AND STEEL PLATES INC.	37953	5/26/2020	155539	INV#155539 8X20 STEEL PLATE FOR E LAKE & BECK 4/29	$215.00
		37953	5/26/2020	1540491	INV#1540491 LIFTING EYE & 5X10 STEEL PLATE USED AT	$153.00

Fund #	Vendor Name	Check #	Invoice Date	Invoice	Invoice Description	Amount
0720	SECURITY SHORING AND STEEL PLATES INC.	37953	5/26/2020	153888K	INV#153888K 6X10 STEEL PLATES USED AT PENNSYLVANIA	$1,994.00
		37953	5/26/2020	153900K	INV#153900K 8X12 STEEL PLATE USED AT GREEN VALLEY	$153.00
		37953	5/26/2020	154360G	INV#154360G 6X10 STEEL PLATE USED AT CENTER & BECK	$1,080.00
		37953	5/26/2020	154370G	INV#154370G 6X10 STEEL PLATES USED AT CENTER & BEC	$648.00
		37953	5/26/2020	154422G	INV#154422G 6X10 STEEL PLATE USED AT CENTER & BECK	$108.00
	SENSUS USA	38022	6/3/2020	ZA20208700	800 520M SINGLE PORT SMARTPOIN	$98,762.00
	TAYLOR'S OFFICE CITY	37964	5/26/2020	04/30/2020	SUPPLIES	$123.96
		37964	5/26/2020	04/30/2020	SUPPLIES	$718.07
	TERRA X PEST SERVICE, INC.	37966	5/26/2020	35629	INV#35629 425 SET UP SERVICE APRIL 2020	$425.00
	THATCHER COMPANY, INC.	37967	5/26/2020	273987	CHLORINE	$2,614.48
		37967	5/26/2020	273988	CREDIT FOR EMPTIES	($900.00)
		37967	5/26/2020	273985	CHLORINE	$2,614.48
		37967	5/26/2020	273986	CREDIT FOR EMPTIES	($750.00)
		37967	5/26/2020	275079	CREDIT FOR EMPTIES, INV. #275079	($1,050.00)
		37967	5/26/2020	275078	CHLORINE	$2,551.98
	THE DIG SAFE BOARD PROGRAM	38025	6/3/2020	1324942019DIG	1324942019DIG AND 1324942019DIG- LF	$1,731.43
	THE GRUNSKY LAW FIRM LLC	37745	5/20/2020	94069	LEGAL SERVICES	$1,050.00
	TOWNSEND AUTO PARTS	38027	6/3/2020	05/01/2020	PARTS AND SUPPLIES	$19.04
	U S BANK CORPORATE PAYMENT SYSTEM	38010	5/27/2020	9097-04/22/2020	PC COMPLIANCE FEE	$236.20
		38010	5/27/2020	4782-04/22/2020	OSHA TRAINING FOR WATER SERVICES STAFF	$2,250.00
	UPS STORE	37975	5/26/2020	04/30/2020	SERVICES- SHIPPING AND LIVESCANS	$24.69

Fund #	Vendor Name	Check #	Invoice Date	Invoice	Invoice Description	Amount
0720	VISION RECYCLING	37978	5/26/2020	AP100644	#AP100644, MULCH FOR BRIDGE ST. LANDSCAPING	$1,032.41
		37978	5/26/2020	AP-16046	#AP-16046, MULCH FOR BRIDGE ST. LANDSCAPING	$2,113.99
		37978	5/26/2020	AP-16037	#AP-16037, MULCH FOR BRIDGE ST. LANDSCAPING	$1,409.33
	Fund Total					$251,196.36
0730	AT&T	37740	5/20/2020	831 724-4877 208 4-5	SERVICE	$120.12
	C & N TRACTOR	37794	5/26/2020	04/30/2020	SUPPLIES	$45.23
	CHARTER COMMUNICATIONS	37741	5/20/2020	0275481051120	SERVICE	$158.55
		38015	6/3/2020	0002463051520	SERVICE	$170.26
	COAST PAPER SUPPLY INC	37810	5/26/2020	591006	SUPPLIES	$225.05
	COFFMAN ASSOCIATES, INC	37813	5/26/2020	19SP13-2	PROFESSIONAL SERVICES	$1,925.00
	ELEVATOR SERVICE COMPANY, INC.	37834	5/26/2020	27916	ON CALL MAINTENANCE/SERVICE FO	$200.00
	FIRE PROTECTION AND SAFETY INC.	37840	5/26/2020	1320086-IN	FIRE SPRINKLER LEAK REPAIR	$585.00
	FIRST SECURITY SERVICES	38019	6/3/2020	IN-0039671	VEHICLE FOOT PATROL- SECURITY SERVICES	$714.03
	GREEN RUBBER-KENNEDY AG	37851	5/26/2020	04/30/2020	SUPPLIES	$27.18
	HOME DEPOT CREDIT SERVICES	37991	5/27/2020	05/13/2020	SUPPLIES	$53.46
		37991	5/27/2020	05/13/2020	SUPPLIES	$9.85
		37991	5/27/2020	05/13/2020	SUPPLIES	$38.36
	JOHNSON CONTROLS SECURITY SOLUTIONS LLC	37861	5/26/2020	34290175	SERVICE	$984.11
	KELLY-MOORE PAINT COMPANY, INC.	37865	5/26/2020	818-00000301670	SUPPLIES	$63.98
	MID VALLEY SUPPLY	37884	5/26/2020	04/30/2020	SUPPLIES	$9.09
	NPM, INC.	37888	5/26/2020	181726	181726- MONTHLY VISUAL INSPECTION APRIL 2020	$80.00

Fund #	Vendor Name	Check #	Invoice Date	Invoice	Invoice Description	Amount
0730	PACIFIC CREST ENGINEEERING, INC.	37915	5/26/2020	8344	PROFESSIONAL SERVICES FOR WATSONVILLE AIRPORT	$915.00
	PACIFIC GAS & ELECTRIC	37748	5/20/2020	6558284005-7-5/13	ELEC	$443.67
		37747	5/20/2020	1506815321-0-5/12	ELEC	$96.29
		38004	5/27/2020	2209323609-3-5/14	ELEC	$6,604.76
	PASILLAS TIRE SERVICE, INC.	37752	5/20/2020	36328, REISSUE	REISSUE CHECK #35299, DUMP TRUCK TIRES	$648.00
	QTPOD	37933	5/26/2020	80867	BASE NETWORK ACCESS AND SUPPORT AGREEMENT	$1,425.00
	STATE WATER RESOURCES CNTRL BD	37961	5/26/2020	SW-0189295	ANNUAL PERMIT FEE, INDEX NO: 408644	$1,400.00
	THE GRUNSKY LAW FIRM LLC	37745	5/20/2020	94070	LEGAL SERVICES	$183.60
		37745	5/20/2020	94070	LEGAL SERVICES	$1,088.36
		37745	5/20/2020	94070	LEGAL SERVICES	$3,549.60
		37745	5/20/2020	94069	LEGAL SERVICES	$47.67
	U S BANK CORPORATE PAYMENT SYSTEM	38010	5/27/2020	1312-04/22/2020	PRINTER FOR ONFILED DEVICES	$451.99
		38010	5/27/2020	1312-04/22/2020	BUSINESS CARDS	$326.78
		38010	5/27/2020	1312-04/22/2020	OFFICE SUPPLIES	$19.64
		38010	5/27/2020	1312-04/22/2020	COMPUTER HEADSET	$43.65
		38010	5/27/2020	9097-04/22/2020	PC COMPLIANCE FEE	$236.20
	Fund Total					$22,889.48
0740	ACE HARDWARE	38011	6/3/2020	04/30/2020	SUPPLIES	$1,475.73
		38011	6/3/2020	04/30/2020	SUPPLIES	$903.19
		38011	6/3/2020	04/30/2020	SUPPLIES	$502.71
		38011	6/3/2020	04/30/2020	SUPPLIES	$26.18
		38011	6/3/2020	04/30/2020	SUPPLIES	$66.59

Fund #	Vendor Name	Check #	Invoice Date	Invoice	Invoice Description	Amount
0740	AGILIS SYSTEMS, LLC	37774	5/26/2020	2499657	INV#2499657 SOLID WASTE LINXUP TRACKING SERVICE FO	$459.80
	ARRIAGA, JOHN	37780	5/26/2020	8257	CONSULTANT FOR LEGISLATIVE SER	$625.00
	ASSOCIATION OF BAY AREA GOVERNMENTS	37782	5/26/2020	AR022743	FY20- LEVELIZED CHARGE-NAT GAS	$215.61
	AT&T	37739	5/20/2020	138890679-4/14	SERVICE	$38.46
		38013	6/3/2020	138890679-5/14/20	SERVICE	$38.46
	C & N TRACTOR	37794	5/26/2020	04/30/2020	SUPPLIES	$112.80
		37794	5/26/2020	04/30/2020	SUPPLIES	$18.81
		37794	5/26/2020	04/30/2020	SUPPLIES	$82.89
	CAMPOS BROS. RECOVERY, INC.	37797	5/26/2020	11673	INV#11673 APPLIANCE RECYCLER FOR 3/10/2020	$450.00
		37797	5/26/2020	11727	INV#11727 APPLIANCE RECYCLER FOR 5/12/2020	$469.00
		37797	5/26/2020	11931	INV#11931 RECYCLER APPLIANCES FOR 5/5/2020	$496.00
	CITY OF WATSONVILLE-CASH	38016	6/3/2020	PETTY CASH	PETTY CASH UP UNTIL MAY 2020	$22.00
	EL PAJARO COMMUNITY DEV CORP	37833	5/26/2020	2106	INV#2106 PLAZA VIGIL TIPPING SERVICES FOR APRIL 20	$473.00
	FASTENAL COMPANY	37839	5/26/2020	CAWAT107322	SUPPLIES	$110.08
		37839	5/26/2020	CAWAT107311	SUPPLIES	$202.41
		37839	5/26/2020	CAWAT107408	SUPPLIES	$65.03
		37839	5/26/2020	CAWAT107287	SUPPLIES	$142.04
		37839	5/26/2020	CAWAT107288	SUPPLIES	$74.45
	GREEN RUBBER-KENNEDY AG	37851	5/26/2020	04/30/2020	SUPPLIES	$526.97
		37851	5/26/2020	04/30/2020	SUPPLIES	$1,982.20
		37851	5/26/2020	04/30/2020	SUPPLIES	$358.26
		37851	5/26/2020	04/30/2020	SUPPLIES	$115.54
	HOME DEPOT CREDIT SERVICES	37991	5/27/2020	05/13/2020	SUPPLIES	$261.93

Fund #	Vendor Name	Check #	Invoice Date	Invoice	Invoice Description	Amount
0740	HOME DEPOT CREDIT SERVICES	37991	5/27/2020	05/13/2020	SUPPLIES	$1,325.01
	KELLY-MOORE PAINT COMPANY, INC.	37865	5/26/2020	818-00000303447	PAINT	$87.86
	MID VALLEY SUPPLY	37884	5/26/2020	04/30/2020	SUPPLIES	$133.55
	NUTRIEN AG SOLUTIONS	37889	5/26/2020	41929714	SUPPLIES	$206.29
		37889	5/26/2020	41752221	SUPPLIES	$1,001.98
	OSUNA AUTO ELECTRIC & SMALL ENGINE REPAIR	37914	5/26/2020	37464	SUPPLIES FOR TRAILS	$170.41
	PAJARO VALLEY FABRICATION INC.	37921	5/26/2020	27888	MOWER REPAIR	$114.57
	PAJARO VALLEY LOCK SHOP	37923	5/26/2020	04/30/2020	SUPPLIES	$17.97
	PAPE MACHINERY, INC	37927	5/26/2020	1834161	INV#1834161 RECYCLING- JD 444H SERIAL NO:DW4444HX5	$4,591.29
		37927	5/26/2020	1834454	INV#1834454 LANDFILL-CA D8R SERIAL NO.7XM01248	$1,932.39
	RAFTELIS FINANCIAL CONSULTANTS, INC.	37935	5/26/2020	15157	UTILITY ENTERPRISE ANALYSIS AN	$375.00
	RETAIL MARKETING SERVICES, INC.	37943	5/26/2020	176946	INV#176946 CART SERVICE FOR THE MONTH OF FEBRUARY	$650.00
		37943	5/26/2020	177568	INV#177568 CART SERVICE MONTH OF APRIL 2020- 12 CA	$650.00
	SHERWIN WILLIAMS	37955	5/26/2020	6134-6	INV#6134-6 SPR INT SA DEEP-BLUE MARINA FOR MSC BAT	$107.76
	SILKE COMMUNICATIONS	37957	5/26/2020	94196	INV#94196 SOLID WASTE RADIO PROGRAMMING	$924.75
	STATE WATER RESOURCES CNTRL BD	37961	5/26/2020	SW-0189294	INV#SW-0189294 FACILITY ID#3441003031 4/1/20-3/31/	$1,400.00
	TAYLOR'S OFFICE CITY	37964	5/26/2020	04/30/2020	SUPPLIES	$50.46
		37964	5/26/2020	04/30/2020	SUPPLIES	$13.13
	THE GRUNSKY LAW FIRM LLC	37745	5/20/2020	94069	LEGAL SERVICES	$510.00
	U S BANK CORPORATE PAYMENT SYSTEM	38010	5/27/2020	9464-04/22/2020	SW SAFETY MONTHLY MEETING LUNCH	$164.24

Fund #	Vendor Name	Check #	Invoice Date	Invoice	Invoice Description	Amount
0740	U S BANK CORPORATE PAYMENT SYSTEM	38010	5/27/2020	9464-04/22/2020	SW SAFETY MONTHLY MEETING LUNCH	$34.63
		38010	5/27/2020	9464-04/22/2020	REPAIR WATER VALVES- FIELD SERVICES	$52.41
		38010	5/27/2020	9464-04/22/2020	RESIDENTIAL COMPOST PILOT PROGRAM	$900.00
		38010	5/27/2020	9464-04/22/2020	SOLID WASTE SAFETY SUBSCRIPTION	$1,500.00
	YORK RISK SERVICES GROUP, INC.	37986	5/26/2020	BRS-0019342	CONSULTING SERVICES FOR PW OPE	$1,980.00
		37986	5/26/2020	BRS-0019307	CONSULTING SERVICES FOR PW OPE	$1,980.00
	Fund Total					$31,188.84
0780	ANTONIO SANCHEZ	37738	5/20/2020	COW CLAIM #1920-23	VEHICLE DAMAGE	$1,500.00
	COLLINS COLLINS MUIR & STEWART LLP	38017	6/3/2020	4329654	INVOICE #4329654- FEDROZA V. CITY OF WATSONVILLE	$2,529.75
	FARMERS INSURANCE EXCHANGE	37744	5/20/2020	099 SUB 5008189705-1	VEHICLE DAMAGE CLAIM	$1,265.91
	LWP CLAIMS SOLUTIONS INC	38021	6/3/2020	941-43984	TRUST DEPOSIT 05/16-05/31/2020	$16,506.01
	THE GRUNSKY LAW FIRM LLC	37745	5/20/2020	94070	LEGAL SERVICES	$49.00
		37745	5/20/2020	94070	LEGAL SERVICES	$346.80
	Fund Total					$22,197.47
0787	MES VISION	37746	5/20/2020	05/15/2020	CLAIMS CHECK RUN 05/15/2020	$308.49
	PREFERRED BENEFIT	37753	5/20/2020	EIA32868	EIA32868- CLAIMS WEEK ENDING 05/14/2020	$715.77
	Fund Total					$1,024.26
Total	Total					$4,073,522.88

MISCELLANEOUS DOCUMENTS REPORT
JUNE 23, 2020

1.0 MINUTES

--Planning Commission
May 5, 2020

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

May 5, 2020 **6:09 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. Commissioners Jenna Rodriguez and Phillip F. Tavarez were absent.

Staff members present were City Attorney Alan Smith, Community Development Director Suzi Merriam, Administrative Services Director Cindy Czerwin, Principal Planner Justin Meek, Public Works Administrative Services Manager Gabriel Gordo, Financial Analyst Silvia Diaz, Associate Planner Ivan Carmona, Assistant Planner Sarah Wikle, Recording Secretary Deborah Muniz and Administrative Assistant Maria Elena Ortiz.

2. PLEDGE OF ALLEGIANCE

Chair Matthew Jones led the Pledge of Allegiance.

3. PRESENTATIONS & ORAL COMMUNICATIONS

None

4. CONSENT AGENDA

A. MOTION APPROVING MINUTES OF MARCH 3, 2020 REGULAR MEETING

MOTION: It was moved by Commissioner Sarmiento, seconded by Vice-Chair Kammer, and carried by the following vote to approve the Consent Agenda:

AYES:	COMMISSIONERS:	Acosta, Kammer, Sarmiento, Veitch-Olson, Jones
NOES:	COMMISSIONERS:	None
ABSENT:	COMMISSIONERS:	Rodriguez, Tavarez

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5. PUBLIC HEARINGS

A. CONSIDERATION OF MOTION RECOMMENDING CITY COUNCIL ADOPT THE CITY'S 2020-2021 CAPITAL IMPROVEMENT PROGRAM (CIP) WITH THE PROPOSED PUBLIC IMPROVEMENTS AND FIND THE PROJECTS ARE CONSISTENT WITH THE CITY'S GENERAL PLAN, FILED BY THE CITY OF WATSONVILLE

1) Staff Report

Staff Report was given by Administrative Services Director Cindy Czerwin.

2) Planning Commission Clarifying & Technical Questions

In answering Commissioner Veitch-Olson's inquiry, Administrative Services Director Czerwin explained that there is a large increase in projects for years 2022-2023 due to the chrome 6 projected being implemented during those years.

3) Public Hearing

Chair Jones opened the public hearing.

Hearing no comment, Chair Jones closed the public hearing.

4) Appropriate Motion(s)

MAIN MOTION: It was moved by Commissioner Veitch-Olson, seconded by Commissioner Sarmiento, to approve the following resolution:

RESOLUTION NO. 7-20 (PC):
RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WATSONVILLE, CALIFORNIA, RECOMMENDATION TO THE CITY COUNCIL TO ADOPT THE CITY'S 2020-2021 CAPITAL IMPROVEMENT PROGRAM (CIP) WITH THE PROPOSED PUBLIC IMPROVEMENTS AND FIND THAT THE CIP SUPPORTS THE GENERAL PLAN

5) Deliberation

None

6) 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:	Rodriguez, Tavarez

B. AN APPLICATION FOR A SPECIAL USE PERMIT WITH ENVIRONMENTAL REVIEW (PP2019-374) TO ALLOW THE ESTABLISHMENT OF AN OFF-SALE BEER AND WINE (TYPE 20) ABC LICENSE UNDER NEW OWNERSHIP FOR AN EXISTING GAS STATION WITH A 2,765± SQUARE FOOT CONVENIENCE STORE AND CAR WASH (VIKHAR GAS) LOCATED AT 676 EAST LAKE AVENUE (APN 017-072-01), FILED BY ATAM PARKASH SINGH SANDHU, APPLICANT AND PROPERTY OWNER

Prior to the staff report, Commissioner Anna Kammer recused herself due to owning property within 300 feet of the proposed project, therefore creating a conflict of interest.

1) Staff Report

Staff Report was given by Assistant Planner Sarah Wikle.

2) Planning Commission Clarifying & Technical Questions

None

3) Applicant Presentation

None

4) Planning Commission Clarifying & Technical Questions

None

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 Commissioner Veitch-Olson, seconded by Chair Jones, to approve the following resolution:

RESOLUTION NO. 8-20 (PC):
RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WATSONVILLE, CALIFORNIA, APPROVING A SPECIAL USE PERMIT WITH ENVIRONMENTAL REVIEW (PP2019-374) TO ALLOW THE ESTABLISHMENT OF AN OFF-SALE BEER AND WINE (TYPE 20) ABC LICENSE UNDER NEW OWNERSHIP FOR AN EXISTING GAS STATION WITH A 2,765± SQUARE FOOT CONVENIENCE STORE AND CAR WASH (VIKHAR GAS) LOCATED AT 676 EAST LAKE AVENUE, WATSONVILLE, CALIFORNIA (APN 017-072-01)

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, Sarmiento, Veitch-Olson, Jones
NOES:	COMMISSIONERS:	None
ABSENT:	COMMISSIONERS:	Rodriguez, Tavarez
ABSTAIN:	COMMISSIONERS:	Kammer

C. AN APPLICATION FOR A SPECIAL USE PERMIT WITH MINOR DESIGN REVIEW AND ENVIRONMENTAL REVIEW (PP2018-282) TO ALLOW CONSTRUCTION OF TWO DISTILLATION TOWERS OVER 35-FEET AND UPGRADE INTERNAL EQUIPMENT FOR THE AGRON BIODIESEL FACILITY LOCATED AT 860 WEST BEACH STREET (APN 018-321-01), FILED BY ROXBY HARTLEY WITH WIE-AGRON BIOENERGY, APPLICANT AND PROPERTY OWNER

1) Staff Report

Staff Report was given by Associate Planner Ivan Carmona.

2) Planning Commission Clarifying & Technical Questions

None

3) Applicant Presentation

Applicant Roxby Hartley, Wie-Agron Bioenergy, and Brad Wilson, President of Western Iowa Energy, both gave an overview of the project and how beneficial it will be to the City of Watsonville.

4) Planning Commission Clarifying & Technical Questions

None

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 Sarmiento, to approve the following resolution:

RESOLUTION NO. 9-20 (PC):
RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WATSONVILLE, CALIFORNIA, APPROVING A SPECIAL USE PERMIT WITH DESIGN REVIEW, AND ENVIRONMENTAL REVIEW (PP2018-282) TO ALLOW RECONSTRUCTION OF A 65-FOOT TALL DISTILLATION TOWER AND CONSTRUCTION OF A NEW 60-FOOT DISTILLATION TOWER ON A 1.56± ACRE SITE LOCATED AT 860 WEST BEACH STREET (APN 018-321-01)

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:	Rodriguez, Tavarez

D. AN APPLICATION FOR A SPECIAL USE PERMIT WITH DESIGN REVIEW, MAJOR VARIANCE, AND ENVIRONMENTAL REVIEW (PP2018-35) TO ALLOW THE DEMOLITION OF A MCDONALDS BUILDING WITH A SINGLE DRIVE-THROUGH LANE AND RECONSTRUCTION OF A NEW MCDONALDS BUILDING WITH A SPLIT DRIVE-THROUGH LANE AND TWO MENU BOARDS ON A 1.01± ACRE SITE LOCATED AT 1598 FREEDOM BOULEVARD (APN 019-282-03), FILED BY SILVIA WYTKIND, MCDONALDS USA, LLC, APPLICANT, ON BEHALF OF FRANCHISE REALTY INTERSTATE CORP (MCDONALDS), PROPERTY OWNER

1) Staff Report

Staff Report was given by Principal Planner Justin Meek.

2) Planning Commission Clarifying & Technical Questions

None

3) Applicant Presentation

None

4) Planning Commission Clarifying & Technical Questions

None

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 Chair Jones, to approve the following resolution:

RESOLUTION NO. 10-20 (PC):
RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WATSONVILLE, CALIFORNIA, APPROVING A SPECIAL USE PERMIT WITH DESIGN REVIEW, MAJOR VARIANCE, AND ENVIRONMENTAL REVIEW (PP2018-35) TO ALLOW THE DEMOLITION OF A MCDONALD'S BUILDING WITH A SINGLE DRIVE-THROUGH LANE AND RECONSTRUCTION OF A NEW MCDONALD'S BUILDING WITH A SPLIT DRIVE-THROUGH LANE AND TWO MENU BOARDS ON A 1.01± ACRE SITE LOCATED AT 1598 FREEDOM BOULEVARD (APN 019-282-03)

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:	Rodriguez, Tavarez

E. RECOMMENDATION TO CITY COUNCIL FOR ADOPTION OF A MITIGATED NEGATIVE DECLARATION AND APPROVAL OF A LOT LINE ADJUSTMENT, DENSITY BONUS, PLANNED DEVELOPMENT, AND SPECIAL USE PERMIT WITH DESIGN REVIEW AND ENVIRONMENTAL REVIEW (PP2019-14) TO ALLOW CONSTRUCTION OF THE MILES LANE PROJECT ON A 4.7± ACRE SITE, FILED BY ELIZABETH NAHAS WILSON WITH MIDPEN HOUSING CORPORATION, APPLICANT, ON BEHALF OF MICHAEL C. MARCHISIO TRUST AND NAMVAR & SHIREEN DINYARI, PROPERTY OWNERS

1) Staff Report

Staff Report was given by Principal Planner Justin Meek.

2) Planning Commission Clarifying & Technical Questions

Principal Planner Meek answered questions from Commissioner Acosta regarding affordable housing visitor parking requirements.

Commissioner Sarmiento spoke in support of the project.

Bill Spain, Moore Iacofano Goltsman, Inc. Project Manager, gave a presentation on the Initial Study/Mitigated Negative Declaration prepared for the Miles Lane Project, in accordance with CEQA.

3) Applicant Presentation

A presentation was given by Ashley Schweickart, Acquisition & Pre-Construction Project Manager for MidPen Housing-Watsonville, Joanna Carman, Director of Housing Development-Watsonville and Christine Sippl, Director of Impact & Partnerships with Encompass Community Services.

4) Planning Commission Clarifying & Technical Questions

In answering Commissioner Sarmiento's inquiry, Director Sippl mentioned their plans for the continuation of the Si Se Puede program's services during construction.

5) Public Hearing

Chair Jones opened the public hearing.

Project Manager Schweickart, MidPen Housing Leasing Director, Daniel Fagan, and Director Sippl, answered questions from Watsonville resident, Kay Lynn Hahn, regarding parking at the proposed project.

Jonathan Pilch, Watsonville Wetlands Watch Executive Director, spoke in support of the project.

In answering Kay Lynn Hahn, Watsonville resident, Project Manager Schweickart and Director Sippl, both went over the project's timeline.

Hearing no further comment, Chair Jones closed the public hearing.

6) Appropriate Motion(s)

MOTION: It was moved by Vice-Chair Kammer, seconded by Commissioner Acosta, to approve the following resolution:

RESOLUTION NO. 11-20 (PC):
RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WATSONVILLE, CALIFORNIA, RECOMMENDING THE CITY COUNCIL ADOPT A RESOLUTION ADOPTING THE MITIGATED NEGATIVE DECLARATION (PP2019-14) FOR THE MILES LANE PROJECT ON A 4.7± ACRE SITE LOCATED AT 139, 141, 161 MILES LANE AND 201 KIMBERLY LANE, WATSONVILLE, CALIFORNIA (APNS 016-491-01, -02 & -03, & 016-111-44; AND RECOMMENDING THE CITY COUNCIL ADOPT CONCURRENTLY A MITIGATION MONITORING AND REPORTING PROGRAM FOR THE PROJECT, IN ACCORDANCE WITH THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

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:	Rodriguez, Tavarez

9) Appropriate Motion(s)

MOTION: It was moved by Commissioner Sarmiento, seconded by Commissioner Veitch-Olson, to approve the following resolution:

RESOLUTION NO. 12-20 (PC):
RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WATSONVILLE, CALIFORNIA, RECOMMENDING THE CITY COUNCIL ADOPT A RESOLUTION APPROVING A LOT LINE ADJUSTMENT, DENSITY BONUS, PLANNED DEVELOPMENT, AND SPECIAL USE PERMIT WITH DESIGN REVIEW AND ENVIRONMENTAL REVIEW (PP2019-14) TO ALLOW THE CONSTRUCTION OF THE MILES LANE PROJECT ON A 4.7± ACRE SITE LOCATED AT 139, 141, 161 MILES LANE AND 201 KIMBERLY LANE, WATSONVILLE, CALIFORNIA (APNS 016-491-01, -02 & -03, & 016-111-44)

10) Deliberation

None

11) 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:	Rodriguez, Tavarez

6. REPORT OF THE SECRETARY

The report was given by Director Merriam.

7. ADJOURNMENT

Chair Jones adjourned the meeting at 9:15 PM. The next Planning Commission meeting is scheduled for Tuesday, June 2, 2020, at 6:00 PM in the City Council Chambers.

Suzi Merriam, Secretary
Planning Commission

Matthew H. Jones, Chair
Planning Commission

Irwin Ortiz <irwin.ortiz@cityofwatsonville.org>

Oral Communications: Please read this evening.

Nancy Bilicich <nancy_bilicich@pvusd.net> Tue, Jun 23, 2020 at 11:58 AM
To: Beatriz Flores <beatriz.flores@cityofwatsonville.org>, Irwin Ortiz <irwin.ortiz@cityofwatsonville.org>

Dear Mayor Garcia, Council Members and City Manager Huffaker,
I had the opportunity to participate in the Flood Control and Water Conservation District - Zone 7 meeting last evening. The meeting is usually held in Watsonville, but since the Chamber was not open, the meeting was held in Santa Cruz.

The levee project is moving right along. The Zone 7 Board is looking at the Design Agreement, lobbying on the District's behalf, the MOU between the Department of the Army and the joint non-federal sponsors, the funding agreement between the State and the California Department of Water Resources. This project has many parts and we discussed the State's budget and the impact on the project. At this time. State funding will come from Proposition 84 funding and should be secure.

We have Federal Funding, State Funding, but we still need a local match. There has been a delay in determining the local match due to COVID-19. The Pajaro River Flood Risk Reduction Finance and Governance Committee will be meeting in July to discuss local options.

Please note, that Mark Strudley has been instrumental in the success of this project along with support from Congressman Jimmy Panetta. Supervisors Zach Friend and Greg Caput, along with Steve Palmisano, and Jackie McCloud have been continuously monitoring the status of this project. A big thank you to all who have been involved as persistence seems to be the key to success.

Dr. Nancy Bilicich, Vice Chair of the Zone 7 Board and your representative

Mayor Garcia, Council Members, City Mainager Huffacker,
I had hte opprtunity to participate, as your representative ,in the Flood Control and Water Conservation District - Zone 7.
r.

Dr. Nancy A. Bilicich, Director
Watsonville/Aptos/Santa Cruz Adult Education
294 Green Valley Road
Watsonville, CA 95076
(831) 786-2160

Irwin Ortiz <irwin.ortiz@cityofwatsonville.org>

Please read aloud during today's City Council meeting

Christina A Granados (CENSUS/LA FED) <christina.a.granados@2020census.gov> Tue, Jun 23, 2020 at 1:50 PM
To: "cityclerk@cityofwatsonville.org" <cityclerk@cityofwatsonville.org>

Dear City Clerk, the Mayor has explained to me that I can forward the following message to you today before 2:00pm with a request to please read it aloud during today's City Council meeting. Thank you for doing so:

Good afternoon Councilmembers,

My name is Christina Granados, and I'm a Partnership Specialist with the U.S. Census Bureau. I want to thank you for helping us to raise awareness about the importance of the 2020 Census. The City of Watsonville and its leadership continue to be invaluable partners to the Bureau, leading various census outreach activities in our community such as census car caravans, phone banking, and materials distribution. A few of these efforts have been featured on local news and other media, helping us to encourage self-response beyond our City borders. Thanks in part to the City's diligent outreach efforts, we have been able to achieve a 61.7% self-response rate in Watsonville thus far. Although we are proud of our success to date, there is still more we can do. For that reason, Santa Cruz County is working with leaders and trusted voice like you, to raise response rates across the county by ten percent over the next thirty days. You can support this effort by reminding your constituents that responding to the 2020 Census is important, safe, and easy.

We are all hearing predictions about upcoming budget challenges that state and local governments are likely to face as a result of the COVID-19 pandemic. Achieving an accurate count in the 2020 Census is important because it will help inform federal funding for programs that benefit the City of Watsonville, including education, health and transportation services. Our response to the 2020 Census will help ensure that Watsonville receives its fair share of federal funding for the next decade.

Responding to the 2020 Census is not only important, it is now easier than ever! We can respond to the census in about 10 minutes over the phone, via paper form, or online at 2020census.gov. Finally, responding to the 2020 Census is safe. All responses to the census are strictly confidential and protected by law.

Thank you again for your support.

All the best,
Christina

Christina A. Granados, JD; Ed.M.
Partnership Specialist
Los Angeles Regional Census Center

U.S. Census Bureau

Cell: 669-264-3943
Email: christina.a.granados@2020census.gov

census.gov
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WATSONVILLE MUNICIPAL AIRPORT

ECONOMIC BENEFIT ANALYSIS

ECONOMIC BENEFIT ANALYSIS

For

WATSONVILLE MUNICIPAL AIRPORT

Prepared for

The City of Watsonville

Prepared by

Coffman Associates

In association with

Dr. Lee McPheters
Seidman Research Institute
W.P. Carey School of Business
Arizona State University

JUNE 2020

WATSONVILLE MUNICIPAL AIRPORT ECONOMIC BENEFIT ANALYSIS

CONTENTS

INTRODUCTION 3
MEASURING ECONOMIC BENEFITS 4
Direct, Secondary, and Total Economic Benefits 5
ECONOMIC BENEFIT HIGHLIGHTS 7
A DAY AT WATSONVILLE MUNICIPAL AIRPORT 9
ON-AIRPORT ECONOMIC BENEFITS 10
Capital Improvement Projects 12
Direct, Secondary and Total On-Airport 12
GENERAL AVIATION VISITOR ECONOMIC BENEFITS 13
General Aviation Visitor Spending 15
Direct, Secondary, and Total Visitor Benefits 16
GOVERNMENTAL REVENUE BENEFITS 18
Federal Taxes 19
State and Local Taxes 19
Aircraft Property Taxes 19
CATALYTIC ECONOMIC BENEFITS 20
Catalytic Benefits: Non-Aviation Vendors and Suppliers to Aviation 21
Catalytic Benefits: Non-Aviation Users of Aviation Services 23
Catalytic Benefits of Based Aircraft 24
Catalytic Benefits of Itinerant Aircraft 26
AIRPORT INFLUENCE ON HOME PRICES 27
DATA SOURCES AND REFERENCES 28
APPENDIX I – Airport Employers 29
APPENDIX II – Noise Analysis 30
APPENDIX III – AMBAG 2003 Study 40

WATSONVILLE MUNICIPAL AIRPORT ECONOMIC BENEFIT ANALYSIS

INTRODUCTION

This report provides an analysis of economic benefits created by Watsonville Municipal Airport (KWVI), a Regional General Aviation airport owned and operated by the City of Watsonville. The airport encompasses 330 acres and is three miles northwest of the central district of Watsonville, in Santa Cruz County, California. The latest available Federal Aviation Administration form 5010 lists 234 based aircraft on the airport, including 5 jets and 5 helicopters. The primary runway (north-south 2/20) is 4,501 feet in length and is capable of serving most turboprop aircraft and medium-weight private jets. The crosswind runway (east-west 9/27) is 3,998 feet long. The airport terminal was built in 1974 and houses the airport administrative offices, a UNICOM room, and a popular restaurant serving customers from the surrounding area.

Watsonville Municipal Airport offers a range of aviation services including fueling, inspections, maintenance, air charter, flight training, and aircraft sales and rentals. Business aircraft arriving at the airport bring travel parties supporting the local economy, such as corporate representatives meeting with local firms, or specialized medical personnel. In addition, the airport is home to several non-aviation businesses that produce goods and services for national and global markets while supporting jobs in the regional economy.

Watsonville Municipal Airport creates significant benefits that extend beyond the aviation community to impact economic growth and development as well as the quality of life of residents of Watsonville and Santa Cruz County. The availability of an airport with sufficient infrastructure to support corporate jets is invariably listed by business executives as a key criterion for business location and expansion. Public safety and national security objectives are supported by aviation operations of police officers and government agencies, including various branches of the U. S. military. Medical transport, aerial mapping, and air cargo shipments are all essential functions provided at the airport every day of the year.

MEASURING ECONOMIC BENEFITS

Although qualitative advantages for quality of life and economic development created by an airport are important, they are also challenging to measure. In studying the economic benefits of airports and aviation, analysts have emphasized economic benefits that can be quantified and measured, as shown in **Figure A** below.

Figure A: Measurable Economic Benefits of Airport Activity

- **Employment** is the number of jobs supported by economic activity created by the presence of the airport.

- **Payrolls** include income to workers as employee compensation (the dollar value of payments received by workers as wages and benefits) and proprietor's income to business owners.

- **Output** is the value of the production of private firms and public agencies. For a private firm, output is equal to the annual value of revenue or gross sales at producer prices (before addition of further margins or transportation costs), including sales or excise taxes. Output, revenue, and sales are interchangeable synonymous terms used throughout this study and in turn, these are equal to spending or expenditures from the perspective of the buyer. For government units, the agency budget is used as the measure of output.

Economic benefit studies differ from cost-benefit analyses, which are often used to support a "go-no go" decision to undertake a proposed project. **Analysis of economic benefits is related to measurement of the economic contribution of an industry or a particular component of the economy such as an airport.** This methodology was standardized in the publication by the Federal Aviation Administration, *Estimating the Regional Economic Significance of Airports*, Washington DC, 1992, and has been closely followed in recent years by public and private sector aviation analysts.

Consistent with the FAA methodology, this study views Watsonville Municipal Airport as a source of measurable benefits that impact Watsonville and Santa Cruz County. Aviation activity creates revenues for firms and employment and income for workers on and off the airport.

On-airport activity by both private aviation related and non-aviation firms and government agencies located on the airport is a source of output, jobs, and worker payrolls. Business spending on the airport injects revenues into the community when firms and public sector agencies buy products from local and regional suppliers and again when employees of the airport spend for goods and services in their communities. Included in on-airport economic benefits are capital improvement projects that provide for growth and enhance air safety, as well as expenditures by tenants for modernization or expansion of existing space and facilities.

Off-airport spending by visitors that arrive by itinerant general aviation aircraft is a second source of economic benefits. Air visitor spending creates jobs, income, and revenues in the region's lodging, food service, ground transportation, retail, and recreation industries.

DIRECT, SECONDARY, AND TOTAL ECONOMIC BENEFITS

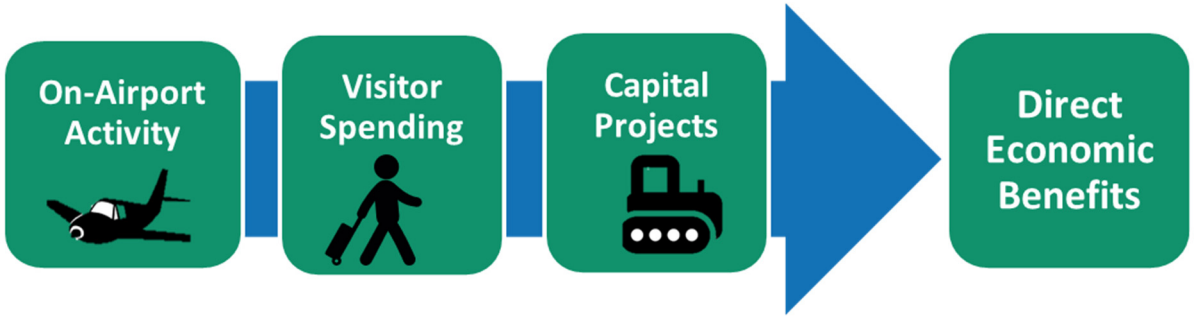
Economic activity (such as purchase of fuel by an aircraft pilot) creates an initial economic benefit or direct impact when the purchase is made. The spending by the pilot provides revenue to the seller (at KWVI fuel is sold by the City of Watsonville) and the initial spending is then used for payments to suppliers or to pay salaries to workers (who in turn spend their wages in their home communities). As payments are received by suppliers or spent by workers, the initial direct spending from the fuel purchase recirculates in the economy bringing secondary benefits known as multiplier or "ripple effects," illustrated in **Figure B**. These combined direct and secondary benefits summed together provide a measure of total economic benefits.

Figure B: Direct, Secondary, and Total Economic Benefits

The characteristics and components of direct and secondary benefits are explained below in further detail.

Direct benefits measure the initial output, employment, and payrolls when businesses and agencies on the airport generate sales and revenues, hire workers, and make payments to employees (see **Figure C)**. Visitor spending creates direct benefits off the airport when visitors that arrive by air pay for goods and services including lodging, restaurants, auto rental, retail items, or recreational activity. The on-airport direct benefits are tabulated by obtaining data on revenues received by airport employers, the number of workers, and compensation paid. Air visitor direct spending benefits are based on the number of visitors and their outlays for goods and services. Capital improvement projects are a third source of economic benefits, creating jobs, payrolls, and output. These initial direct benefit flows are the "inputs" to an input-output model to estimate secondary benefits.

Figure C: Sources of Direct Economic Benefits



Secondary benefits are created when the initial spending on the airport or by visitors circulates and recycles through the economy. There are two types of secondary benefits **(Figure D)**.

Indirect benefits include activity by suppliers and vendors who sell to airport or hospitality businesses, along with the jobs created and incomes paid to workers by these suppliers. For example, businesses and agencies on the airport purchase services such as insurance and hard goods such as tools or office furniture from off-airport providers.

Figure D: Sources of Secondary Economic Benefits

Induced benefits measure the consumer spending of workers who produced both the direct or indirect goods and services. For example, when an aircraft mechanic's salary is spent for consumer goods such

as groceries or medical services, this contributes to additional employment and income in the general economy for providers of these goods and services.

Economic benefit studies rely on multiplier factors from input-output models to estimate how direct spending on the goods and services of a particular industry or set of industries creates secondary indirect and induced benefits or multiplier effects. An input-output model incorporates inter-industry or "supply chain" relationships within the region that account for changes in employment, payroll, and output in related industries set off by a change in demand in an initial industry.

The input-output model used for this study was the IMPLAN model, based on data and coefficients for the Santa Cruz County economy from the U. S. Bureau of Economic Analysis. This model is frequently used for studying the economic benefits of airports and aviation across the nation, as well as economic impacts associated with changes in regional economies, such as closing of a military base or construction of a major sports venue. **Because the airport is an existing facility, the current IMPLAN application should be viewed as a contribution study, analyzing the benefits the airport creates annually for the local economy.** The time period studied is calendar year 2019 and figures are expressed in 2019 dollars.

ECONOMIC BENEFIT HIGHLIGHTS

Watsonville Municipal Airport created 2019 economic benefits of 452 total jobs supported, total payrolls for workers of $27.2 million, and total output of $67.0 million (**Figure E**). The total benefits include both direct and secondary benefits, measuring the airport's overall contribution to the regional economy.

Figure E: Watsonville Municipal Airport Total Economic Benefits

Table 1
Direct, Secondary, and Total Economic Benefits
Watsonville Municipal Airport

SOURCE	EMPLOYMENT	PAYROLLS	OUTPUT
Direct Economic Benefits			
On-Airport Benefits: Activity by Aviation & Non-Aviation Private Firms, Government Agencies, Capital Projects	**242**	**$15,475,000**	**$36,340,000**
Air Visitor Benefits: Activity by General Aviation Travelers	**24**	**$909,000**	**$2,206,000**
Direct Benefits	***266***	***$16,384,000***	***$38,546,000***
Secondary Economic Benefits			
Indirect Benefits: Activity by Suppliers & Vendors	**63**	**$3,992,000**	**$10,336,000**
Induced Benefits: Activity by Employees as Consumers	**123**	**$6,864,000**	**$18,120,000**
Secondary Benefits	***186***	***$10,856,000***	***$28,456,000***
Total Economic Benefits			
Total Benefits	***452***	***$27,240,000***	***$67,002,000***

Sources: On-airport employment information obtained through on-site employer interviews and records of Watsonville Municipal Airport. Secondary benefits (indirect and induced) computed from the IMPLAN input-output model, with coefficients for Santa Cruz County. All values are in 2019 dollars.

Economic benefits of Watsonville Municipal Airport by source are shown in **Table 1**. Highlights of the economic benefits of Watsonville Municipal Airport include the following:

- **The direct on-airport economic benefits resulted from the activity of 27 private tenants, 2 public agencies (see Appendix I), and various capital improvement projects during 2019. Direct on-airport output was $36.3 million, with payroll to 242 on-airport workers of $15.5 million.**
- **The direct economic benefit of air visitors to Watsonville Municipal Airport in 2019 brought an injection of $2.2 million of visitor spending into the economy, creating employment for 24 workers in the hospitality industry, with payroll of $909,000.**
- **The combined direct benefits of on-airport and visitor activity summed to output of $38.5 million, 266 direct jobs created, and payroll of $16.4 million. The combined secondary benefits, computed through IMPLAN, created an additional $28.5 million of revenues, jobs for 186 additional workers, and payroll of $10.9 million as the initial spending recycled through the region.**

Comparison of total benefits with the initial direct benefits provides insight into the multiplier process that causes benefits due to the presence of the airport to be distributed across the regional economy. For example, the 266 combined direct on-airport and air visitor jobs supported total employment of 452 total workers in the region, yielding a multiplier value of 1.7.

The economic interpretation is that, on average, each 100 direct jobs supported an additional 70 jobs in the general economy. Similarly, each million dollars of direct output is associated with additional secondary output of $700,000, derived from calculation of the ratio of total output ($67,002,000) to direct output ($38,546,000), again equal to 1.7. Multipliers vary by industry and geographical location. For this study, multipliers specific to Santa Cruz County industries from the IMPLAN model were applied.

A DAY AT WATSONVILLE MUNICIPAL AIRPORT

Airports are available to serve the flying public and support the economy every day of the year. The Watsonville Municipal Airport is a consistent source of revenues, employment, and income for the service area economy. During an average day in 2019, the airport generated $183,600 of daily total economic benefits (including direct and secondary or multiplier benefits) and supported 452 area workers bringing home daily income of $74,600 for spending in their home communities (**Table 2**).

Table 2
Economic Benefits for an Average Day
Watsonville Municipal Airport

Activity	Average Day
All Aircraft Operations	**164 Daily Aircraft Operations**
On-Airport Employment	**242 Workers on the Airport**
On-Airport Payrolls	**$42,400 Paid to Airport Workers**
General Aviation Air Visitors	**34 Air Visitors in the Area Daily***
Air Visitor Spending	**$6,000 Daily Visitor Spending**
Total Employment	**452 Total Area Jobs Supported**
Total Payrolls	**$74,600 Paid to Area Workers**
Total Economic Benefits	**$183,600 Daily Economic Benefits**

***Includes overnight visitors as well as those who remained for only part of a day**

On an average day at the airport, there are more than 160 operations by aircraft involved in local or itinerant activity including touch-and-go operations, corporate travel on business jets, or private general aviation flights bringing passengers visiting the area for personal travel or on business. In 2019 the airport provided on-site employment for 242 workers, bringing home $42,400 per day for spending in their home communities for consumer goods and services. On an average day in 2019 there were 34 air visitors in the area spending for lodging, food and drink, retail goods and services, recreation and ground transportation. Visitor spending injected $6,000 per day into the regional economy.

ON-AIRPORT ECONOMIC BENEFITS

Economic benefits on the airport flow from the employment, payroll, and output created by the private firms and public agencies located on the airport, as well as capital improvement projects undertaken by private contractors that come onto the airport.

Information about employers and economic activity on the airport was obtained through surveys and interviews with tenants. Airport staff provided substantial data and collaboration in support of this study. Airport staff shared records, facilitated on-site interviews with business owners and managers, and provided specialized knowledge regarding airport operations. Survey participants were informed that the individual employer results were confidential and only aggregate totals would be published.

The 29 employers on the airport reported 242 employees in 2019 (**Table 3**). There were 14 aviation-related employers and 15 non-aviation employers. A listing on airport employers is provided in Appendix I to this report. Private sector employers made up 93 percent of employers on the airport (27/29) and accounted for 91 percent of all jobs on the airport (221/242) in 2019. Private aviation related employers on-site at Watsonville Municipal Airport included FBO firms providing FAA certified repair services, inspection, interiors, flight training for fixed wing aircraft and helicopters, aircraft rental and sales, aircraft charter, aerial photography, and skydiving operations, as well as medical transit.

The 13 private aviation tenants provided jobs for 65 workers, payrolls of $4.5 mill and created direct output of $9.0 million. Including staff of the Watsonville Municipal Airport and estimates of capital improvement projects, aviation related activity on the airport employed 80 workers with payrolls of $6.1 million and aviation-related direct output of $13.7 million in 2019.

There were 14 private non-aviation employers and one non-aviation public agency employing 162 workers on Watsonville Municipal Airport in 2019. Private non-aviation businesses included administrative offices for agricultural firms, auto rental, a clothing manufacturing firm serving national and global markets, high technology employers, various consumer businesses, and food service establishments. Combined private and public sector non-aviation payroll generated on Watsonville Municipal Airport was $9.4 million. Non-aviation employers created direct output of $22.6 million in 2019.

Table 3
Direct, Secondary, and Total On-Airport Economic Benefits
Watsonville Municipal Airport

SOURCE	EMPLOYMENT	PAYROLLS	OUTPUT
Direct On-Airport Economic Benefits			
Private Aviation Employers (13)	**65**	**$4,461,000**	**$9,050,000**
Public Aviation Employers (1)	**10**	**$1,178,000**	**$3,536,000**
Capital Improvement Projects*	**5**	**$432,000**	**$1,132,000**
Aviation Benefits	***80***	***$6,071,000***	***$13,718,000***
Private Non-Aviation Employers (14)	**151**	**$8,202,000**	**$21,305,000**
Public Non-Aviation Employers (1)	**11**	**$1,202,000**	**$1,317,000**
Non-Aviation Benefits	***162***	***$9,404,000***	***$22,622,000***
Direct Benefits	**242**	**$15,475,000**	**$36,340,000**
Secondary On-Airport Economic Benefits			
Indirect Benefits: *Activity by Suppliers & Vendors*	**59**	**$3,769,000**	**$9,764,000**
Induced Benefits: *Activity by Workers as Consumers*	**115**	**$6,421,000**	**$16,992,000**
Secondary Benefits	**174**	**$10,190,000**	**$26,756,000**
Total On-Airport Economic Benefits			
Total Benefits	***416***	***$25,565,000***	***$63,096,000***

*** Figures for Capital Improvement Projects are based on a 3-year average during 2017-2019.**
Source: On-airport employment was obtained through on-site interviews and records maintained by Watsonville Municipal Airport administrative staff. Payroll figures based on Santa Cruz County wage and benefits data from U. S. Bureau Economic Analysis. Output estimates were computed from the IMPLAN input-output model, with coefficients for Santa Cruz County. Values are in 2019 dollars.

The average compensation (including benefits) of aviation workers on the airport was $75,880. The U.S. Bureau of Economic Analysis reports the average compensation for all workers in Santa Cruz County was $68,200 (adjusted to 2019 by the Consumer Price Index of the U. S. Department of Labor). Aviation compensation was 11% greater than the average job in the area. Average compensation received by non-aviation workers was $69,150 (adjusted to full time equivalent workers to account for part time employees of food service and consumer service firms).

CAPITAL IMPROVEMENT PROJECTS

Capital improvement projects are included as a source of airport economic benefits, since construction activity generates spending and employment both on and off the airport. Runway improvements, fencing, drainage projects, and building construction are all examples of capital improvements that enhance safety and provide for growth.

Large capital improvement projects that begin at a point in time can extend over more than one year and annual outlays can vary from year to year when larger projects are underway. To smooth out the annual variation in capital improvement spending, economic benefit studies typically average outlays over a multi-year period.

Table 4
Capital Improvement Projects
Watsonville Municipal Airport

Year	Expenditures
2017	$302,000
2018	$1,255,000
2019	$1,841,000
Total	$3,398,000
3 Year Average	$1,132,000

Source: City of Watsonville budget documents and Watsonville Municipal Airport.

For this study, figures on capital improvements were obtained from City of Watsonville and airport records and averaged over the most recent three-year period from 2017 through 2019. Activities at Watsonville Municipal Airport included runway rehabilitation and surface improvements, taxiway construction and maintenance, and signage. The total over the period was $3.4 million and the average annual outlay was $1.1 million **(Table 4)**. This expenditure value was used to obtain the employment estimate of 5 full time equivalent construction employment worker-years and $432,000 worker compensation.

DIRECT, SECONDARY, AND TOTAL ON-AIRPORT BENEFITS

The capital improvement projects undertaken on the airport by private contract firms were incorporated into the computation of direct benefits of on-airport activity to provide a final sum of 242 direct jobs on the airport, with payroll of $15.5 million and direct output of $36.3 million.
Secondary benefits as estimated by the IMPLAN model added employment of 174 more jobs and additional output of $26.8 million as the initial direct spending recirculated within the regional economy. As noted earlier, secondary effects come from two sources. On-airport private firms and public agencies make purchases from suppliers and vendors, who in turn purchase inputs and hire employees to support production of goods and services for airport customers. This effect is known as the indirect benefit. Simultaneously, employees of airport firms and agencies and employees of their suppliers are also consumers who spend incomes in their home communities. This spending stimulates additional jobs and output in the sectors serving consumers, creating induced benefits across the area economy.

Of the 174 secondary jobs associated with the presence of the airport, 59 were indirect jobs in supplier industries to on-airport activity, such as finance and insurance, business services, providers of parts, supplies and materials, transportation and warehousing, information and communication systems. There also were 115 additional jobs in the region induced by household spending by airport and supplier

employees across a broad spectrum of consumer industries including health care, food service, retail trade, and personal services.

The total benefits of on-airport operations are the sum of the combined direct and secondary benefits. The total benefits of on-airport operations include:

- **416 total jobs supported**
- **$25.6 million total payroll created**
- **$63.1 million of output contributed to the area economy**

Direct on-airport employment benefits of 242 jobs accounted for 58 percent of total employment benefits, while the secondary (or multiplier) component of 174 jobs accounted for 42 percent.

GENERAL AVIATION VISITOR ECONOMIC BENEFITS

Visitors travel on general aviation aircraft to Watsonville Municipal Airport for business, as vacationers, to reunite with friends and relatives, or for various personal or professional reasons. Although general aviation travel is sometimes viewed as a luxury mode of transport, the efficiencies and flexibility of general aviation are highly desirable, especially to corporate travelers.

Studies of companies that use business aviation find that these firms outperform others on key financial measures such as earnings and share price growth. While these visitors are in the Watsonville area, they contribute to the regional economy with expenditures on lodging, food and drink, and other goods and services. Moreover, air travel can provide a way for high time-value decision makers to review investment opportunities in the Watsonville area or conduct business discussions and return to their home airport during the same day.

Watsonville Municipal Airport officials estimate there were 59,860 operations in 2019, with a distribution of 66 percent local operations and 34 percent itinerant operations. Operations are defined as a departure (take off) or arrival (landing). Local flights are those that take off from the Watsonville Municipal Airport and remain in the airport traffic pattern for pilot training or testing. Local operations predominantly involve based aircraft. Itinerant operations occur when aircraft depart to another airport or arrive at Watsonville on a flight originating at another airport.

There were an estimated 20,352 itinerant general aviation operations at Watsonville Municipal Airport in 2019 **(Table 5**). Itinerant operations can involve based or non-based aircraft traveling to or from airports other than Watsonville Municipal Airport. Those itinerant arriving aircraft that are not based at Watsonville Municipal Airport are identified as "true transient" arrivals in airport economic studies. To determine the number of true transient arrivals, a sample of 3,600 operations from the FlightAware Flight Tracker database for Watsonville Municipal Airport was analyzed. This source includes arrival and departure data for aircraft identified by N numbers, on an hourly basis. Based aircraft arrivals were removed by matching arriving N numbers with known N numbers of Watsonville based aircraft. It was found that 21 percent of arriving itinerant aircraft were based at Watsonville Municipal Airport, while 79 percent were true transients based elsewhere, and therefore properly identified as visitors.

Table 5
General Aviation Itinerant Aircraft
Watsonville Municipal Airport

Category	Activity
Itinerant GA Operations	**20,352**
Itinerant GA Arrivals	**10,176**
Itinerant Based Arrivals	**2,137**
True Transient Arrivals	**8,039**
Overnight Stay Aircraft	**1,206**
One Day Stay Aircraft	**6,833**
One Day Stay > 3 hours	**1,447**
One Day Stay < 3 hours	***5,386***

Source: Derived from records for Watsonville Municipal Airport as compiled by the FlightAware Flight Tracker system, 2019.

There were 10,176 itinerant arrivals in 2019. Applying the ratios from the sampling analysis, estimates of 2,137 based itinerant arrivals and 8,039 true transient arrivals were obtained for Watsonville Municipal Airport for 2019. By matching pairs of arrivals and departures in the sample of 3,600 operations, it was found that 15 percent of all arriving transient aircraft (1,206) remained overnight, while 85 percent (6,833) stayed for a portion of a day but not overnight.

Some one-day aircraft remain on the airport for only a short period, such as to buy fuel or visit the on-site restaurant. Other travel parties may stay longer to visit a corporate site, conduct a business meeting, or purchase goods and services off the airport. These latter activities generate off-airport benefits in the form of expenditures that support jobs and payroll in the local area. Detailed arrival and departure records indicated that 67 percent of arriving transient aircraft (5,386) remained on the airport for less than three hours while 18 percent of arriving aircraft (1,447) remained parked at the airport for three hours or longer, enough time for passengers to leave the airport and make expenditures in the surrounding area.

Those aircraft travel parties that remained overnight stayed in the Watsonville area for an average of 2.5 days, according to an analysis of the FlightAware arrival and departure data. Aircraft that remained on the airport for three hours or longer stayed in the area for an average of 4.9 hours. The greatest percentage of aircraft remained at the airport for less than three hours. The average length of stay for one day transient aircraft remaining on the airport for less than three hours was 1.1 hours.

GENERAL AVIATION VISITOR SPENDING

Overall visitor spending depends on the number of visitors, their length of stay, and the types of expenditures made. The number of visitors is a function of the number of arriving aircraft and average passengers per aircraft. While appealing in concept, attempts to survey pilots and passengers of arriving or departing general aviation aircraft often result in response rates that fall well below acceptable levels of statistical significance.

Studies by the National Business Aviation Association and Harris Interactive found average travel party size across business aviation flights of 3.0 persons. This estimate may be influenced by increasing utilization of larger corporate jets, as the Aircraft Owners and Pilots Association reported an average of 2.5 passengers some years ago. A recent study by the FAA ("The Economic Impact of Civil Aviation on the U. S. Economy: The Economic Impact of Civil Aviation by State," 2017) determined average number of passengers on itinerant general aviation flights to be 2.84. For this study, an average of these three estimates, 2.8 passengers per aircraft, was used.

Estimates for visitor spending per aircraft travel party per trip are set out in **Table 6**. Travel party calculations are for 2.8 passengers. Overnight travel parties stayed an average of 2.5 days, according to analysis of the FlightAware sample of 3,600 arrivals and departures. Figures for spending by category were based on the "Santa Cruz County Visitor Profile" prepared by Campbell Rinker Marketing Research, 2014, and updated to 2019 through adjustment by the Consumer Price index. Entries were validated by contacting lodging establishments, rental car agencies and local restaurants. Lodging and food expenditures were also compared with per diem spending allowances for Santa Cruz County for federal travel by the U. S. General Services Administration. These methodologies for computing visitor spending are typically used in airport studies by research firms and government agencies (see for example "Contribution of General Aviation to the US Economy in 2018," prepared by PricewaterhouseCoopers LLP for the NBAA and other sponsors, released in February, 2020).

Visitor spending per aircraft per trip for overnight visitors was $1,602. The largest component was lodging at $828, which accounted for 52 percent of the total. The next largest category for overnight visitors was food and drink, at $427 per aircraft travel party, 27 percent of the total.

Table 6
General Aviation Visitor Spending per Aircraft per Trip
Watsonville Municipal Airport

Category	Overnight Aircraft	One Day Aircraft
Lodging	**$828**	**N/A**
Food & Drink	**$427**	**$68**
Retail Goods & Services	**$133**	**$53**
Entertainment	**$77**	**$12**
Ground Transportation	**$137**	**$55**
Spending per Trip	***$1,602***	***$189***
Number of Aircraft	**1,206**	**1,447**
Direct Visitor Spending	**$1,932,000**	***$274,000***
Direct Visitor Benefits	**$2,206,000**	

Source: Spending from Visit Santa Cruz County, adjusted to 2019 values by Consumer Price Index, U. S. Bureau of Labor statistics. Day visitor spending for each category is 40% of one full day spending. Some figures are rounded and may not compute exactly.

Visiting travel parties who were only in the area for a day had no expenses for lodging and therefore total spending per aircraft was lower than for overnight visitors, at $189. Since one-day visitors were often in the area for only a portion of a full day, each spending category was adjusted to 40 percent of the full day/overnight values.

The economic value of an arriving overnight aircraft of $1,602, multiplied over 1,206 aircraft arrivals yields direct visitor spending of $1.9 million for 2019. The economic value of an aircraft that remains on the airport from three hours or more of $189, multiplied over 1,447 one-day aircraft, results in direct spending of $274,000. The combined general aviation visitor direct spending at Watsonville Municipal Airport by overnight and one-day aircraft was $2.2 million for 2019.

DIRECT, SECONDARY, AND TOTAL VISITOR BENEFITS

Annual 2019 direct, secondary, and total air visitor benefits are shown in **Table 7**. Benefits are shown for overnight, one day, and combined general aviation visitors. The largest direct spending category by aviation visitors was overnight expenditures for hotel or other accommodation, with outlays of $998,000. The level of lodging employment associated with this spending level was 9 jobs and payroll of $399,000. The second greatest spending category was food and drink, with combined overnight and one day visitor outlays of $614,000, creating 8 jobs with payroll of $259,000. Summed over all spending categories for combined overnight and one day travel parties, direct visitor benefits included output of $2.2 million, 24 annual-equivalent jobs supported, and payroll of $909,000.

The indirect benefits created by purchase of intermediate goods and services from suppliers to the hospitality industry were output of $572,000 and 4 additional jobs across the regional economy. The induced spending by workers as consumers created benefits of $1.1 million revenues and 8 jobs. The secondary benefits flowing from the direct air visitor spending summed to $1.7 million of output, 12 jobs, and $666,000 of payrolls.

Combining direct and secondary benefits, the total economic benefits from air visitor spending were:

- **36 total jobs supported,**
- **$1.6 million total payroll created, and**
- **$3.9 million of output contributed to the area economy.**

TABLE 7
Direct, Secondary, and Total Economic Benefits from General Aviation Visitors
Watsonville Municipal Airport

Category	Overnight GA Visitor Expenditures	One Day GA Visitor Expenditures	Output (Expenditures)	Payrolls	Employment
Direct Visitor Economic Benefits					
Lodging	$998,000	N/A	$998,000	$399,000	9
Food/Drink	$515,000	$99,000	$614,000	$259,000	8
Retail Sales	$160,000	$77,000	$237,000	$140,000	3
Entertainment	$93,000	$18,000	$111,000	$57,000	2
Ground Transport	$166,000	$80,000	$246,000	$54,000	2
Direct Benefits	*$1,932,000*	*$274,000*	*$2,206,000*	*$909,000*	*24*
Secondary Visitor Economic Benefits					
Indirect Benefits	$500,000	$72,000	$572,000	$223,000	4
Induced Benefits	$982,000	$146,000	$1,128,000	$443,000	8
Secondary Benefits	*$1,482,000*	*$218,000*	*$1,700,000*	*$666,000*	*12*
Total Visitor Economic Benefits					
Total Benefits	*$3,414,000*	*$492,000*	*$3,906,000*	*$1,575,000*	*36*

Source: Spending estimates based on figures from Visit Santa Cruz County applied to general aviation aircraft activity at Watsonville Municipal Airport compiled by the FlightAware Flight Tracker System. Employment and payroll estimated by the IMPLAN input-output model. Values are in 2019 dollars.

GOVERNMENTAL REVENUE BENEFITS

Because of the output, jobs, and income created by the presence of Watsonville Municipal Airport, the facility is an important source of public revenues. Estimated tax revenues for 2019 are shown in **Table 8**. The tax revenues in the table are derived from the IMPLAN model, based on current rates for California, Santa Cruz County, and federal taxes. The IMPLAN model estimates tax revenues related to employment, worker compensation and output components as reported by the U. S. Bureau of Economic Analysis. No break-out is available in the BEA data for individual cities, as city and county data are combined and reported at the county level.

The table is constructed to identify the taxes from direct on-airport activity, direct visitor spending in the region, secondary tax collections created by supplier (indirect) and worker (induced) activity and total combined tax collections from direct and secondary sources due to the presence of the airport.

Table 8
Government Revenue Benefits
Watsonville Municipal Airport

Source	Direct Taxes On-Airport	Direct Taxes Visitors	Secondary Taxes	Total Taxes
Federal Taxes				
Corporate Profits Tax	$47,000	$4,000	$63,000	$114,000
Personal Income Tax	$1,256,000	$74,000	$887,000	$2,217,000
Social Security Tax	$1,643,000	$93,000	$1,089,000	$2,825,000
All Other Federal Taxes	$102,000	$18,000	$163,000	$283,000
Total Federal Taxes	$3,048,000	$189,000	$2,203,000	$5,440,000
State and Local Taxes				
Corporate Profits Tax	$27,000	$2,000	$34,000	$63,000
Sales Tax	$369,000	$64,000	$587,000	$1,020,000
Property Tax	$364,000	$63,000	$580,000	$1,007,000
Aircraft Property Tax	$280,000	N/A	N/A	$280,000
Personal Income Tax	$447,000	$28,000	$338,000	$843,000
All Other State & Local	$237,000	$23,000	$231,000	$491,000
Total State & Local Taxes	$1,754,000	$180,000	$1,770,000	$3,704,000
Total Federal, State, and Local Taxes				
Total Taxes	$4,802,000	$369,000	$3,973,000	$9,1443,000

Source: Calculations from the IMPLAN input-output model based on Santa Cruz County, California, and federal tax collections at current rates. All figures are in 2019 dollars.

Watsonville Municipal Airport was the source of the following public revenues in 2019:

$9.1 million total combined federal, state and local tax revenues
$5.4 million total federal tax revenues
$3.7 million total state and local tax revenues
$4.8 million federal, state and local tax revenues from direct on-airport activity

FEDERAL TAXES

The largest federal component was the social security tax, with contributions from employers and workers of $2.8 million in 2019. Direct social security contributions on the airport of $1.6 million accounted for 57 percent of the total social security taxes. The second largest federal tax revenues came from total personal income taxes of $2.2 million, with $1.3 million paid by the 242 on-airport workers. Overall, direct on-airport economic activity accounted for $3.0 million of federal tax revenues, or 56 percent of the total federal collections of $5.4 million.

STATE AND LOCAL TAXES

The largest components of total state and local tax revenues were sales and property taxes of $1.0 million for each. Personal income taxes of $447,000 were the largest single revenue source from direct on-airport activity. Direct on-airport activity contributed $1.7 million in revenues or 47 percent of the total state and local collections.

AIRCRAFT PROPERTY TAXES

Under California law, aircraft are subject to annual appraisal and are taxable as tangible personal property. The Santa Cruz County assessor receives aircraft ownership information from the Watsonville Airport, the State Board of Equalization, and the FAA. Aircraft owners must file an Aircraft Property Statement that includes the purchase price, model and manufacturing year of the aircraft, and information about operating hours, condition, and avionics equipment. For tax purposes, the assessed value is set at current market value of the aircraft. Historic aircraft are typically exempt from property tax.

Aircraft based at Watsonville Municipal Airport had an adjusted (after exemptions) assessed value of $24,066,495 in 2019, according to figures provided by the Auditor-Controller office of the County of Santa Cruz. The airport is located in tax area 02-078 and personal property in that area is subject to the general 0.01 percent tax rate plus an additional 0.00164018 percent tax rate for various school district bonds and other voter-approved charges. The resulting property taxes received from based aircraft at Watsonville Municipal Airport include the following:

- **$280,000 aircraft property total tax revenues**

- **$241,000 general tax revenues at .01 percent tax rate**
- **$39,000 Watsonville city tax revenues at voter-approved .00164018 tax rate**

Aircraft property taxes of $280,000 accounted for 16 percent of the $1.7 million state and local tax revenues resulting from direct economic activity on-site at Watsonville Municipal Airport in 2019.

CATALYTIC ECONOMIC BENEFITS

One of the most familiar quotes within the aviation community is shown in the accompany photo of a popular poster: "A mile of road will take you one mile, a mile of runway will take you anywhere." The quotation is a reminder for officials who must weigh competing uses for scarce dollars as they allocate public money for infrastructure construction and maintenance. Highways serve a large number of citizens, but airports offer a much broader reach with greater economic potential, dollar for dollar.

John Kasarda, originator of the aerotropolis concept that links economic development to expanded aviation use, has demonstrated that aviation is becoming increasingly important for global, national, and regional economic growth. He has compared expanded commercial service and general aviation in the 21st century to the development of the interstate highway system in the 20th century and railroads in the 19th century (see *Aerotropolis: The Way We'll Live Next*, 2011, Farrar, Straus and Giroux).

Modern airport impact methodology recognizes the "catalytic" influence an airport has on the entire economy, supporting supply chains and providing rapid, efficient transport for goods and passengers. A study by the Air Transport Action Group, an international air travel organization, notes that "Air transport's most far-reaching economic contribution is via its contribution to the performance of other industries and as a facilitator of their growth. These 'catalytic' or 'spin-off' benefits of aviation affect industries across the whole spectrum of economic activity." (See *Benefits Beyond Borders*, ATAG, 2018, Pg. 11).

The catalytic role of California airports in economic development was highlighted in *Aviation in California: Benefits to our Economy and Way of Life*, prepared for the California Division of Aeronautics by Economics Research Associates (June,2003). In a section titled "Catalyst for Economic Development" (pg. 26) the report points out that "As California corporations continue to decentralize their operations

to escape the high cost of major metropolitan areas, the state's system of 250 airports is becoming increasingly important. These airports allow smaller California communities to complete with lower cost locations in other states." The report also emphasizes several features of aviation that are important to business, including increased security and "less hassle," privacy, convenience, time saving, and cost saving. Examples of aviation users - firms particularly dependent on general aviation - include high technology employers, wholesale distributors, real estate companies, and agricultural producers. Meanwhile, airports whose employers that provide aviation services – aviation suppliers - also create benefits in the local economy when they purchase goods and services as intermediate inputs, across the regional supply chain. Catalytic effects of aviation suppliers and users are analyzed in more detail below.

CATALYTIC BENEFITS: NON-AVIATION VENDORS AND SUPPLIERS TO AVIATION

Aviation activity at Watsonville Municipal Airport requires intermediate inputs of goods and services in order to produce sales to the users of aviation services, defined as "output." Output is one of three measures of direct economic benefits, along with jobs created and payrolls received by workers and proprietors. In order to produce output and support jobs, aviation employers make purchases, ranging from aviation and jet fuel for resale, office furniture, shop tools, and services such as insurance and banking. The direct output of Watsonville Municipal Airport aviation employers in 2019 was $13.7 million, as shown in **Table 9**. This direct output required intermediate inputs of $4.6 million, identified in the table as "Indirect Benefits," or purchases from suppliers in the regional economy. (It is likely that additional inputs were purchased from outside the region, but those outlays are not included in the table, since they do not create jobs and output for the regional economy.)

Table 9
Direct, Secondary, and Total Aviation Economic Benefits
Watsonville Municipal Airport

SOURCE	EMPLOYMENT	PAYROLLS	OUTPUT
Direct Aviation Economic Benefits			
Private Aviation Employers (13)	**65**	**$4,461,000**	**$9,050,000**
Public Aviation Employers (1)	**10**	**$1,178,000**	**$3,536,000**
Capital Improvement Projects	**5**	**$432,000**	**$1,132,000**
Direct Aviation Benefits	***80***	***$6,071,000***	***$13,718,000***
Secondary Aviation Economic Benefits			
Indirect Benefits: *Activity by Suppliers & Vendors*	**28**	**$1,752,000**	**$4,602,000**
Induced Benefits: *Activity by Workers as Consumers*	**44**	**$2,411,000**	**$6,541,000**
Secondary Aviation Benefits	***72***	***$4,163,000***	***$11,143,000***
Total Aviation Economic Benefits			
Total Benefits	***152***	***$10,234,000***	***$24,861,000***

Source: On-airport employment was obtained through on-site interviews and records maintained by Watsonville Municipal Airport administrative staff. Payroll figures based on Santa Cruz County wage and benefits data from U. S. Bureau Economic Analysis. Output, indirect benefits and induced benefits estimates were computed from the IMPLAN input-output model, with coefficients for Santa Cruz County. Values are in 2019 dollars.

Suppliers to aviation make up what is known as the "upstream" portion of the aviation supply chain. Detail from the IMPLAN input-output model provides for analysis of the various industries supplying inputs for aviation activity at Watsonville Municipal Airport, as shown in **Table 10**. The entries illustrate the upstream supply chain that supports aviation at Watsonville Municipal Airport. Industries in the table are ranked according to dollar volume of inputs provided to airport firms and the City of Watsonville during 2019.

Table 10
Aviation Upstream Supply Chain
Watsonville Municipal Airport

Industry	Inputs
Transportation & Warehousing	$1,075,000
Construction, Maintenance	$543,000
Real Estate, Rentals, Leasing	$506,000
Financial Services	$445,000
Business Support Services	$441,000
Professional, Technical Services	$387,000
Wholesale Trade	$227,000
Retail Trade	$146,000
Information, Communication	$140,000
Mining & Petroleum Refining	$127,000
Accommodations, Food Services	$89,000
Personal Services	$86,000
Equipment Repair, Maintenance	$78,000
Manufacturing	$55,000
Utilities	$21,000
All Other Suppliers	*$236,000*
Total Inputs	*$4,602,000*

Source: Calculated from the IMPLAN input-output model, Santa Cruz County, 2019

The greatest inputs to aviation were from the broader transportation and warehousing industry, including trucking, delivery services, warehouse storage, and related businesses. To produce $13.7 million of output, the on-airport aviation community requires $1.1 million of inputs from transport and warehouse firms.

The second largest source of inputs is the construction industry, including maintenance. This entry is separate from the Capital Improvement category and represents work done for private firms as well as the airport administration, valued at $543,000. The real estate industry, including rentals and leasing, receives $506,000 from airport employers. Firms and the airport administration purchased financial services totaling $445,000 and required additional general business services (such as janitorial or security) of $441,000.

To recap, the aviation output produced was valued at $13.7 million, equivalent to revenues received by private firms plus the budget of the airport administration. The dollar value of inputs required to produce aviation output on the airport in 2019 summed to $4.6 million. From **Table 9**, it can be seen that the $4.6 million of goods and services provided by the upstream suppliers and vendors of inputs to aviation was associated with creation and support of 28 jobs in the regional economy. The average wage for input supplier firms was $62,570.

The analysis here relates to upstream suppliers to aviation producers. However, non-aviation firms on the airport also require inputs from regional suppliers. The total purchases of inputs by non-aviation firms on the airport was $5.1 million in 2019, supporting 31 jobs across various industries. Combined, aviation and non-aviation producers at Watsonville Municipal Airport purchased inputs from regional suppliers and vendors valued at $9.7 million, creating 59 jobs (see **Table 3**).

CATALYTIC BENEFITS: NON-AVIATION USERS OF AVIATION SERVICES

The previous section identified the businesses and industries that make up the upstream portion of the aviation supply chain that provides the essential inputs required to produce aviation output. Utilizing inputs from the upstream supply chain, aviation output is then produced for users, customers, or clients of the Watsonville Municipal Airport aviation community. The customer component is known as the "downstream" portion of the supply chain. The downstream users of aviation are those businesses, public agencies, and individuals who depend on and purchase aviation output.

Output produced by the aviation providers can be sold as inputs to further production or sold to what regional analysts refer to as "final demand." For example, when an agricultural firm requires crop dusting service, the crop dusting is an intermediate input to agricultural output. In contrast, an individual who charters a flight to travel from Watsonville to a medical appointment in Southern California is the final purchaser of the charter service. Goods and services sold to final demand are not intended to be resold or used for further production. In general, final demand consists of sales to consumers, governments, or sales made outside the local region (these are referred to as "institutional" demand also).

Through input-output analysis, sales to businesses who use aviation as intermediate inputs and household or government purchases for final demand can be identified. Within the IMPLAN model there are over 500 industries represented. Each industry has a set of requirements from other industries in order to produce output and each institutional component of the economy (households, government, capital investment, out-of-region exports) has a similar listing of purchases. The final demand and intermediate demands by purchasers of aviation services from Watsonville Municipal Airport are set out in **Table 11**. As before, output of private aviation employers is $9.0 million. Private businesses within the region that require aviation services in the production of their own output purchased $5.1 million of aviation services as intermediate inputs. An additional $4.0 million of private aviation output was purchased directly by consumers or government as final demand. Note that the output of the airport administration (equal to the budget of $3.5 million) is included as final demand, along with capital improvement projects. Within the framework of input-output analysis, both are recorded as components of final demand.

Table 11
Components of Demand for Aviation Services
Watsonville Municipal Airport

Category	Sales as Final Demand	Sales as Intermediate Inputs	Output
Private Aviation Employers	**$3,986,000**	**$5,064,000**	**$9,050,000**
Public Aviation Employers	**$3,536,000**	**N/A**	**$3,536,000**
Capital Improvement Projects	**$1,132,000**	**N/A**	**$1,132,000**
Sales to Purchasers	***$8,654,000***	***$5,064,000***	***$13,718,000***

Source: Calculated from the IMPLAN input-output model, Santa Cruz County, 2019.

The private business customers that make up the downstream supply chain of the Watsonville Municipal Airport aviation community are shown in detail in **Table 12**. It can be seen that several significant purchasers of aviation services also appear **in Table 10** as suppliers to aviation. Examples are transportation and warehousing, wholesale and retail trade, manufacturing, utilities, and business support services. While each of these appears as a supplier to aviation, each is also a customer, illustrating the interconnectedness of the market economy.

Table 12
Aviation Downstream Supply Chain
Watsonville Municipal Airport

Industry	Purchases
Transportation & Warehousing	$2,703,000
Wholesale Trade	$840,000
Health Care	$359,000
Business Support Services	$287,000
Utilities	$250,000
Retail Trade	$208,000
Manufacturing	$133,000
Information, Communication	$40,000
Non-Profits	$7,000
All Other Industries	$237,000
Total Inputs	*$5,064,000*

Source: Calculated from the IMPLAN input-output model, Santa Cruz County, 2019.

Total purchases of aviation services by businesses were $5.0 million in 2019. The largest volume of sales was within the transportation and warehousing industry, again dominated by trucking, showing that aviation producers depend on the trucking industry to receive necessary supplies, while the trucking industry also depends on aviation to expedite deliveries of cargo. The regional health care industry paid out $359,000 for aviation services, most likely for delivery of critical shipments and for medical transport. Aviation firms require manufactured products, particularly avionics and aircraft parts, and in turn the manufacturing industry transports cargo by air and pays for executive travel on general aviation flights.

CATALYTIC BENEFITS OF BASED AIRCRAFT

Although details on aircraft usage are not publicly available from the Aircraft Property Statements filed with the assessor's office, it is possible to draw some conclusions based on ownership and aircraft value data in the public record. The average assessed value of the 234 aircraft based at Watsonville Municipal Airport is $98,000. The total assessed value of all aircraft is $24 million and the median value (one half are higher valued, and one half are lower valued) is $27,000. Aircraft are assessed at market value when first placed on the assessor's rolls but are not adjusted thereafter. Over time, market value and assessed value diverge. The large difference between average value and median value suggests that there are several high-value aircraft that boost the average value; analysis shows the average assessed value of the top ten aircraft is $1.3 million. This figure includes the 5 corporate jets based at the airport.

Driscoll's is among the businesses that own Watsonville based corporate aircraft. The firm is a major grower and supplier of strawberries and other berry products, accounting for over one third of the entire U.S. berry market. The company is noted for initiating California agricultural trade with China, implementation of modern water policy, and support for global worker welfare standards. Driscoll's has a staff of some 30 scientists, many based in Watsonville, as well as Florida, Mexico, Spain and other global

sites. The company aircraft based at Watsonville Municipal Airport provide support for shipping as well as executive travel across the nation and around the globe. While Watsonville's climate is ideal for agricultural products, the supporting economic infrastructure (including Watsonville Municipal Airport) facilitates production and keeps Watsonville at the forefront of the global berry market.

Based aircraft at the airport also support safety and quality of life for the region. Starting in September of 2018, CALSTAR Air Medical Services established an emergency air medical transport base at KWVI to provide service to Santa Cruz County and surrounding communities. The base is staffed by a flight crew made up of pilots, clinicians, and on-site aircraft maintenance technicians. Helicopters operating from the base are equipped with IFR and GPS equipment that allow operation in limited visibility situations common along the coastal region.

An example of the value of the airport to the greater Watsonville-Santa Cruz area is the response of based aircraft owners after the magnitude 6.9 Loma Prieta Earthquake in 1989. Millions of Americans watching the beginning of the 1989 World Series witnessed the initial shock on national broadcast television, giving rise to the name the "World Series Earthquake." The shock was centered approximately 10 miles northeast of Santa Cruz on the San Andreas Fault. The aftershock zone extended 25 miles, from north of Los Gatos to south of Watsonville near Highway 101. Records showed 63 people killed, more than 3,700 injured and an additional 12,000 displaced. Authorities estimate up to 4,000 landslides may have occurred during the quake, closing Highway 17 between Scotts Valley and Los Gatos.

Based aircraft owners at Watsonville Municipal Airport and other general aviation flyers volunteered for thousands of flights to bring in food and relief supplies as both Santa Cruz and Watsonville were cut off by land. The airlift was regarded as highly successful and laid the foundation for planning for future disaster relief efforts, recognizing another earthquake causing similar extensive damage is very much in the realm of possibility. The Watsonville Emergency Airlift Command Team (WEACT) was established in 2014 as a non-profit organization offering training, drills, and simulations to improve the response to disasters. In the event of a disaster, airlift, and other response activities by WEACT are coordinated by the KWVI airport manager and delegated staff.

As illustrated above, based aircraft support private business, public agencies, and public service missions for the entire Watsonville-Santa Cruz area. In addition, owners of aircraft have freedom of movement that is not hampered by commercial service restrictions. Commercial service options are limited by set schedules and route destinations that can accommodate larger aircraft, but general aviation aircraft can fly to many more airports in California or across the nation. Analysis of departure data from the FlightAware sample showed 72 different destinations for all aircraft based at the airport. Out-of-state destinations included Arizona, Idaho, Kansas, Nevada, New Mexico, Oregon, and Washington. There were undoubtedly other destinations, but it has become common practice for larger business aircraft pilots to block identification information from private flight tracking systems. Overall, it was estimated that based aircraft at Watsonville Municipal Airport made 2,137 flights to various destinations in 2019 (an average of 9 flights per year) for business or personal travel.

CATALYTIC BENEFITS OF ITINERANT AIRCRAFT

In the same way that the infrastructure of Watsonville Municipal Airport provides support for outward bound travel for based aircraft, the airport also allows visitors from across the nation to come to the area for business, recreation, or personal reasons. There were an estimated 8,309 arrivals at Watsonville Municipal Airport by itinerant aircraft in 2019. In a detailed sample of 2,500 arrivals, visitors to Watsonville originated at 113 airports, including in Arizona, Idaho, Colorado, Florida, Montana, Nevada, New Mexico, and Utah.

Analysis of itinerant aircraft arrivals at Watsonville Municipal Airport indicated that a key linkage provided by the airport is between Santa Cruz County and the dynamic Silicon Valley area. Silicon Valley includes the San Jose metro area, communities further north on the peninsula such as Sunnyvale and Mountain View, and the southern portion of the East Bay toward Fremont. Silicon Valley originations account for more than 25 percent of itinerant (non-based) arrivals at the airport. Driving time from San Jose to Watsonville is typically about one hour, and much slower during rush hours. The flight-line distance between Watsonville and San Jose is approximately 30 miles.

Table 13
Origin of Arriving Itinerant Aircraft
Watsonville Municipal Airport

Rank	Origin	Percent
1	San Jose, CA	15.4
2	Palo Alto, CA	11.1
3	Salinas, CA	5.5
4	Monterey, CA	5.4
5	Marina, CA	5.2
6	Hollister, CA	4.3
7	San Carlos, CA	4.3
8	Sacramento, CA	3.9
9	Hayward, CA	2.7
10	Concord, CA	2.3

Source: Derived from records for Watsonville Airport as compiled by the FlightAware Flight Tracker system, 2019. Transient aircraft only, Watsonville based aircraft arrivals have been excluded.

Major employers in Silicon Valley include Apple, Facebook, Google, Oracle, Hewlett Packard, Intel, and many others with a global presence. According to the Bureau of Economic Analysis, the average compensation per job in Silicon Valley is $152,000. Similarly, costs of doing business and home prices are much higher than in Santa Cruz County. Itinerant flight activity indicates strong linkages between the Watsonville area and Silicon Valley, with significant potential for further growth.

AIRPORT INFLUENCE ON HOME PRICES

There has been flight activity in the area of Watsonville Municipal Airport since the 1940's when the airfield was used by the U.S. Navy for training and staging of flight crews. Over time, operations and activity at the airport have increased, as has residential construction in Watsonville and near the airport. Concern about aircraft noise is important to the general public, and especially to those homeowners near airport flight patterns. As a result, airport authorities are careful to log and respond to reports of excessive noise.

In addition to sporadic noise complaints, officials work with homeowners, real estate firms, land use planners, and aviation consultants to monitor the perception (or the actual reality) that home values in communities may be jeopardized by airport proximity, primarily due to aircraft noise. This topic has been studied extensively by analysts, primarily with respect to large metropolitan area commercial service airports. Because of the existence of residential housing near Watsonville Municipal airport and a desire to quantify the relationship between airport activity and home values, a study of the effect of airport noise levels on home prices was included in this economic benefit study.

The report was prepared by an Arizona State University economist who specializes in econometric studies, working with business students who assisted in data collection. The statistical noise analysis is included as Appendix II.

The highlights of the study are set out below:

- **National studies find that property values decrease in the range .5% to 1.0% for each one unit increase in airport noise exposure.**

- **The Watsonville Municipal Airport noise study was based on analysis of data for 234 houses outside the 55 CNEL level, 59 houses inside the 55-60 CNEL contour, and 18 houses inside the 60-65 CNEL contour. The CNEL contour, unique to California, combines and weights decibels (db) of noise in daytime, evening, and nighttime.**

- **Houses outside the 55 CNEL level had the highest value, $591,099. Houses in the 55-60 contour had an average value of $581,218. Houses nearest the airport, in the 60-65 CNEL contour had the lowest value, $557,653. However, a proper statistical analysis would adjust these figures for differences in housing features such as number of bedrooms, number of bathrooms, and lot size.**

- **An econometric regression analysis, holding housing features constant but allowing for noise variation, found a reduction in home value of 0.8% for a one unit increase in decibels across all noise contours, a result similar to the noise effect found in many recent studies for other airports.**

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6. City of Watsonville, Watsonville Municipal Airport
7. *Contribution of General Aviation to the US Economy in 2018*, PricewaterhouseCoopers LLP
8. *Estimating the Regional Economic Significance of Airports*, Federal Aviation Association
9. FlightAware Airport Flight Tracker System (flightaware.com)
10. IMPLAN Group, LLC, Huntersville, NC (Implan.com)
11. National Business Aviation Association
12. Santa Cruz County Assessor
13. *Santa Cruz County Visitor Profile*, Campbell Rinker Marketing Research
14. Survey, Watsonville Municipal Airport tenants
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17. U.S. General Services Administration
18. Visit Santa Cruz County (A private non-profit corporation serving as the official marketing entity for Santa Cruz County)
19. WATSONVILLE EMERGENCY AIRLIFT COMMAND TEAM, https://sites.google.com/view/wvi-we-act/operating-procedures
20. Watsonville Municipal Airport, unpublished records and data

APPENDIX I
WATSONVILLE MUNICIPAL AIRPORT EMPLOYERS

Aviation Employers

- **Belardi's Interiors**
- **CALSTAR**
- **City of Watsonville**
- **CK Restoration**
- **Gary Air**
- **GoJump Santa Cruz**
- **Hoversurf**
- **NorCal Avionics**
- **Pacific Air Care**
- **Santa Cruz Pilot**
- **SC Flying Club**
- **Specialized Helicopter**
- **Strawberry Aviation**
- **United Flight Services**

Non-Aviation Employers

- **Beer Mule**
- **California Conservation Corps**
- **Ella's at the Airport**
- **Expo Imaging**
- **Head'n Home**
- **Hertz**
- **Knowlton Construction**
- **Mid Valley Supply**
- **Pacific AgPak**
- **Pied Piper**
- **Precision Dynamic Machining**
- **Sage Instruments**
- **Sundance Berry Farms**
- **Tin Can Alley**
- **Watsonville Diesel**

APPENDIX II
WATSONVILLE MUNICIPAL AIRPORT
NOISE ANALYSIS

Stefan Ruediger, PhD
Department of Economics
Arizona State University

Outside noise above basic ambient levels can disturb basic life in and around a house, leisure activities, or sleep and work in the home office. Furthermore medical research shows that noise exposure can cause increased risk of hearing impairment and poor school performance (Passchier-Vermeer and Passchier 2000), hypertension (Rosenlund et al. 2001), cardiovascular disease (Meecham and Shaw, 1993; Correia et al. 2013), increases in suicide rates (Meecham and Shaw, 1993), and sleep disturbance and psychological stress (Stone, et al 1972).

However, airspace is a common property resource, where there is little or no delineation of use rights for private parties. Airport noise is an example of a negative externality which is defined as a by-product of production or consumption activities that adversely affects third parties not directly involved in the associated market transactions (Nelson, 2008). There is no established market for quietness where people could be compensated for their suffering, but a complementary system exists wherein individuals reveal their *willingness-to-pay* to avoid different levels of aircraft noise exposure. This willingness-to-pay is revealed through the difference in house values based on noise levels.

Most commonly the differential property value is estimated through the Noise Depreciation Index (NDI), which is defined as the percentage depreciation of property values due to a one unit increase in noise exposure, typically measured in decibels (dB). The first such studies were carried out at the beginning of the 1970s which involved airports in Canada, the US, and Australia. Nelson (1980) provides an overview of 12 of these studies ranging from 1960 to 1976. He finds the average NDI to be 0.4% to 1.1%. These findings are supported through analyses of individual airports by Collins and Evans (1994); Feitelson, Hurd, and Mudge (1996); Kaufman and Espey (1997), Levesque (1994); O'Byrne, Nelson, and Seneca (1985); and Pennington, Topham and Ward (1990).

In more recent extensions of the work by Nelson (1980), Schipper, Nijkamp and Rietveld (1998) covering 19 HD noise studies and 30 NDI estimates find an average NDI of 0.83%. Further support comes from Nelson (2004) covering 33 airport studies in the US and Canada from 1969 to 1997 finding that values of properties decline between 0.51 to 0.67% per dB.

Work on the negative effects of noise on house values at Chicago O'hare airport (McMillen, 2004) and Atlanta Hartsfield-Jackson Airport (Cohen and Coughlin, 2005, 2008) put the NDI above 1%. McMillen finds an NDI of about 1% for Chicago O'hare and Cohen and Coughlin find an NDI of about 2% for Atlanta Hartsfield. The most recent meta-analysis (Wadud, 2010) confirms that the NDI is likely below 1%. Including 53 NDI estimates, Wadud (2010) shows that the NDI is between 0.45% and 0.64%. The findings for the US, Canada, and Australia are supported by studies for Switzerland and Poland. Salvi (2003) finds

and NDI of 0.74% per dB for Zurich Airport, Baranzini and Ramirez (2005) find an NDI of 0.7% for apartments located in the vicinity of Geneva airport, and Trojanek, R. et al (2017) find an NDI of 0.87% for single-family houses, and 0.57% for apartments in the vicinity of Poznan Airport

However, airports also have positive effects on surrounding communities. A portion of the population might value close proximity to airports because access for convenience of transportation and travel time for employment (Tompkins et al, 1998; Lipscomb ,2003).

Data for Watsonville Municipal Airport

This study reports on a model of the house prices as a function of attributes. The attributes are the number of bedrooms, bathrooms, and other features. House price data were current as of April 2020 from Zillow. The dataset contains information on 312 houses in Freedom and Watsonville, California. In addition to the house data from Zillow the model uses noise contour information provided by the City of Watsonville. The noise contour maps were created in August 2018.

Noise is measured using the Community Noise Equivalent Level (CNEL). CNEL is a single number that expresses the average sound level over a 24-hour period. The CNEL is measured in dB but includes an additional fivefold weight for aircraft movements between 7 pm and 10 pm (roughly a 5dB penalty) and an additional tenfold weight for aircraft movements during the nighttime hours of 10 pm to 7 am (roughly a 10dB penalty). The CNEL approach to measure noise exposure is unique to California. CNEL is measured in common dB units (Wyle Laboratories, 1971). Normal background noise in urban areas is approximately 50-60 decibels during daytime hours and 40 decibels during nighttime (Nelson, 2004). An indoor CNEL value of 45dB is mandated by the California Code of Regulations (CCR, Title 24, Part 6, Section T25-28) for single-family dwellings, multiple family dwellings, hotel and motel rooms which translates to about an outside noise exposure of 65-75 dB CNEL with closed windows.

The model is based on data for 234 houses located outside the 55 CNEL contour, 59 houses inside the 55 to 60 CNEL contour, and 18 houses inside the 60 to 65 CNEL contour. Table A-1 contains the descriptive statistics for the sale prices and the characteristics of the houses for 2020. The average house in Freedom (n=214) is valued at $568,037.47 and the average house in Watsonville (n=98) is valued at $641,495.68. The average house in the sample, valued at $591,099.60, had 3 bedrooms, 1.5 bathrooms, and was located on a 0.25 acre lot. The houses outside the 55 CNEL contour are valued at $596,082.27, the houses inside the 55 to 60 CNEL contour are valued at $581,218.73, and houses inside the 60 to 65 CNEL contour are valued at $557,653.67. A review of the data shows a small decrease in home values as the noise level increases, but since we are not holding all other housing characteristics constant, it is possible houses in the noisier area might be smaller, have fewer bathrooms, or fewer bedrooms than houses in quieter areas. Figure A shows an overview of all the houses and their respective CNEL values included in this study.

The Model

The analysis uses a standard hedonic price model. The model can be written as

$$Y = X\beta + \varepsilon$$

where ε is a residual term assumed to be normally distributed with a zero mean and constant variance. The dependent variable (Y) is the natural log of housing price values, and X includes all house charac-

teristics such as the number of bedrooms, the number of bathrooms, the number of fireplaces, the number of stories, lot size, and distance from the airport in miles. Included in X are also a dummy variable for the neighborhood and most importantly a dummy variable for the noise contour. Table A-2 includes a list of the variables and their definitions.

The goal of the regression analysis is to isolate the effect of noise on house values. Simply comparing the average values of houses in each noise contour does not provide conclusive evidence about the effect of noise on house values because houses on different sides of noise contour boundaries might differ by more characteristics than just the noise level. Regression analysis keeps everything else constant while just focusing on the difference in noise levels.

Results

Table A-3 provides results for the OLS regression analysis. The results are within the range of the main findings of similar studies reviewed earlier. Overall, the estimated model explains about 60% of the variation in log housing values. The individual variables for housing characteristics performed as expected. Houses with more bathrooms, more bedrooms, larger lot sizes, and a fireplace have higher values. Dummy variables for the number of bathrooms and number of bedrooms are positive and significant (at the 1% level) determinants of house values. It is interesting to note that the number of stories or the presence of a fireplace do not have an effect on the value of houses in this sample. While keeping the noise value constant, the house value increases as the distance from the airport increases. For each additional mile from the airport, the value of houses is about 9% higher. Furthermore, each additional acre of property adds about 21% to the value of a house. The city, Freedom or Watsonville has no significant effect on the value of houses.

The value of a house located inside the 65 CNEL noise contour is about 4% lower (95% CI: -9% to 0.8%, p-value 0.1%) than otherwise, holding everything else constant. Per db, housing prices are .043/5 =.08% lower. The effect of a location inside the 60 CNEL contour is statistically insignificant (95% CI: -2.4% to 3.8%). The finding for the 65 CNEL contour is in line with many other noise studies that find about a 0.4 to 2% reduction in house value per dB.

The summary finding of the model is that properties near the Watsonville Municipal Airport show a 0.8% reduction in housing value for a one unit increase in decibels, holding constant all other factors that influence price, such as lot size or number of bedrooms. The result is similar to that most frequently found in other airport noise studies for the United States.

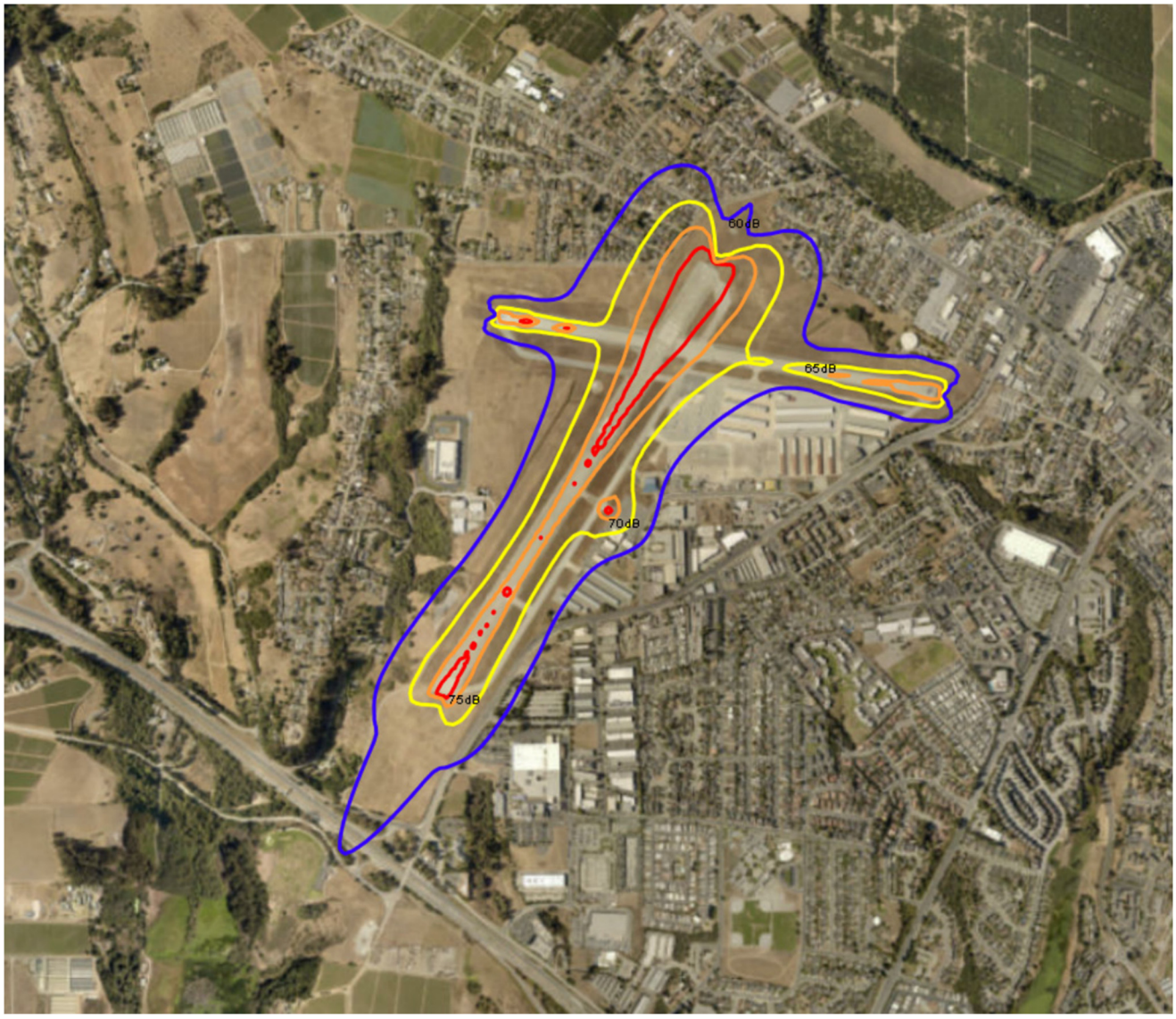

Figure A: Noise Contours for Watsonville Municipal Airport

Figure B: Residential Properties and Noise Levels, Watsonville Municipal Airport

TABLE A-1. SUMMARY STATISTICS, FULL SAMPLE—219 OBSERVATIONS

	Count	Percentage	Mean
Houses outside CNEL 55 contour	234	75.24	$596,082.27
Houses inside CNEL 55-60 contour	59	18.97	$581,218.73
Houses inside CNEL 60-65 contour	18	5.78	$557,653.67
Freedom	214	68.59	$568,037.47
Watsonville	98	31.41	$641,459.68
1-bedroom	7	2.25	$438,971.14
2-bedrooms	90	28.94	$532,134.97
3-bedrooms	164	52.73	$600,597.33
4-bedrooms	48	15.43	$686,990.33
5-bedrooms	1	0.32	$638,029
6 bedrooms	1	0.32	$770,146
1-bathroom	122	39.1	$522,983.49
2-bathroom	161	51.6	$619,599.45
3-bathrooms	27	8.65	$702,559.93
4-bathrooms	2	0.64	$947,226.00
0 fireplaces	76	24.36	$598,234.45
1 fireplace	236	75.64	$588,801.91
1-story	297	95.19	$583,666.96
2-stories	15	4.81	$738,265.40
		Range	**Mean**
Zillow Value	312	$276,000-$1,117,840	$591,099.60
Travel Distance (miles) from Airport	312	0.71 – 2.02	1.47
Lot Size Sq acres	312	0.046 - 1.9	0.231
Bedrooms	311	1 - 6	2.84
Bathrooms	312	1 - 4	1.71

TABLE A-2. VARIABLES IN HEDONIC REGRESSIONS

Variable Name	Variable Definition
lzestimate	Log value of the nominal housing value as determined by Zillow
cnel2	Dummy variable equal to one for houses inside the 60 CNEL noise contour; zero otherwise.
cnel3	Dummy variable equal to one for houses within the 65 CNEL noise contour; zero otherwise.
bedroom2	Dummy variable equal to one for houses with two bedrooms; zero otherwise.
bedroom3	Dummy variable equal to one for houses with three bedrooms; zero otherwise.
bedroom4	Dummy variable equal to one for houses with four bedrooms; zero otherwise.
bedroom5	Dummy variable equal to one for houses with five bedrooms; zero otherwise.
bedroom6	Dummy variable equal to one for houses with six bedrooms; zero otherwise.
bathroom2	Dummy variable equal to one for houses with 2 bathrooms; zero otherwise.
bathroom3	Dummy variable equal to one for houses with 3 bathrooms; zero otherwise.
bathroom4	Dummy variable equal to one for houses with 4 bathrooms; zero otherwise.
lotsizeacre	Lot size in acres.
stories2	Dummy variable equal to one for houses with more than one story; zero otherwise.
fireplace2	Dummy variable equal to one for houses with one fireplace; zero otherwise.
dist	Travel distance in miles from house to airport.
citydummy2	Dummy variable equal to one for houses Watsonville, using Freedom as the base City
age	Age of house in years in 2020

TABLE A-3. REGRESSION ANALYSIS RESULTS

	Semi-Log Function	
Dep Var: Log(house value)	**Coefficient**	**Standard Error**
cnel2	0.007	(0.016)
cnel3	-0.043	(0.026)
bedroom2	0.175***	(0.040)
bedroom3	0.233***	(0.042)
bedroom4	0.306***	(0.045)
bedroom5	0.402***	(0.114)
bedroom6	0.386***	(0.114)
bathroom2	0.082***	(0.017)
bathroom3	0.109***	(0.032)
bathroom4	0.437***	(0.076)
lotsizeacre	0.194***	(0.036)
stories2	0.050	(0.040)
fireplace2	-0.019	(0.014)
dist	0.086***	(0.024)
citydummy2	0.008	(0.017)
age	-0.001	(0.000)
Constant	12.876***	(0.064)
adj R-squared	0.597	
N	309	
* p<0.05, ** p<0.01, *** p<0.001		

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APPENDIX III
WATSONVILLE MUNICIPAL AIRPORT
AMBAG AIRPORTS ECONOMIC IMPACT STUDY
August 13, 2003

Prepared by
Lee McPheters
Research Professor
Arizona State University
June 15, 2020

In 2003, the Association of Monterey Bay Area Governments (AMBAG) released an economic analysis of the regional importance of six publicly owned airports serving the AMBAG region The airports were Hollister Municipal Airport, Marina Municipal Airport, Mesa Del Rey (King City) Airport, Monterey Peninsula Airport, Salinas Municipal Airport, and Watsonville Municipal Airport. Watsonville Municipal Airport economic impacts as presented in Table 13 of the AMBAG report are shown below.

AMBAG Airports Economic Impact Study –Final Draft

TABLE 13 - WATSONVILLE MUNICIPAL AIRPORT ECONOMIC IMPACTS

Source	Jobs	Economic Impact
Airport Tenants		
Aviation Related Tenants - Direct Impacts	37	$ 3,408,667
- Induced Impacts	55	$ 3,783,225
Non-Aviation Tenants - Direct Impacts	163	$ 8,839,461
- Induced Impacts	211	$ 10,114,363
Combined Tenant Capital Spending	7	$ 73,920
Total Airport Tenant Impacts	473	$ 26,219,636
Visitor Spending		
Direct Impacts	83	$ 4,178,618
Induced Impacts	64	$ 4,680,052
Total Visitor Spending Impacts	147	$ 8,858,670
Indirect Impacts	1,030	$ 627,353,000
Total Impacts	1,650	$ 662,431,306

The findings for Watsonville Municipal Airport included on airport aviation-related direct impacts of $3.4 million, on-airport non-aviation direct impacts of $8.8 million, and direct visitor spending impacts of $4.2 million, summing to direct economic impacts of $16.4 million. Induced impacts (secondary spending by employees as consumers in their home communities) summed to $18.6 million. Combined direct and induced impacts were $35.1 million.

Indirect Impacts

In addition to direct and induced impacts, the AMBAG study included an additional component labeled indirect impacts, defined as "the perception that the business community has on the airports' impact on local business operations" (AMBAG, page 7).

The economic impact of the indirect impact component for Watsonville Municipal Airport was $627.3 million. Adding direct, induced and "indirect" impacts gives a calculated total economic impact of $662.4 million for 2003. The indirect impact component of $662.4 million accounted for 95% of the total economic impact of $662.4 million in the table.

The indirect impact component was intended as a measure of business reliance on the airport. Data for indirect impacts was taken from a survey mailed out to "businesses that may have an airport connection" (AMBAG, page 8). The business impacts included were those that responded they would lose revenues or relocate out of the area if the airport were closed.

The survey question as worded is shown below.

Local Business Survey

1) Zip code of business location? _____

2) Type of business?

Agricultural _____ Manufacturing _____ Service/Commercial _____
Government _____ Retail/Commercial _____ Tourism Related _____
Other (Please Specify) _____

3) What would be the effect on your business if the airport should close? (Complete as many responses as applicable.)

a) Lay off _____ employees. (Please combine part-time and full-time employees.)

b) Lose $ _____ in gross revenues.

c) _____ Business would relocate.

d) _____ No effect on business.

e) _____ Other. _____

4) Estimated annual gross revenues? (At this location only.) (For fiscal year ending _____)

a) Either indicate amount if you can release it: _____

b) Or, mark appropriate range on scale below. (If necessary fill in your own range.)

0 | 50 | 100 | 200 | 300 | 400 | 500 | | |
(thousand $)

A - 4

The indirect impact figure was the sum of the annual gross revenues of all those businesses that reported they would be affected in some way by closure of the airport. According to the AMBAG report, this approach was a feature of the CALTRANS Airport Impact Model developed in the 1980s. The CALTRANS model was discontinued in the 1990s.

A review of airport impact studies from the period 1980 – 2000 shows this methodological approach of "indirect impacts" incorporating employment and revenue of local businesses was used in some reports, but not endorsed by the FAA. Since about 2000, the methodology for airport economic impact no longer includes this broad definition of indirect impact as a component of the economic impact of an airport.

Input-Output is Standard Methodology

Airport economic impact analysis has become less reliant on business surveys and now employs statistical and econometric techniques, due to the introduction of computerized input-output models as the main tool for airport economic impact analysis. Analysts began using the Regional Input Output System (RIMS model) from the U. S Bureau of Economic Analysis around 2000, and since 2010 the IMPLAN (Impact Analysis for Planning) model has come into wide use as the "gold standard" for airport economic impact studies.

An important feature of input output models is that they quantify local purchases of goods and services by airport businesses. Input-output models now allow much more detail on how local businesses are related to the airport. The modern definition of "indirect impact" for airport economic impact analysis is the value of goods and services purchased locally by airport businesses, such as fuel, tools, insurance, or office furniture. If a desk is purchased by an FBO, for example, only the cost of the desk is included, not the total annual revenue of the office furniture supply store. The indirect impact is a measure of business to business purchases within the regional supply chain by airport employers.

This approach was initially set out in the FAA white paper *Estimating the Regional Economic Significance of Airports*, which laid the groundwork for a now-standardized approach to impact analysis. That white paper recommended the main off-site impacts to be included are "airport expenditures for materials, equipment, fuel, and utilities" (page 30). There is no mention of surveying businesses that are either airport suppliers or airport users to add in their employment or revenues as an impact component. The impacts of local businesses on the airport are defined by the input-output model as the exact amount of local supplier sales to businesses and public agencies on the airport.

While it is useful to know the size and number of businesses that might leave the area if the airport were to close, it is now recognized that those revenues cannot be counted as part of the airport economic impact, since public utilities such as water or electricity could make the same claim. The economic impact of the water department is the jobs within the department, the purchases the department makes from local suppliers, and the value of output (water fees) produced. Although the strawberry industry, for example, depends on water, the output and employment created by the strawberry industry is the economic impact of the strawberry industry, and is not part of the impact of the water utility, although certainly the importance of water to a multi-billion dollar industry should be noted and protected.

Summary

When the AMBAG study was prepared in 2003, there were no well-established guidelines for airport economic impact studies. The CALTRANS model included a component labeled "indirect impact" which relied on surveys of off-site business related to the airport and represented the summation of the revenues of those businesses as part of the airport impact. For Watsonville Municipal Airport in 2003, the indirect impact made up 95% of the total impact. In recent years, airport impact analysis methodology has moved away from this approach and now measures only the amount of goods and services actually sold to the airport as indirect impact. This methodology is now standardized and seen in hundreds of airport economic impact studies produced after the introduction of computerized input-output models since 2000.

The most recent economic study (based on calendar year 2019 data) for the Watsonville Municipal Airport uses a standard methodology based on input-output analysis. Like all other impact studies produced in recent years, the indirect impact component includes purchases by airport employers of goods and services from local businesses. Because of this progression in the methodology of analysis, the total economic impact of the current study and the AMBAG 2003 study are not comparable. However, direct on-airport output and employment should be comparable, since the figures were collected in the same way. The methodology for estimating the number of visitors in 2003 was not specified and therefore visitor spending should be interpreted with caution.

Below is a summary listing of the standard guidelines the FAA follows in funding airport economic impact studies and in their own periodic reports on the impact of civil aviation.

1. The airport's direct economic impact refers to aviation activity within the airport property lines. Non-aviation activity on airport property can be included but must be identified and shown separately.

2. The off-airport activities that can be included in the economic impact are

    (a) aviation or non-aviation employers with through-the-fence agreements,

    (b) off-airport spending on lodging, etc., by visitors from outside the region that arrived at the airport by air,

    (c) off-airport local suppliers to aviation, limited to the amount of purchases by airport employers and the associated jobs and payroll to produce the goods or services supplied (indirect impact), and/or

    (d) off-airport household spending by employees involved in production of direct and indirect output (induced impact).

Examples of Current Methodology

Below are three current descriptions of what should be included in an economic impact analysis. None include a component similar to the broad $627.3 million component from the AMBAG 2003 study for Watsonville Municipal Airport.

From Wikipedia, we see indirect effects are the specific business to business transactions. The direct, indirect, and induced effects make up the total economic impact.

https://en.wikipedia.org/wiki/Economic_impact_analysis

Sources of Economic Impacts [edit]

In addition to the types of impacts, economic impact analyses often estimate the sources of the impacts. Each impact can be decomposed into different components, depending on the effect that caused the impact. *Direct effects* are the results of the money initially spent in the study region by the business or organization being studied. This includes money spent to pay for salaries, supplies, raw materials, and operating expenses.[2]a

The direct effects from the initial spending creates additional activity in the local economy. *Indirect effects* are the results of business-to-business transactions indirectly caused by the direct effects. Businesses initially benefiting from the direct effects will subsequently increase spending at other local businesses. The indirect effect is a measure of this increase in business-to-business activity (not including the initial round of spending, which is included in the direct effects).[2]

Induced effects are the results of increased personal income caused by the direct and indirect effects. Businesses experiencing increased revenue from the direct and indirect effects will subsequently increase payroll expenditures (by hiring more employees, increasing payroll hours, raising salaries, etc.). Households will, in turn, increase spending at local businesses. The induced effect is a measure of this increase in household-to-business activity. Finally, *dynamic effects* are caused by geographic shifts over time in populations and businesses.[2]

From the website for IMPLAN, the leading input-output model now in use for airport impact studies, the indirect impact is purchase of inputs from other industries.

https://blog.implan.com/what-is-implan

Indirect Effects

Indirect impacts stem from local industries' purchases of inputs (goods and services) from other local industries. These purchases are also known as intermediate expenditures.

For example, if the direct impact is the construction of a building, the first round of indirect effects will include a purchase of ready-mix concrete. This purchase of ready-mix concrete spurs the ready-mix concrete manufacturing industry to in turn purchase more sand and gravel. This purchase of sand and gravel is part of the second round of indirect effects. This cycle of spending continues to work its way backward through the supply chain, with each round of impacts getting smaller and smaller, until all money leaks from the local economy by way of imports, taxes, and profits, which do not generate additional impacts locally.

The FAA for several years has produced a report on The Economic Impact of Civil Aviation on the U.S. Economy.

https://www.faa.gov/about/plans_reports/media/2020_jan_economic_impact_report.pdf

The FAA methodology combines indirect and induced impacts into the "secondary impact" and notes that part of that impact is "payments to suppliers." There is no mention in the methodology section of including in the economic impact a summation of annual gross revenues of businesses that are not aviation businesses but are in some way related to aviation. The FAA uses the term "primary impact" instead of "direct impact," to differentiate between primary and secondary impact. In standard input-output analysis, the impacts from models such as IMPLAN are reported as direct effects, indirect effects and induced effects and the secondary impact is the sum of indirect and induced effects.

The Economic Impact of Civil Aviation on the U.S. Economy
January 2020
Federal Aviation Administration

Multipliers

Multipliers measure the impact of a particular category of spending on the rest of the economy, specifically on output, earnings and employment. The BEA publishes industry-level multiplier estimates.

Output

Output is the current dollar production of goods or services by a production unit and is measured by total sales or receipts of that unit, plus other operating income, commodity taxes (sales and excise taxes) and changes in inventories.

Primary Impact

This is a term used to categorize the dollar amounts that flow through the civil aviation industry. Primary impact refers to the first round of expenditures within each sector that are collected from government and private sources. These amounts are applied against the RIMS II multipliers to derive secondary impacts.

Seasonal Adjustment

Many aviation-related time series data display seasonal patterns. For example, travel tends to pick up during the summer and the end-of-year holiday season and slow down at other times of the year. Seasonal adjustment is a statistical process that removes such patterns to reveal underlying trends. In other words, seasonal adjustment removes the effects of recurring seasonal influences from time series. This process "quantifies seasonal patterns and then factors them out of the series to permit analysis of non-seasonal"[xxv] trends in the data.

Secondary Impact

This is a term used to categorize the dollar amounts that flow through the civil aviation industry. Secondary impacts result from follow-on spending down the supply chain after the initial round or primary impact. This includes payments to suppliers, and suppliers of suppliers, as well as spending by employees of those businesses. Secondary impacts therefore capture both interindustry and household spending that derive from activity in the respective sectors.

Total Economic Activity

Total economic activity is a term used interchangeably with Gross Output.

Total Impact

Total impact is the sum of primary and secondary impacts.

Value Added

Value added refers to the current dollar contribution to production by an individual producer, industry or sector during a specified time period. It is measured as the difference between gross output and goods and services purchased for use in production. (These purchased goods and services are also called input purchases or intermediate inputs.) Measures of value added consist of employee compensation, production-related taxes, imports less subsidies and gross operating surplus. Value added can be summed or aggregated across individual producers over an entire sector, industry or nation; at the national level, total value added equals GDP. The BEA publishes national- and selected sector-level annual and quarterly measures of value added, as well as selected annual industry measures.

[xxv] Bureau of Labor Statistics, "Fact Sheet on Seasonal Adjustment in the CPI." February 23, 2010.

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KANSAS CITY
(816) 524-3500

237 N.W. Blue Parkway
Suite 100
Lee's Summit, MO 64063

PHOENIX
(602) 993-6999

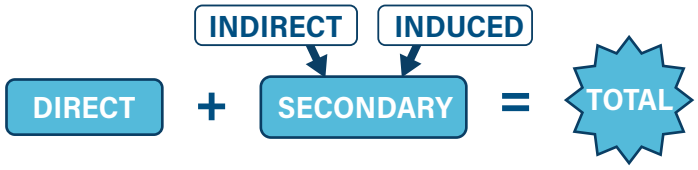
4835 E. Cactus Road
Suite 235
Scottsdale, AZ 85254

2019 Economic Benefit Analysis FAQ

WATSONVILLE MUNICIPAL AIRPORT
Serving the City, County and Country Since 1947!

What are the Total (Direct & Secondary) Economic Benefits of the Airport?

- Airport activity created **$67.0 million** total economic benefits
- Airport activity supported **452 total jobs** with payrolls of $27.2 million
- Airport activity added **$3.7 million** to local and state tax revenues
- The airport creates daily **economic benefits of $183,600**, with **$74,600** paid daily to area workers
- Airport employers purchased **$9.7 million** of goods and services in the region, supporting 59 jobs
- Based aircraft were valued at $24.1 million and **paid property taxes of $280,000**



What are the Aviation Economic Benefits?

- There are 14 aviation employers that had 80 workers and payrolls of $6.1 million
- Aviation employers produced direct output valued at $13.7 million
- Aviation employers purchased $4.6 million of goods and services as inputs
- Input purchases by aviation employers supported 28 jobs with payrolls of $1.7 million

What are the Non-Aviation Economic Benefits?

- There are 15 non-aviation employers that had 162 workers and payrolls of $9.4 million
- Non-aviation employers produced direct output valued at $22.6 million
- Non-aviation employers purchased $5.1 million of goods and services as inputs
- Input purchases by non-aviation employers supported 31 jobs with payrolls of $2.0 million

What are the Sources of Public Revenues Generated by Watsonville Municipal Airport?

- $9.1 million total combined federal, state and local tax revenues
- $5.4 million total federal tax revenues
- $3.7 million total state and local tax revenues
- $4.8 million federal, state and local tax revenues from direct on airport activity
- $280,000 aircraft property tax revenues to Santa Cruz County
- $241,000 general tax revenues at .01% tax rate
- $39,000 Watsonville City Tax revenues at voter approved tax rate

What are the Economic Benefits of Air Visitors Arriving at the Airport?

- Visitors arriving at the airport spent $2.2 million in the region
- Visitor spending supported 24 hospitality industry jobs, with a $909,000 payroll
- On an average day, visitors inject $6,000 into the local economy
- Overnight travel parties spend an average of $1,602 during their stay
- 52% of overnight spend was lodging, followed by food and drink 27% of total

A Day at WATSONVILLE MUNICIPAL AIRPORT

Serving the City, County and Country Since 1947!

$183,600 in economic benefits generated on a daily basis.

242 workers on the airport & **$42,400** paid daily to airport workers

164 daily aircraft operations

34 Air Visitors in the area daily (includes overnight visitors)

$6,000 daily visitor spending injected into the local economy.

452 total area jobs supported

$74,600 paid daily to area workers

BEYOND ECONOMIC BENEFITS……

The Airport is home to a wide array of activities that support safety and quality of life for the region. These include:

- ✓ Emergency air medical transport.
- ✓ Agricultural production support that keeps Watsonville at the forefront of the global berry market.
- ✓ Watsonville Emergency Airlift Command Team to improve response to natural disasters.

For More Information, Please Contact:
Watsonville Municipal Airport
Rayvon Williams, Airport Director
831-768-3575
rayvon.williams@cityofwatsonville.org

Prepared by:
Dr. Lee McPheters
Seidman Research Institute
W.P. Carey School of Business
Arizona State University

In Association With:
Coffman Associates, Inc.

6/20

WATSONVILLE MUNICIPAL AIRPORT

ECONOMIC BENEFIT ANALYSIS

WATSONVILLE MUNICIPAL AIRPORT

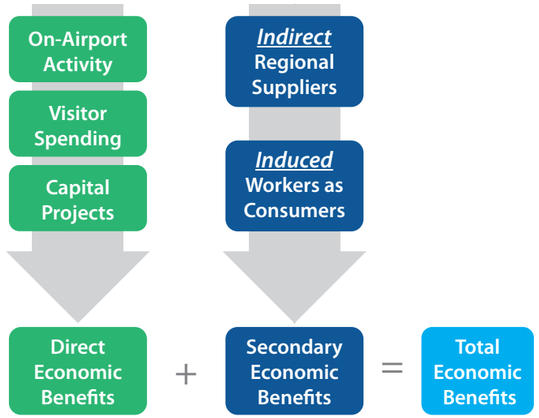
Economic Benefit Analysis

Watsonville Municipal Airport (Airport) is a vital contributor to the local and regional economy, and contributes to the growth of jobs and economic output of the City of Watsonville and surrounding area. The Airport not only provides transportation services for people and businesses, but it serves as a center of employment for hundreds of workers and encourages economic growth, further strengthening ties between communities and regions. Perhaps a more significant benefit is the value of the Airport to the sales and production capabilities of local businesses and industry, in addition to the role it plays in attracting new businesses and industry to the community.

Watsonville Municipal Airport is a general aviation gateway that welcomes commerce into the region and provides access to the air transportation system for citizens and businesses. The Airport is utilized by aircraft ranging from single engine pistons up to large corporate/business jets. The Airport is home to 234 based aircraft, including multiple jets. It is estimated that the Airport experiences approximately 60,000 aircraft operations annually.

MEASURING ECONOMIC BENEFITS

Analysis of economic benefits is the measurement of the economic contribution of an industry, an activity, or a particular component of the economy. The methodology used in this study was standardized in the publication by the Federal Aviation Administration (FAA), Estimating the Regional Economic Significance of Airports, Washington, D.C., 1992. The total economic benefit of the Airport is quantified as revenue (output, spending, and sales), employment (jobs created), and payroll (income). This information is collected from airport records, surveys of businesses/passengers, and state/federal government records. The secondary (indirect and induced) coefficients are from the Impact Analysis for Planning (IMPLAN) input-output model. The adjacent graphic illustrates how the total economic benefits of the Airport are calculated.



"Analysis of economic benefits is the measurement of the economic contribution..."

ECONOMIC BENEFIT ANALYSIS SUMMARY – 2019

Economic Benefits of Aviation-Related Activity

- 14 On-Airport aviation employers reported revenues of $13.7 million.
- 80 On-Airport aviation jobs with payrolls of $6.1 million.
- On-Airport aviation employers purchased $4.6 million in goods and services from local suppliers.

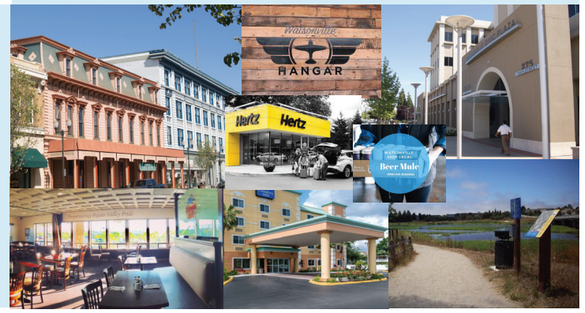
Belardi Interiors, Inc. · west coast sport aircraft, inc. (Authorized TECNAM Sales and Service) · Santa Cruz Flying Club · Specialized Aviation (831) 763-2244 Helicopters | Airplanes | FBO 100LL Jet A · Skywords Aerial Services · Strawberry Aviation · GoJump Santa Cruz · NorCal Avionics · Gary Air · United Flight Services · Pacific Air Care

Economic Benefits of Non-Aviation-Related Activity

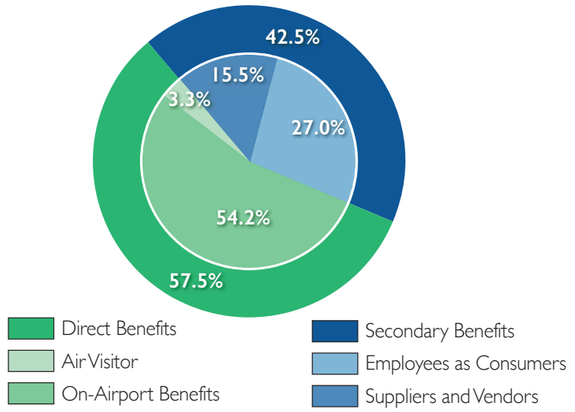
- 15 On-Airport non-aviation employers reported revenues of $22.6 million.
- 162 On-Airport non-aviation jobs with payrolls of $9.4 million.
- On-Airport non-aviation employers purchased $5.1 million in goods and services from local suppliers.

Air Visitors to the Airport

- Visitors arriving at the Airport spent $2.2 million in the region.
- Visitor spending supported 36 total jobs in the area economy.
- Overnight travel parties spent an average of $1,602 during their stay.



Airport Economic Benefit Sources



TOTAL ECONOMIC BENEFITS OF THE AIRPORT	
Source	**Benefits**
Revenue	$67.0 Million
Employment	452 Jobs
Payroll Income	$27.2 Million
Tax Revenue	$9.1 Million

Activity at Watsonville Municipal Airport created $67 million in total economic benefits for the region.

TOTAL ECONOMIC BENEFITS

WATSONVILLE MUNICIPAL AIRPORT

ECONOMIC BENEFIT ANALYSIS

- *Output/Revenues*
  $67.0 Million
- *Employment*
  452 Jobs
- *Payroll Income*
  $27.2 Million
- *Tax Revenue*
  $9.1 Million

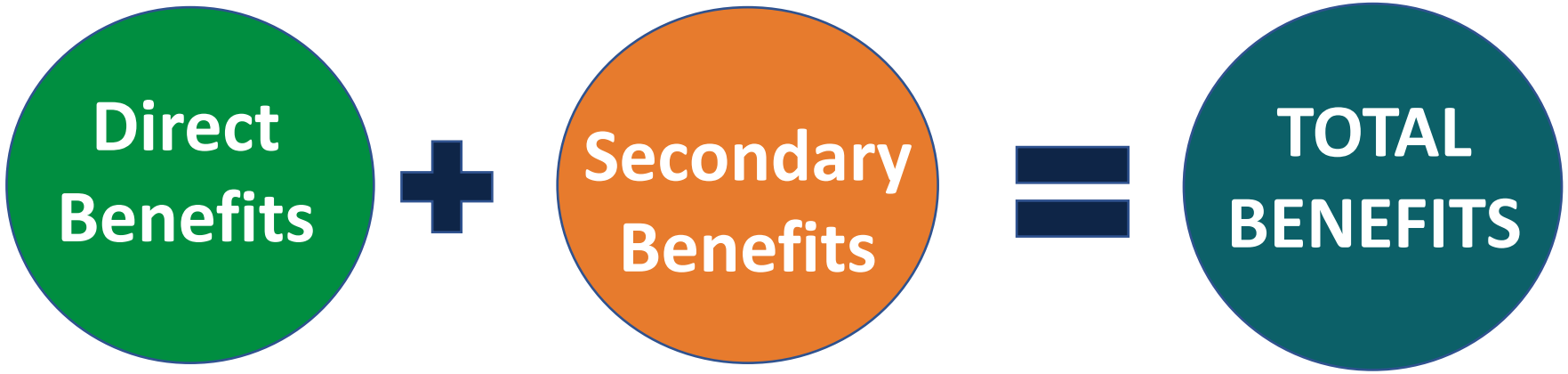
WATSONVILLE MUNICIPAL AIRPORT

ECONOMIC BENEFIT ANALYSIS

SCOPE & OBJECTIVES

- Follow established FAA guidelines for economic benefit studies
- Survey on-airport aviation and non-aviation employers to measure value of output, employment, and payrolls, for 2019 study period
- Identify “true transient” general aviation activity and estimate visitor spending for overnight and one day visitors
- Use input-output analysis to estimate secondary multiplier effects that extend benefits across the regional economy
- Identify aircraft assessed values and calculate tax revenues related to airport activity
- Measure aviation purchases of goods and services from local suppliers and aviation sales to local industry

TWO COMPONENTS OF TOTAL ECONOMIC BENEFITS



Direct Benefits
On-Airport & Air Visitor Economic Activity

Indirect Benefits
Payments to Suppliers
&
Spending by Employees

THREE SOURCES OF DIRECT ECONOMIC BENEFITS

Aviation On-Airport

14 Aviation Employers

+

Non-Aviation On-Airport

15 Non-Aviation Employers

+

Air Visitors

8,309 Transient Aircraft

ON-AIRPORT DIRECT BENEFITS

Aviation Employers (14)

- Belardi's Interiors
- CALSTAR
- City of Watsonville
- CK Restoration
- Gary Air
- GoJump Santa Cruz
- Hoversurf
- NorCal Avionics
- Pacific Air Care
- Santa Cruz Pilot
- SC Flying Club
- Specialized Helicopter
- Strawberry Aviation
- United Flight Services

- **242 On-Airport Jobs**
- **$15.5 mil. Payroll**
- **$36.3 mil. Output**

Non-Aviation Employers (15)

- Beer Mule
- California Conservation Corps
- Ella's at the Airport
- Expo Imaging
- Head'n Home
- Hertz
- Knowlton Construction
- Mid Valley Supply
- Pacific AgPak
- Pied Piper
- Precision Dynamic Machining
- Sage Instruments
- Sundance Berry Farms
- Tin Can Alley
- Watsonville Diesel

ON-AIRPORT ECONOMIC BENEFITS

SOURCE	EMPLOYMENT	PAYROLLS	OUTPUT
Direct On-Airport Economic Benefits			
Private Aviation Employers (13)	65	$4,461,000	$9,050,000
Public Aviation Employers (1)	10	$1,178,000	$3,536,000
Capital Improvement Projects*	5	$432,000	$1,132,000
Aviation Benefits	*80*	*$6,071,000*	*$13,718,000*
Private Non-Aviation Employers (14)	151	$8,202,000	$21,305,000
Public Non-Aviation Employers (1)	11	$1,202,000	$1,317,000
Non-Aviation Benefits	*162*	*$9,404,000*	*$22,622,000*
Direct Benefits	242	$15,475,000	$36,340,000
Secondary On-Airport Economic Benefits			
Indirect Benefits: *Activity by Suppliers & Vendors*	59	$3,769,000	$9,764,000
Induced Benefits: *Activity by Workers as Consumers*	115	$6,421,000	$16,992,000
Secondary Benefits	174	$10,190,000	$26,756,000
Total On-Airport Economic Benefits			
Total Benefits	*416*	*$25,565,000*	*$63,096,000*

Direct Benefits

Secondary Benefits

Total Benefits

*** Figures for Capital Improvement Projects are based on a 3 year average during 2017-2019.**

Source: On-airport employment was obtained through on-site interviews and records maintained by Watsonville Municipal Airport administrative staff. Payroll figures based on Santa Cruz County wage and benefits data from U. S. Bureau Economic Analysis. Output estimates were computed from the IMPLAN input-output model, with coefficients for Santa Cruz County. Values are in 2019 dollars.

AIR VISITOR DIRECT BENEFITS

Overnight Visitors (16%)
$1,602 per aircraft

Overnight Visitor Spending
$1.9 Million

Day Visitors (84%)
$189 per aircraft

Day Visitor Spending
$274,000

- 24 Tourism Sector Jobs
- $909,000 Payrolls
- $2.2 mil. Output (Visitor Spending)

AIR VISITOR ECONOMIC BENEFITS

Category	Overnight GA Visitor Expenditures	One Day GA Visitor Expenditures	Output (Expenditures)	Payrolls	Employment
Direct Visitor Economic Benefits					
Lodging	$998,000	N/A	$998,000	$399,000	9
Food/Drink	$515,000	$99,000	$614,000	$259,000	8
Retail Sales	$160,000	$77,000	$237,000	$140,000	3
Entertainment	$93,000	$18,000	$111,000	$57,000	2
Ground Transport	$166,000	$80,000	$246,000	$54,000	2
Direct Benefits	*$1,932,000*	*$274,000*	*$2,206,000*	*$909,000*	*24*
Secondary Visitor Economic Benefits					
Indirect Benefits	$500,000	$72,000	$572,000	$223,000	4
Induced Benefits	$982,000	$146,000	$1,128,000	$443,000	8
Secondary Benefits	*$1,482,000*	*$218,000*	*$1,700,000*	*$666,000*	*12*
Total Visitor Economic Benefits					
Total Benefits	*$3,414,000*	*$492,000*	*$3,906,000*	*$1,575,000*	*36*

Direct Benefits

Secondary Benefits

Total Benefits

Source: Spending estimates based on figures from Visit Santa Cruz County applied to general aviation aircraft activity at Watsonville Municipal Airport compiled by the FlightAware Flight Tracker System. Employment and payroll estimated by the IMPLAN input-output model. Values are in 2019 dollars.

ECONOMIC BENEFIT ANALYSIS

WATSONVILLE MUNICIPAL AIRPORT

ECONOMIC BENEFITS OF AN AVERAGE DAY AT WATSONVILLE MUNICIPAL AIRPORT

Activity	Average Daily Benefits
All Aircraft Operations	164 Daily Aircraft Operations
On-Airport Employment	242 Workers on the Airport
On-Airport Payrolls	$42,400 Paid to Airport Workers
General Aviation Air Visitors	34 Air Visitors in the Area Daily
Air Visitor Spending	$6,000 Daily Visitor Spending
Total Employment	452 Total Area Jobs Supported
Total Payrolls	$74,600 Paid to Area Workers
Total Economic Benefits	$183,600 Daily Economic Benefits

WATSONVILLE MUNICIPAL AIRPORT

ECONOMIC BENEFIT ANALYSIS

GOVERNMENT REVENUE BENEFITS

Source	Direct Taxes On-Airport	Direct Taxes Visitors	Secondary Taxes	Total Taxes
Federal Taxes				
Corporate Profits Tax	$47,000	$4,000	$63,000	$114,000
Personal Income Tax	$1,256,000	$74,000	$887,000	$2,217,000
Social Security Tax	$1,643,000	$93,000	$1,089,000	$2,825,000
All Other Federal Taxes	$102,000	$18,000	$163,000	$283,000
Total Federal Taxes	**$3,048,000**	**$189,000**	**$2,203,000**	**$5,440,000**
State and Local Taxes				
Corporate Profits Tax	$27,000	$2,000	$34,000	$63,000
Sales Tax	$369,000	$64,000	$587,000	$1,020,000
Property Tax	$364,000	$63,000	$580,000	$1,007,000
Aircraft Property Tax	$280,000	N/A	N/A	$280,000
Personal Income Tax	$447,000	$28,000	$338,000	$843,000
All Other State & Local	$237,000	$23,000	$231,000	$491,000
Total State & Local Taxes	**$1,754,000**	**$180,000**	**$1,770,000**	**$3,704,000**
Total Federal, State and Local Taxes				
Total Taxes	**$4,802,000**	**$369,000**	**$3,973,000**	**$9,1443,000**

Source: Calculations from the IMPLAN input-output model based on Santa Cruz County, California, and federal tax collections at current rates . All figures are in 2019 dollars.

Federal Tax Revenue

State & Local Tax Revenue

Total Tax Revenue

WATSONVILLE MUNICIPAL AIRPORT

ECONOMIC BENEFIT ANALYSIS

SUMMARY OF ECONOMIC BENEFITS

SOURCE	EMPLOYMENT	PAYROLLS	OUTPUT
Direct Economic Benefits			
On-Airport Benefits: Activity by Aviation & Non-Aviation Private Firms, Government Agencies, Capital Projects	242	$15,475,000	$36,340,000
Air Visitor Benefits: Activity by General Aviation Travelers	24	$909,000	$2,206,000
Direct Benefits	*266*	*$16,384,000*	*$38,546,000*
Secondary Economic Benefits			
Indirect Benefits: Activity by Suppliers & Vendors	63	$3,992,000	$10,336,000
Induced Benefits: Activity by Employees as Consumers	123	$6,864,000	$18,120,000
Secondary Benefits	*186*	*$10,856,000*	*$28,456,000*
Total Economic Benefits			
Total Benefits	*452*	*$27,240,000*	*$67,002,000*

Direct Benefits

Secondary Benefits

Total Benefits

Sources: On-airport employment information obtained through on-site employer interviews and records of Watsonville Municipal Airport. Secondary benefits (indirect and induced) computed from the IMPLAN input-output model, with coefficients for Santa Cruz County. All values are in 2019 dollars

A MULTI-MILLION DOLLAR REGIONAL ASSET

Catalyst For Growth

- Economic Development
- Executive & Staff Travel
- Based Business Aircraft
- Cargo, Parts, & Materials
- Aerial Mapping & Photos
- Economic Development

Raises Quality of Life

- Medical Transport
- Disaster Response Team
- Charter Services
- Flight Training
- Traffic & Law Enforcement
- Based Private Aircraft

ECONOMIC BENEFIT ANALYSIS

WATSONVILLE MUNICIPAL AIRPORT

ECONOMIC BENEFIT ANALYSIS
Watsonville Municipal Airport

Prepared for

City of Watsonville

Prepared by

Coffman Associates

&

Seidman Research Institute

Arizona State University

June 2020

MINUTES REGULAR CITY COUNCIL MEETING

June 9, 2020 **City of Watsonville**
Teleconference/Remote

4:02 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 Estrada, Parker and Mayor Pro Tempore Coffman-Gomez)

Unrepresented employee: City Manager
Unrepresented employee: City Attorney
Unrepresented employee: City Clerk

1.B. PERSONNEL MATTERS
(Government Code Section 54957)

1. PUBLIC EMPLOYEE PERFORMANCE EVALUATION

Title: City Manager
Title: City Attorney
Title: City Clerk

5:03 p.m.

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

3. INFORMATION ITEMS (None)

4. PRESENTATIONS & ORAL COMMUNICATIONS

4.A. ORAL COMMUNICATIONS FROM THE PUBLIC
Steve Trujillo requested an update on completion of the Bridge Street Medians Project. He requested that Mayor Garcia recognize 50 years of Lesbian, Gay, Bisexual, and Transgender Pride. He expressed his sorrow due to the fatal shooting of Santa Cruz County

Sheriff's Sergeant Damon Gutzwiller and asked that members of the military receive background screenings. He spoke about negative effects of fireworks use.

Celeste asked for restructuring of the Police Department and use Measure Y funding for creation of parks and recreational facilities to promote proactive policing instead of reactive approaches to crime.

Michael Baker spoke about the purpose and restrictions of Measure Y funds and stated use those funds for anything different would require it to return to a ballot for voting. He thanked Police Chief Honda for his response to backlash over the murder of George Floyd and for police efforts to assist the community.

Dr. Nancy A. Bilicich, Pájaro River Watershed Flood Prevention Authority Board of Directors Chair, via email (read by City Clerk Vázquez Flores) stated United States Army Corps of Engineers (USACE) confirmed the federal authorization to rebuild and enhance the existing flood risk reduction facilities on the Pájaro River and Salsipuedes Creek. She gave a progress report on efforts to improve said flood risk reduction facilities and spoke about challenges in progress due to the COVID-19 Pandemic.

4.B. ORAL COMMUNICATIONS FROM THE COUNCIL

Member Gonzalez spoke about efforts by the Salvation Army to support the community despite COVID-19 Pandemic challenges. He spoke about Friends of Watsonville Parks & Community Services Inc.'s efforts to assist the public through scholarships. He asked the public to continue practicing safety precautions to deter the spread of COVID-19. He spoke about Community Action Board's efforts to assist in distribution of financial aid for undocumented residents.

Member Estrada stated he condemned the murder of George Floyd and police brutality throughout the Country. He spoke about the importance of equal rights for colored people and ending racism.

Member Hurst spoke in support of the Black Lives Matter movement. He thanked Dr. Bilicich for her work on the Pájaro River Watershed Flood Prevention Authority. He asked members of the public that send correspondence to Council to identify the district in which they live in order for Council to respond appropriately.

Member Parker spoke in support of the Black Lives Matter movement. She thanked members of the public who expressed their concerns to Council over the previous days. She stated her concerns regarding people not following guidelines for prevention of COVID-19. She thanked Dr. Bilicich for her work on the Pájaro River Watershed Flood Prevention Authority. She stated the third phase of the Bridge Street Medians Project would take place in Spring 2021.

Member Hernandez expressed his condolences to the family and friends of slain Santa Cruz County Sheriff's Sergeant Damon Gutzwiller. He asked the public to test themselves for COVID-19 at Ramsay Park Family Center. He asked the public to shop local. He stated his joy at the community standing in solidarity with the Black Lives Matter movement.

Mayor Pro Tempore Coffman-Gomez expressed her condolences to the family and friends of slain Santa Cruz County Sheriff's Sergeant Damon Gutzwiller and to those affected by the murder of George Floyd. She asked for a moment of silence to commemorate the deceased.

Mayor Garcia spoke about her participation in congratulating LGBTQIA+ graduating students and thanked Remy Rodriguez (City intern) for his work in producing a congratulatory video with Spanish subtitles. She spoke about the City's Climate Action Plan and future Climate Adaptation Plan.

4.C. REPORT OUT OF CLOSED SESSION

Mayor Garcia reported that Council discussed the items listed on the Closed Session agenda, but took no final action.

5. REPORTS TO COUNCIL—No Action Required

5.A. OVERSIGHT REVENUE SALES TAX MEASURE COMMITTEE REPORT BY REVENUE OVERSIGHT COMMITTEE CHAIR STEVE SNODGRASS AS REQUIRED BY WATSONVILLE MUNICIPAL CODE SECTION 3-6.1102

1) Oral Presentation

The report was given Revenue Measure Oversight Committee Chair Snodgrass.

2) City Council Clarifying & Technical Questions

Member Hurst, Member Parker and Mayor Pro Tempore Coffman-Gomez thanked the members of the Revenue Measure Oversight Committee for their service.

In answering Member Gonzalez, City Manager Huffaker stated the Police Activities League (PAL) would continue to be funded by Measure Y.

Mayor Garcia thanked Revenue Measure Oversight Committee Chair Snodgrass for his work.

3) Public Input

Steve Trujillo thanked the members of the Revenue Measure Oversight Committee for their service. He spoke about benefits PAL brought to the community and asked that it be expanded. He added crime prevention efforts helped the community more than reactive responses from Police.

Michael Baker thanked the members of the Revenue Measure Oversight Committee for their service and asked that PAL continue to serve the community. He added that organizations that engaged and served youth worked better than placing youth in Juvenile Hall.

City Manager Huffaker stated PAL would be funded by Measure Y for Fiscal Year 19/20 and would be funded by General Fund the following year.

John Sigismondi, via email (read by City Clerk Vázquez Flores) wrote about the purpose of Measure Y and asked that Police funding remain intact despite efforts by community members to defund police.

5.B. COVID-19 ESSENTIAL SERVICES UPDATE

1) Oral Presentation

The report was given by City Manager Huffaker.

2) City Council Clarifying & Technical Questions

Member Hurst commended Police Chief Honda for informing Council that police officers must have a State certification in order to receive employment, limiting ability for bad officers to receive employment elsewhere. He thanked Police for mutual aid efforts.

In answering Member Hernandez, Police Chief Honda stated school resource officers were assigned to high schools only.

Mayor Pro Tempore Coffman-Gomez thanked City Manager Huffaker and Police Chief Honda for their report.

In answering Member Estrada, Police Chief Honda spoke about purpose of school resource officers and efforts to assist students rather than enforce laws.

In answering Mayor Garcia, Police Chief Honda stated a public forum would be held to discuss policing in Watsonville.

Member Gonzalez stated the public was unaware that the Police Chief would be doing a report during the Council Meeting regarding policing and asked that in the future the report would be agendized to provide for adequate public input.

In answering Member Gonzalez, Police Chief Honda stated all officers were required to wear a body camera and activate it when interacting with the public.

In answering Member Estrada, City Manager Huffaker spoke about unemployment rates, business closures and efforts by staff to address fireworks use during the COVID-19 Pandemic.

3) Public Input

Steve Trujillo thanked Police Chief Honda for his presentation. He asked that fireworks be banned within City limits due to the negative effects on vulnerable residents and pets. In answering Mr. Trujillo, City Manager Huffaker spoke about challenges in reopening city facilities, such as the library.

6. CONSENT AGENDA

Public Input on any Consent Agenda Item (None)

MOTION: It was moved by Member Hurst, seconded by Member Gonzalez and carried by the following vote to approve the Consent Agenda:

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

6.A. MOTION APPROVING MINUTES OF MAY 26, 2020

6.B. RESOLUTION NO. 90-20 (CM): RESOLUTION APPROVING FIRST AMENDMENT TO CONTRACT WITH RAIMI & ASSOCIATES, INC., FOR THE DOWNTOWN WATSONVILLE SPECIFIC PLAN & DOWNTOWN WATSONVILLE SPECIFIC PLAN ENVIRONMENTAL IMPACT REPORT,

BY AN AMOUNT NOT TO EXCEED $74,998 FOR ADDITIONAL PUBLIC OUTREACH & ENGAGEMENT TO THE COMMUNITY

6.C. RESOLUTION NO. 91-20 (CM):
RESOLUTION APPROVING FIRST AMENDMENT TO CONTRACT WITH MISSION LINEN SUPPLY, FOR UNIFORM & LAUNDRY SERVICES, IN AN AMOUNT NOT TO EXCEED $160,000, & A ONE-YEAR EXTENSION TO OCTOBER 31, 2021

6.D. RESOLUTION NO. 92-20 (CM):
RESOLUTION APPROVING PROPOSED FY 2020/2021 SANTA CRUZ COUNTY FLOOD CONTROL & WATER CONSERVATION DISTRICT ZONE 7 BUDGET AS APPROVED BY THE ZONE 7 BOARD OF DIRECTORS

6.E. RESOLUTION NO. 93-20 (CM):
RESOLUTION APPROVING SECOND AMENDED PUBLIC SAFETY SALES TAX MEASURE OVERSIGHT COMMITTEE BYLAWS

6.F. RESOLUTION NO. 94-20 (CM):
RESOLUTION AUTHORIZING SUBMITTAL OF $150,000 APPLICATION TO THE CALIFORNIA DEPARTMENT OF HOUSING & COMMUNITY DEVELOPMENT FOR A LOCAL EARLY ACTION PLANNING (LEAP) GRANT TO PARTIALLY FUND THE DOWNTOWN WATSONVILLE SPECIFIC PLAN, DOWNTOWN WATSONVILLE SPECIFIC PLAN ENVIRONMENTAL IMPACT REPORT (EIR), & HOUSING ELEMENT UPDATE; & APPROPRIATING SUCH FUNDS TO THE SPECIAL GRANTS FUND

7. ITEMS REMOVED FROM CONSENT AGENDA (None)

6:37 p.m.

8. ROLL CALL

Mayor García, Mayor Pro Tempore Coffman-Gomez and Council Members Estrada, Gonzalez, Hernandez, Hurst, and Parker were present via teleconference through Gotomeetings.

Staff members present via teleconference through Gotomeetings 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, Library Director Heitzig, Parks & Community Services Director Calubaquib, Police Fiscal Manager Maldonado, Senior Information Technology Analyst Lew, Assistant City Clerk Ortiz, Recreation Supervisor Vivenzi, City Manager's Intern Rodriguez, and Interpreter Landaverry.

9. PLEDGE OF ALLEGIANCE

10. PUBLIC HEARINGS, ORDINANCES, & APPEALS

10.A. CONSIDERATION OF TEXT AMENDMENTS TO TITLE 14 (ZONING) OF THE WATSONVILLE MUNICIPAL CODE (WMC) CHAPTERS 14-16 (DISTRICT REGULATIONS) & 14-53 (CANNABIS FACILITIES) REGARDING CULTIVATION, MANUFACTURE, DISTRIBUTION, TESTING, DELIVERY & RETAIL SALES OF CANNABIS & CANNABIS PRODUCTS; & SETTING FEES THEREOF

1) Staff Report

The report was given by Community Development Director Merriam.

2) City Council Clarifying & Technical Questions

Community Development Director Merriam answered questions from Member Parker regarding allowed equity program licenses and importance of identifying that at least one is allowed for cannabis testing.

Member Hurst spoke about the importance of identifying that at least one equity program license is allowed for cannabis testing. In answering Member Hurst, Community Development Director Merriam stated testing licensees are restricted so that they may not obtain any other type of license.

Community Development Director Merriam answered questions from Member Estrada regarding penalties for violation of cannabis regulations, allowed cannabis cultivation area in comparison to neighboring jurisdictions, distance requirements from sports fields and play areas, and language in the ordinance limiting cannabis products in appealing to youth.

Community Development Director Merriam answered questions from Mayor Garcia regarding allowed cannabis distribution licenses, requirement for vendors operating from outside City limits to comply with City business license requirement and applicable fees.

3) Public Hearing

Mayor García opened the public hearing.

Steve Trujillo asked if cannabis sales would ever be allowed in or near bars and if cannabis taxes would ever be more affordable.

Dr. Nancy A. Bilicich stated her disagreement with staff recommendation due to allowing for too many cannabis licenses.

Crystal Gonzalez, policy analyst at Pájaro Valley Prevention and Student Assistance, via email (read by City Clerk Vázquez Flores), asked Council to consider postponing action on cannabis policy until more public could participate in the discussion. She added the COVID-19 Pandemic prevented a large portion of the community from participating in said discussion.

Kelly Hyland, Fog City Farms, spoke in support of staff recommendation.

Bryce Berryessa spoke in support of staff recommendation and spoke about the public participation in the policy presented before the Council. He spoke about the

many safeguards in the proposed policy and spoke about benefit the policy brought the City.

Robin Bolster-Grant, attorney, spoke about her experience in creating cannabis policy and spoke in support of staff recommendation.

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

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

a) **ORDINANCE INTRODUCTION AMENDING CERTAIN SECTIONS OF CHAPTER 14-16 (DISTRICT REGULATIONS) OF TITLE 14 (ZONING) OF WATSONVILLE MUNICIPAL CODE FOR THE REGULATION OF CANNABIS BUSINESSES LOCATED WITHIN THE CITY**

b) **ORDINANCE INTRODUCTION REPEALING CHAPTER 53 (CANNABIS FACILITIES) OF TITLE 14 (ZONING) IN ITS ENTIRETY & ADDING A NEW CHAPTER 53 OF TITLE 14 (ZONING) OF THE WATSONVILLE MUNICIPAL CODE REGARDING CULTIVATION, MANUFACTURE, DISTRIBUTION, TESTING, DELIVERY & RETAIL SALES OF CANNABIS & CANNABIS PRODUCTS**

c) **RESOLUTION NO. 95-20 (CM):**
RESOLUTION ESTABLISHING & ADOPTING CANNABIS FACILITIES FEE SCHEDULE & FEE FOR THE ISSUANCE & ANNUAL RENEWAL OF CANNABIS FACILITIES IDENTIFICATION BADGES BY THE WATSONVILLE CHIEF OF POLICE TO OWNERS, MANAGERS, & EMPLOYEES OF PERMITTED & APPROVED CANNABIS FACILITIES OPERATING IN THE CITY OF WATSONVILLE

5) **City Council Deliberation on Motion**
Mayor Pro Tempore Coffman-Gomez spoke in support of staff recommendation.

Member Hernandez stated revenues from cannabis tax would help in preserving youth programs.

Member Hurst spoke in support of staff recommendation.

Member Gonzalez thanked staff for their work on cannabis policy and clarified staff recommendation with proposed changes to the ordinances. Mayor Pro Tempore Coffman-Gomez stated staff recommended changes regarding distribution and identifying that one (1) equity program license would be reserved in cannabis testing would be included in her motion.

Member Estrada commended cannabis licensee efforts to prevent youth from accessing cannabis. He spoke in opposition to allowing so many cannabis dispensary licenses.

Member Parker commended staff for their work on cannabis policy and stressed the importance of making adjustments to the ordinances as needed in the future.

Mayor Garcia spoke about her experience in using cannabis to treat arthritis. She spoke about the importance of ensuring dispensaries would be able to successfully operate and three (3) would lead to struggling cannabis businesses. She added that recreational cannabis use had increased and stated her concerns in further contributing to cannabis use in the City, potentially resulting in more youth access.

MOTION The above motion carried by the following vote:

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

JOINT CITY COUNCIL, SUCCESSOR AGENCY & SUCCESSOR HOUSING AGENCY FOR THE FORMER REDEVELOPMENT AGENCY MEETING

10.B. BUDGET STUDY SESSION & PUBLIC HEARING FOR FISCAL YEAR 2020-21 BUDGET & FIVE YEAR CAPITAL IMPROVEMENT PROGRAM

1) Staff Report

The report was given by Administrative Services Director Czerwin.

2) City Council Clarifying & Technical Questions

In answering Member Hernandez, Administrative Services Director Czerwin stated she would return with a budget update in August and planned to report to Council quarterly and with any major State updates.

Member Hurst spoke about challenges in working through recessions and asked the public for their support. He asked the public to shop local and invest in the community.

Administrative Services Director Czerwin, City Manager Huffaker, and Community Development Director Merriam answered questions from Member Gonzalez regarding budget savings as part of furloughs, potential for financial support for Parks & Community Services by Pájaro Valley Health Trust, potential for allowance of sports programs depending on State guidelines, and inability of further use of Community Development Block Grant funds for sports programs.

In answering Member Estrada, Administrative Services Director Czerwin stated positions vacated since March had been frozen, travel budgets were not being utilized, terminations would be effective in July, and listed criteria used for identifying terminations.

City Manager Huffaker answered questions from Member Parker regarding COVID-19 pandemic service reopening phases and metrics used identify how businesses and services in the City could remain open. He added if sports were to be allowed, they would have restrictions and require many safety precautions.

City Manager Huffaker and Administrative Services Director Czerwin answered questions from Mayor Pro Tempore Coffman-Gomez regarding potential for Federal aid for cities, feasibility of cost recovery for sports programs, budget savings from early retirements, and effects the COVID-19 Pandemic had on CalPERS.

Administrative Services Director Czerwin, City Manager Huffaker, and Parks & Community Services Director Calubaquib answered questions from Mayor Garcia regarding filling of positions resulting from early retirements, plans to fill the Library Director position, use of Measure Y funds for Parks & Community Services programs, and potential for continuation and budgeting for sports programs.

3) Public Hearing

Mayor García opened the public hearing.

Recreation Supervisor Vivenzi spoke in opposition to cutting sports as part of the proposed budget. She gave suggestions on how to continue sports programs while complying with COVID-19 regulations.

Jessica Carrasco stated the budget proposed would cut four (4) positions within the Parks & Community Services Department. She asked Council to stop cuts to Parks & Community Services and find ways of retaining staff while balancing the budget.

Gabriel Medina asked Council to partner with non-profits to continue services and balance the budget without cuts to Parks & Community Services.

Luis Bernard stated cutting programming in Parks & Community Services would adversely affect the lives of those terminated employees as well as youth served by the programs. He suggested defunding Police instead of reducing funding for Parks & Community Services.

Jenna Rodriguez asked Council to allow sports programs and not reduce funding for Parks & Community Services.

Elizabeth asked Council to allow sports programs and increase funding for Parks & Community Services.

Kimberly stated recreational programs reduce crime more than policing.

Karen Chavez asked Council to sustain funding for Parks & Community Services instead of redirecting funding toward Police.

Mariana asked Council to listen to the community and sustain funding for Parks & Community Service.

Eva Ledesma asked Council to allow sports programs and sustain funding for Parks & Community Service.

<u>The following members of the public asked Council to continue funding for sports programs because of the benefit they provide for the community:</u>
Linda Alvarez, via email (read by City Clerk Vázquez Flores)
Cesar Noel Carrillo, via email (read by City Clerk Vázquez Flores)
Andres Galvan, via email (read by City Clerk Vázquez Flores)

Ernesto Plascencia, via email (read by City Clerk Vázquez Flores)
Omar, via email (read by City Clerk Vázquez Flores)
Maria Gutierrez, via email (read by City Clerk Vázquez Flores)
Emily Tatro, via email (read by City Clerk Vázquez Flores)
Abel Mejia, via email (read by City Clerk Vázquez Flores)
Chris Meyer, via email (read by City Clerk Vázquez Flores)
Raquel Pulido, via email (read by City Clerk Vázquez Flores)
Adrian Maldonado, via email (read by City Clerk Vázquez Flores)
Jose Alberto Ulloa, via email (read by City Clerk Vázquez Flores)
Carlos Campos, via email (read by City Clerk Vázquez Flores)
Steven Aranda, soccer coach for Santa Cruz Breakers
Valentin, soccer coach at Santa Cruz Breakers

Anissa Balderas, Regeneración Pájaro Valley Climate Action, asked Council to reconsider budget allocations and consider racial justice issues when revising the budget. She asked for more access to social services and reduce policing outside city limits.

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

4) City Council Discussion

Member Gonzalez spoke about the challenges of allowing sports programming to continue with restrictions stemming from the COVID-19 Pandemic. He spoke about potential for funding sports in the future if restrictions were eased by the State and the County.

City Manager Huffaker, in answering Member Hernandez spoke about differentiation between restriction on professional sports and recreational sports. He spoke about potential for sports programming in the future if restrictions were eased by the State.

Member Hurst spoke about the importance of community collaboration to ensure locations were available for youth to use for recreation.

Member Estrada spoke about importance of preparing to reinstate sports programming and allocating some funding for when the State eased restrictions on recreational sports. He spoke about challenges of balancing the budget due to financial challenges stemming from the COVID-19 Pandemic.

Member Parker spoke about the importance exercising was for youth. She stated balancing the budget was difficult due to financial challenges stemming from the COVID-19 Pandemic.

Mayor Pro Tempore Coffman-Gomez stated Council budgets were cut in half and Council was exploring other ways of balancing the budget without affecting services. She spoke about the importance of sports programming and challenges in continuation of said services due to restrictions from the State.

Mayor Garcia stated she contributed $500 to Parks & Community Services for online Zumba classes. She added Council was looking for opportunities to support Parks & Community Services.

11. EMERGENCY ITEMS ADDED TO AGENDA

12. REQUESTS & SCHEDULING FUTURE AGENDA ITEMS (None)

13. ADJOURNMENT
The meeting adjourned at 9:50 p.m.

Rebecca J. García, Mayor

ATTEST:

Beatriz Vázquez Flores, City Clerk

City of Watsonville
Finance Department

M E M O R A N D U M

DATE: **June 18, 2020**

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

FROM: **Cynthia Czerwin, Administrative Services Director**
Marissa Duran, Sr. Financial Analyst

SUBJECT: **Resolution Adopting the City of Watsonville Investment Policy for Calendar Year 2020**

AGENDA ITEM: **June 23, 2020** **City Council**

RECOMMENDATION:
Staff recommends that the Council adopt a resolution approving the Calendar Year 2020 City of Watsonville Investment Policy (Policy).

DISCUSSION:
The City's January 22, 2019 Investment Policy and State law recommend that the governing body of the City annually review its Investment Policy. The Council last reviewed and adopted the City of Watsonville Investment Policy on January 22, 2019 by Resolution No. 1-19 (CM). No significant changes have been made to this Policy since its last adoption.

The purpose of the Policy is to guide the City Treasurer and when investing idle cash. Funds are invested in a manner that will earn a competitive yield in accordance with the City's needs for liquidity and safety while maximizing investments earnings. The Policy promotes investment practices that are consistent with the Policy, prudent in nature and that provide for the financial operational needs of the City.

In accordance with the Policy the City Treasurer is delegated investment authority by the Council. In this delegated capacity, the City Treasurer may conduct Investment Committee meetings with staff to discuss investment options and direct the investment of idle cash. A quarterly Investment Report is prepared by the Finance Department and submitted to the City Council at a regularly scheduled Council meeting. Currently, the City does not contract with a third-party administrator to make investment decisions.

STRATEGIC PLAN:

The recommendation supports the principles used of the Strategic Plan by focusing in the most effective utilization of resources.

FINANCIAL IMPACT:
None

ALTERNATIVES:
The Council could recommend other investment types or change the portfolio investment percentage limits, but may not change the percentages from those required by California Government Code § 53600 et seq.

ATTACHMENTS: None

cc: City Attorney

RESOLUTION NO._____(CM)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WATSONVILLE ADOPTING AND CONFIRMING THE CITY OF WATSONVILLE INVESTMENT POLICY FOR CALENDAR YEAR 2020

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

1. That the City Council does hereby adopt, confirm and approve the City of Watsonville Investment Policy for Calendar Year 2020, attached hereto as Exhibit "A," and incorporated by this reference as its policy for the investment of funds not required for the immediate necessities of the City for the period January 1, 2020 to December 31, 2020.

2. That the Administrative Services Director, in their additional role as City Treasurer[1], is hereby directed to comply with and is authorized to do all things necessary to implement such Policy for calendar year 2020.

****

[1] Watsonville Municipal Code § 2-3.404

CITY OF WATSONVILLE

INVESTMENT POLICY FOR CALENDAR YEAR 2020

CITY OF WATSONVILLE
INVESTMENT POLICY

Introduction

The investment objective of the City of Watsonville is to ensure the safety and liquidity, while maintaining a competitive yield, of the City's temporarily idle funds.

The purpose of this policy is to provide guidelines to the officers of the City charged with responsibility for investments. This policy and State law (government section 53600 et seq.) govern the execution of the investment responsibility.

The City Council, after each annual review, delegates investment authority to the City's Treasurer (Finance Director). The Treasurer (Finance Director), under the direction of the City Manager, is responsible for administering the City's investments.

Scope

This policy applies to the investment of all City funds not required for immediate expenditure, excluding proceeds from certain bond issues that are covered by bond documents. The City will concentrate cash and reserve balances from all funds to maximize investments earnings. Investment income will be allocated to funds, other than the General Fund, as required by the funds restrictions, based upon their respective pool participation and in accordance with general accepted accounting principles.

Objectives

Funds of the City will be invested in accordance with California Government code Sections 53600 et. seq. The objectives of the Investment Policy are to meet the short and long-term cash flow demands of the City. The portfolio will be structured to provide the following (in priority order):

1) Safety The safety and risk associated with an investment refers to the potential loss of principal, interest or combination of these items. The City controls credit risk by investing only in specified, quality investments listed in the City's investment policy, which have little chance of principal loss. Interest rate risk or market risk refers to potential economic risk, which occurs when interest rates increase, devaluing the principal of fixed income investments. To limit this risk, the City normally invests in securities with an ultimate maturity of 5 years or less, except as authorized by City Council.

2) Liquidity This concept refers to the ability to raise cash for City operations at any moment. Liquidity achieved by purchasing securities, which are traded by a large number of market makers and have relatively short maturities.

3) Yield Yield is the potential dollar earnings an investment can provide from both interest payments and capital appreciation. To obtain the highest yield, Finance will seek competitive quotes on like investments when

purchasing an investment. Yields of investments are to be independently calculated and verified by Finance on all transactions.

It is the City's intent, at the time of purchase, to hold all investments until maturity. However investments may be sold prior to maturity for cash flow purposes or to take advantage of principal appreciation.

Prudence

The standard of prudence to be used by the City Treasurer (Finance Director) or designee shall be the "prudent person" standard and shall be applied in the context of managing an overall portfolio. The City Treasurer (Finance Director) or designee acting in accordance with this investment policy and exercising due diligence shall be relieved of personal responsibility for an individual security's credit risk or market price changes, provided deviations from expectations are reported to the City Council in a timely fashion and the liquidity and the sale of securities are carried out in an accordance with the terms of this policy.

The "prudent person" standard state that, "Investments shall be made with judgment and care, under circumstances then prevailing, which persons of prudence, discretion and intelligence exercise in the management of their own affairs, not for speculation, but for investment, considering the probable safety of their capital as well as the probable income to be derived from the investment."

Ethics and Conflicts of Interest

Officers or employees involved in the investment process shall refrain from personal business activity that could conflict with the proper execution and management of the investment program, or that could impair their ability to make impartial decisions. Employees and investment officials shall disclose any personal financial/investment positions that could be related to the performance of the investment portfolio. Employees and officers shall refrain from undertaking personal investment transactions with the same individual with which business is conducted on behalf of the City.

Delegation of Authority

The Director of Finance, in the capacity of City Treasurer, is designated as the Chief Investment Officer of the City and is responsible for investment decisions and activities, under the direction of the City Manager. The Director of Finance shall develop and maintain written administrative procedures for the operation of the investment program by qualified Finance Department staff, consistent with the Statement of Investment and Portfolio Policy.

No person may engage in an investment transaction except as provided under the terms of this policy and the procedures established by the Director of Finance. The Director of Finance shall be responsible for all transactions undertaken and shall establish a system of controls to regulate the activities of subordinate officials. Use of an investment advisor shall be only under contract approved by City Council.

Investment Committee
There is hereby created an Investment Committee, consisting of the City Manager or their designee, the Director of Finance, Assistant Director of Finance, and investment staff. Members of the Investment Committee shall serve without compensation, and shall meet as needed. The Investment Committee shall include in its deliberations such topics as: economic outlook, portfolio diversification, maturity structure, potential risks to the City's funds, authorized depositories, and selection of banks and primary dealers.

Safekeeping
All securities shall be kept in the custody of the City or by a qualified safekeeping institution. If securities are kept by a safekeeping institution, the City shall have access to buy and sell such securities independently of any broker.

Delivery vs. Payment
All trades of market securities will be executed by delivery versus payment (DVP) to ensure that securities are deposited in an eligible institution prior to the release of funds.

Authorized Financial Dealers and Institutions
The City shall transact business only with banks, associations, and with broker/dealers licensed by the State of California.

Authorized Investment Types
This approach affords the City a broad spectrum of investment opportunities allowable under current State of California law (Government Code 53600 et seq.). Investments shall be made only in securities for which market value information is generally available. Investments may be made in the following instruments:

Portfolio Limit	Investment Type
No limit	Securities of the US government or its agencies
No limit	Local Agency Investment Fund (State Pool) demand deposits
No limit	Passbook savings account demand deposits
No limit	Debt of the City of Watsonville
20%	Money Market Mutual Fund – (funds containing securities issued or guaranteed by the U.S. Government; fund dollar-weighted average maturity of ninety (90) days or less, with no single instrument with more than thirteen (13) months, and consist only of dollar-denominated securities)
20%	Repurchase agreements (repos) for a term of one year or less

30%	Certificates of Deposit (or time deposits) placed with commercial banks or like institutions such as credit unions. Certificates of deposit in financial institutions with local branches shall be made only to the extent warranted by the offered yield, liquidity and safety compared to that available from other institutions.
30%	Negotiable Certificates of Deposits issued by nationally or state-chartered commercial banks, federally insured credit unions, or the state licensed branch of a foreign bank.
40%	Bankers Acceptances not to exceed 180 days maturity; no more than 30 percent of the City's surplus funds may be invested in any one commercial bank.
25%	Commercial Paper of corporations having total assets of $500 million or more and having an "A" or higher rating for the issuer's debt from Moody's or Standard & Poor's, not to exceed 270 days in maturity and the City shall not purchase more than 10%of the outstanding commercial paper of any one issuer.
30%	Medium term corporate notes, with a maximum 5-year maturity.

Prohibited Investment Types

In accordance with Section 53601.6 of the California Government Code, the City shall not invest any funds in inverse floaters, range notes, or mortgage-derived interest only strips. In addition, the City shall not invest any funds in any security that could result in zero interest accrual if held to maturity.

Diversification

Investments shall be diversified among institutions, type of securities and maturities to maximize safety and yield with changing market conditions; investments with a maturity at purchase of more than 5 years shall be approved by City Council.

Reporting

The Treasurer (Finance Director) shall report quarterly to the City Manager and City Council the following information on investments owned by the City:

- Investment
- Coupon
- Yield
- Face Value
- Purchase Price
- Market Value
- Purchase Date
- Maturity Date
- Portfolio Yield
- Portfolio Maturity

This policy shall be reviewed each calendar year by City Council.

First Council adopted investment policy, 18-89 (cm). Replaced by 244-92 (cm). 388-96 (cm). 296-97 (cm). 216-98 (cm), 295-99 (cm), 129-00 (cm), 262-01 (cm), 280-02 (cm) 87-03 (cm), 254-04 (cm), 242-05 (cm), 36-07 (cm), 16-08 (cm), 13-09 (cm), 202-11 (cm). 143-12 (cm), 167-13(cm), 155-15 (cm)

City of Watsonville
Parks and Community Services

M E M O R A N D U M

DATE: **June 9, 2020**

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

FROM: **Nick Calubaquib, Parks and Community Services Director**
Benjamin Heistein, Assistant PCS Director
Robert Berry, Public Works & Utility Project Manager

SUBJECT: **Resolution Calling for Bids for the Watsonville Plaza Restrooms Project, No. PK-20-02**

AGENDA ITEM: **June 23, 2020** **City Council**

RECOMMENDATION:
Staff recommends that the City Council adopt a Resolution Calling for Bids for the construction of an ADA restroom unit at the City Plaza (No. PK 20-02). The Engineer's Estimate for the project is $ 400,000. Funds for the project are allocated from Community Development Block Grant (CDBG) funds.

DISCUSSION:
The City Plaza is at the heart of downtown Watsonville and well utilized by the community as a central gathering place. However, the Plaza lacks permanent restroom facilities, which detracts from the user experience of the park and requires the frequent use of portable restroom units, which are unsightly and inadequate for the high volume of Plaza visitors. The City Plaza is a registered historic landmark and attracts visitors from around the region. A goal of the Parks & Community Services Department's recently adopted 2020 Strategic Plan is to prioritize the maintenance and steady improvement of this unique community resource.

City staff has been working to meet this goal by implementing a Capital Improvement Project to construct permanent restrooms that have two stalls, are clean, safe, low-maintenance, ADA compliant, and functional. Automatic Public Toilets (APT) are proposed to be installed on the Union St. side of the Plaza. Unlike port-a-potties and standard block constructed restrooms, APT's have a minimal footprint, provide ADA accessibility, and are relatively easy to install and relocate, while providing a functional design with intelligent features.

APT's provide an automated wash down system that washes the unit down with

disinfectant and water sprays after use, then dries the surfaces with high pressure fans before becoming available for the next user. APT systems also have electric door operation that can be set to lock the units at night and open them again at a preset time in the morning. With the automated system, a large amount of statistical data is available and is routed to a remote monitoring system providing information for optimal and efficient operation by City staff.

The proposed APT is consistent with the City Park Master Plan recently adopted earlier in 2020 by City Council. Due to the need to preserve the Plaza's historic resources and financial constraints of the project budget, there are limited areas that a permanent restroom can be installed. The Plaza is located in a 100 year flood plain and must be elevated above the flood plain per Department of Urban Development and Housing (HUD) regulations. Additionally, the restroom must not adversely impact the character defining features of the Plaza and should be relocatable in case of catastrophic flooding and/or future development of the Plaza or its surroundings. In order to achieve compliance with the National Environmental Policy Act (NEPA), an Environmental Assessment (EA) has been completed that outlines a series of compliance measures to be undertaken during construction in order to not significantly impact the Plaza's historic character defining features and/or cultural resources. The restrooms must also be visible from the street to discourage nefarious behavior and close to existing utility connections.

To address these challenges, the restrooms will be situated off of Union Street adjacent to the parking area and public sidewalk. An elevated foundation will be built that is ADA accessible and provides a path of travel to the sidewalk and parking area. Associated site work related to the project includes the restriping of the Union St. parking area and addition of an ADA parking stall and ramp. The concrete work will feature brick-banding, consistent with the historic motif of the existing downtown sidewalks. The project will allow for the future installation of community art within the walkway handrail panels and the restroom will be primed for a mural in order to give the improvement a unique look that represents Watsonville. Interior and exterior restroom lighting will also be included to enhance community safety. Irrigation and landscaping enhancements will also be included.

STRATEGIC PLAN:
The Plaza ADA Restroom Project will further the City Council's goals of protecting public safety, enhancing community image, protecting public infrastructure and enhancing the environment.

FINANCIAL IMPACT:
The project is primarily funded by Community Development Block Grant Funding (CDBG). The City applied for funds in 2018 and received $400,000. Since then City Staff have conducted extensive environmental compliance reviews, geotechnical analysis, and developed construction drawings totaling approximately $100,000. Therefore approximately $300,000 from the CDBG funds is available for construction (205-386-7855-14610, 205-386-7820-14501). The engineering, site/utility work,

restroom procurement, installation, and inspections are estimated to cost approximately $400,000, leaving a project balance of $100,000. The balance will be filled with Park Development Funds to be appropriated at a later date at the time construction bids are awarded.

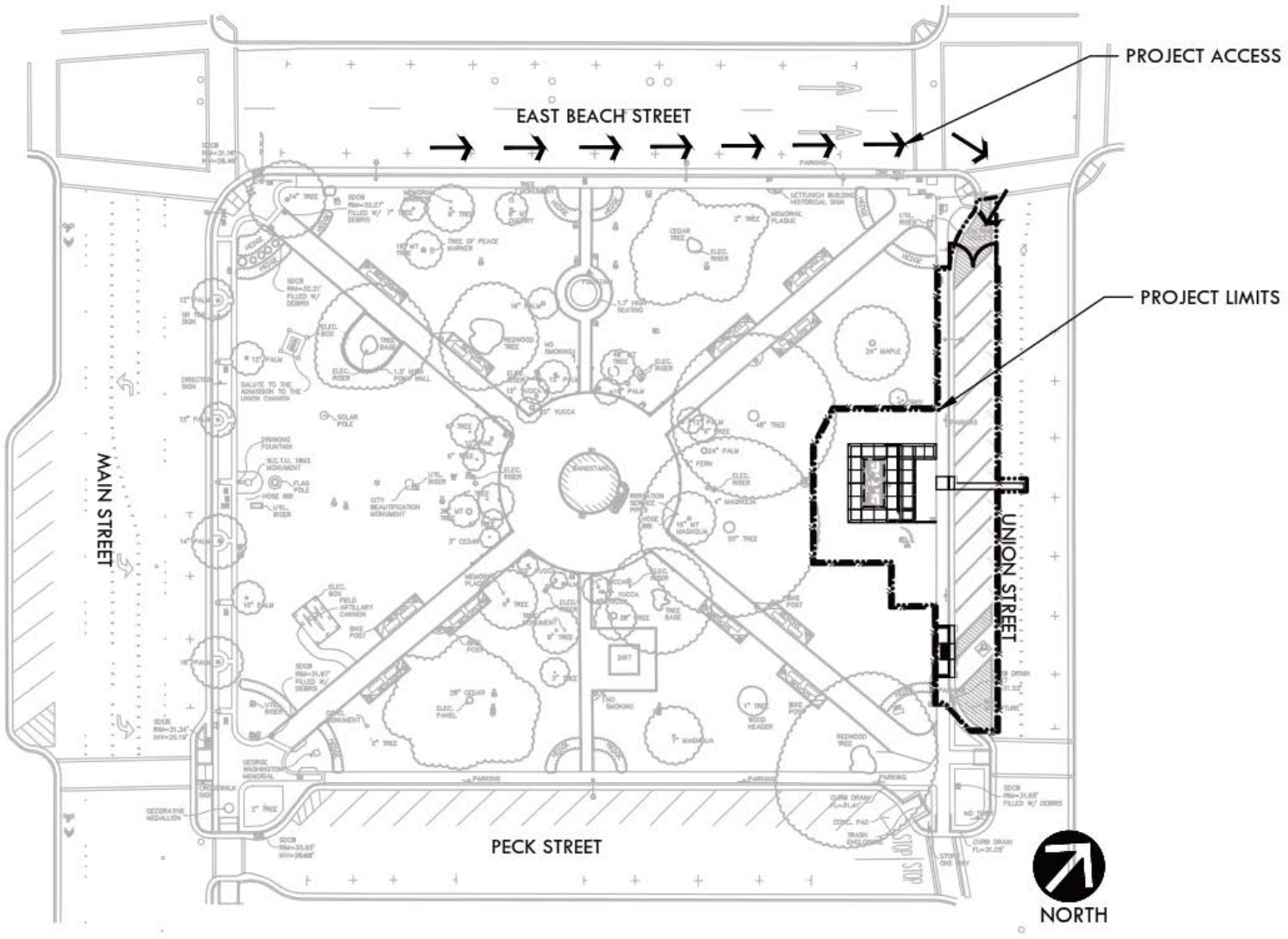
ALTERNATIVES:
The City Council may choose not to call for bids.

ATTACHMENTS:
Attachment A – City Plaza Restroom Location
Attachment B – City Plaza Restroom Unit Conceptual Drawing

Plans and Specifications are available in the City Clerk's Office for review

cc: City Attorney

City Plaza Restroom Location



Attachment A
Page 1 of 1

City Plaza Restroom Unit Conceptual Drawing

RESOLUTION NO._____ (CM)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WATSONVILLE APPROVING PLANS AND SPECIFICATIONS AND CALLING FOR BIDS FOR THE WATSONVILLE PLAZA RESTROOMS PROJECT, NO. PK-20-02 (ESTIMATED COST OF $400,000 WILL BE FUNDED FROM THE COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) FUNDS

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

1. That the plans and specifications for the Watsonville Plaza Restrooms Project, No. PK-20-02, copies of which are on file in the Office of the City Clerk, are hereby ratified and approved.

2. That the Purchasing Officer is hereby authorized and directed to call for public competitive sealed bids for the above named project, and that the bids are to be opened in the "Old City Council Chambers," 250 Main Street, Watsonville, California, on Tuesday, August 4, 2020, at 11:00 A.M., and the City Clerk is hereby directed to give notice inviting such sealed bids in the time, form, and manner provided by law.

3. That hand-carried bids should be delivered to the City of Watsonville, 250 Main Street, Watsonville, California, c/o Purchasing Officer. Bidders may mail bids at their own risk to the City of Watsonville, c/o Purchasing Officer, 250 Main Street, Watsonville, California 95076.

4. That after the bids are opened, they shall be tabulated and analyzed and a report submitted to the City Manager, who shall recommend the awarding, or other action, to the Council at its next regular meeting, or as soon thereafter as possible.

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City of Watsonville
Public Works and Utilities

M E M O R A N D U M

DATE: **June 18, 2020**

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

FROM: **Steve Palmisano, Director of Public Works and Utilities**
Christian Di Renzo, Assistant Director of Public Works & Utilities

SUBJECT: **Authorization for the purchase of a Vapex Environmental Technologies, LLC odor control system for the Wastewater Utility Enterprise as a sole source purchase in the amount of $144,393.00**

AGENDA ITEM: **June 23, 2020** **City Council**

RECOMMENDATION:
Staff recommends that the City Council adopt a resolution authorizing the purchase of an odor control system manufactured by Vapex Environmental Technologies, LLC paid from Watewater Utility fees and used by the Wastewater Utility Enterprise in the amount of $144,393.00.

DISCUSSION:
A noxious by-product of the wastewater treatment process is the generation of foul odor. The mitigation of this nuisance is a strictly-enforced requirement of the wastewater treatment plant's air permit issued by the Monterey Bay Air Resources District (MBARD). The wastewater treatment plant currently has a Vapex odor control unit at the primary treatment area which is no longer operable or repairable, due to its model obsolescence. A malfunctioning odor control system not only poses a potential permit violation, but a public nuisance as well; evidenced by a strong rotten egg scent. The City has received a quote from Vapex Environmental Technologies, LLC for the purchase, installation, operator training, and a three-year cellular remote monitoring plan in the amount of $144,393.00 inclusive of taxes and contingency. Vapex is a Florida corporation, authorized to do business in California.

The Vapex odor control system is a piece of equipment available only from one source and matches existing equipment already in use. Therefore, staff recommends the purchase of

this equipment as a sole source purchase under subdivision (c) of § 3-5.210 of the Municipal Code[1]

The odor control system treats offensive odors in situ by oxidizing odorous compounds. Hydroxyl radicals combine with odorous compounds such as reduced sulfur compounds, amines, and volatile fatty acids oxidizing them quickly and efficiently.

STRATEGIC PLAN:
The odor control system replacement purchase is consistent with the City Council Strategic Plan, Goal 3 Infrastructure and Environment.

FINANCIAL IMPACT:
Funds for this purchase are available in account 710-530-7324 (Wastewater Enterprise Fund).

ALTERNATIVES:
City Council may decide not to approve the purchase request. While staff could investigate other odor treatment manufacturers, this would require process engineering review, testing of new or different technology, and plant infrastructure improvements resulting in considerable time delay and unnecessary costs.

ATTACHMENTS:
1) Vapex Environmental Technologies, LLC quote

cc: City Attorney

[1] (Equipment, supplies or nonprofessional services are unique, available only from one (1) source, or sought to match existing equipment or supplies already in use (also known as a sole source purchase);

VAPEX™ ENVIRONMENTAL

FIRM PROPOSAL
PRESENTED TO:
Watsonville, CA
Replace Primaries Unit VM-0030
April 22, 2020

2971-B Oxbow Circle
Cocoa, FL 32926
(407) 977-7250
www.vapex.com

VAPEX ENVIRONMENTAL

1. DESIGN BASIS

Application:	Odor - Screen
Relace SN	VM-0030
Treatment Area Volume:	TBD
Peak H_2S Level:	TBD
Installation Location:	TBD

2. EQUIPMENT SUPPLIED

- 1 MICRO
- 2 HV 500 Nozzle - Flexible Install
- 200 ft Oxidant Tubing
- 200 ft Water Tubing
- 2 IOM Manuals
- 1 Operating Kit - MICRO
- 1 Semi-Annual Maintenance & Extended Warranty
- 1 Modem
- 1 Communications - 3 Years
- 1 Remote Monitoring - 3 Years
-

3. SERVICES

Vapex™ will furnish the following services:

- One (1) Vapex™ certified technician for two (2) days during one (1) trip to assist in:
  * Installation inspection
  * Start-up supervision
  * Operator training

Three (3) years Cellular Remote Monitoring

Following start up, price also includes 4 additional maintenance/training visits at 6 month intervals

4. PATENTS

The Equipment and/or Process quoted herein may operate under one or more U.S. patents. The Purchase Price includes a one-time royalty payment (if any), which provides the Buyer with immunity to operate the Equipment specified in the Quotation under any applicable patents.

5. PURCHASE PRICE

All of the above listed for..... **$ 111,500** USD
F.O.B. Vapex™ Office, Cocoa, FL, Freight Included, Taxes Excluded

5.1 VALIDITY

Proposal: This proposal is valid for 90 days from proposal date. All prices are guaranteed for one year from date of Vapex™ acceptance of a Purchase Order. This proposal does not include applicable sales and use taxes which will be applied to the final invoice. Please provide tax exemption certificates(s) if applicable.

Acceptance: To accept this proposal send a Purcase Order to Vapex™ Corporate Headquarters - OR - complete the acceptance information below. All Purchase Orders shall include:

a. Purchase Price quoted in this document
b. Ship to address, contact name and phone number
c. Bill to address, contact name, phone number and fax number
d. Requested delivery date
e. Tax exemption information if applicable

5.2 PAYMENT TERMS

Net 30 Days, FOB Cocoa, Florida. Sales and or Use tax is not included in this proposal. Please provide tax exemption information. Applicable tax is invoiced with purchase on date of shipment.

Orders: Orders are subject to credit evaluation and acceptance. All orders are subject to Vapex™ terms and conditions stated in this document.

Production: Vapex™ requires 4 to 6 weeks from the receipt of approved submittals or waiver of submittals for shipment.

Late Payment Penalty: Invoices not paid 31 days after the invoice date are subject to a Service Charge of 1-½% per month (0.05% per day) on the unpaid balance. The equivalent interest rate per annum is 18%.

Termination: Once Contract has been signed and the Purchase Order accepted by Vapex™, any cancellations prior to release to production will be subject to a $5,000 cancellation fee. If done after release to production, any and all labor and material costs up to point of cancellation in addition to the $5,000 cancellation fee will be charged.

Title: Title to Vapex™ Radical Odor Control Systems and supplied equipment (the Goods) shall remain vested in Vapex™ and shall not pass to the buyer until the purchase price for the Goods has been paid in full and received by Vapex™ Environmental Technologies, LLC.

Start-Up: Start-up services include equipment start-up, warranty certification and onsite equipment operation and maintenance training. Trip fees may apply for additional training visits, multi-phase start-up or non-standard installations. Prior to scheduling the Vapex™ technician, the Customer shall verify that the site is prepared for start-up by completing the start-up form submitted at the time of Invoicing. If the site is not prepared when the technician arives and the start-up is rescheduled, the customer will be responsible for payment of additional trip fees for the technician at current Vapex™ trip rates.

Important Notes: Regarding Vapex™ Radical Odor Control system Wet Well installations. If the system is treating a wet well (or lift station) all access for cables, wires or sample tubing shall be sealed. All conduit connections into the well must be sealed. If a vent is required, a Vapex™ supplied vent must be installed. Vapex™ strongly recommends that all ferrous metal hardware within the well be epoxy coated to prevent premature corrosion. Pump and/or grinder cables coated in natural rubber will deteriorate. If there are pump and/or grinder cables located inside the wet well they must be of a material compatible to sulfuric acid >10% and ozone or the pump cables must be sleeved with a PVC cable sheath (not prrovided by Vapex™ unless listed in the Equipment Supplied section of this document). Cables must be sleeved by the customer/contractor prior to equipment start-up. Contact Vapex™ for additional information.

VAPEX ENVIRONMENTAL

6. WARRANTY

Limited Mechanical Warranty Policy

Vapex™ Equipment is warranted to be free from defective material and workmanship, under normal use and service and when installed, operated and maintained in accordance with installation, operation and maintenance instructions. This policy and maintenance instructions. This policy is as follows:

- Vapex™ MICRO - 30 months from shipment or 24 months from start-up whichever occurs first

To make claim under this Warranty, Buyer must notify Vapex™ within ten (10) business days after the date of discovery of any nonconformity and make the affected Equipment immediately available for inspection by Vapex™ or its service representative.

Vapex™ Equipment may be deemed nonconforming only by an authorized Vapex™ representative. Returns will not be accepted unless Vapex™ has authorized said return in writing. If the Vapex™ inspection indicates non-conforming materiasl and/or workmanship, the Equipment will, at Vapex™'s option, either be repaired or replaced without charge. Upon receipt of Vapex™'s written consent, Equipment may be promptly returned to the Vapex™ factory, F.O.B. However, under certain circumstances, Vapex™ may decide, in its sole discretion, to repair or replace the Equipment at the Project site. Buyer hereby agrees to provide Vapex™, its employees and/or representatives, free of charge, onsite access to the Project site and any necessary utilities and plant personnel needed by Vapex™ for the purpose of repairing and/or replacing nonconforming Equipment per this Warrant.

The following will void this warranty:

1. Equipment is used for purposes other than those for which it was designed;

2. Equipment is not used in accordance with generally approved practices;

3. Disasters, whether natural or manmade, such as fire, flood, wind, earthquake, cave-in, lightning, war or vandalism, etc.;

4. Unauthorized alterations to or modifications of the Equipment not approved by Vapex™ in writing;

5. Abuse, neglect or misuse of Equipment, including without limitation, operation or Equipment after a defect is discovered;

6. Operation of Equipment by persons not properly trained for that purpose;

7. Failure to operate the equipment in accordance with Vapex™'s specifications, O&M manuals or other written guidelines, and/or

8. Failure to perform regular cleaning, inspection, adjustment and/or preventative maintenance.

Notes:

A. Vapex™ is not liable for any corrective work or expenditure that has not been authorized by Vapex™ in writing prior to the commencement of such work and prior to committing to such expenditures.

B. Inspection service calls, requested by Buyer, where no evidence of nonconforming materials and/or workmanship is found, will be invoiced to the Buyer at Vapex™'s current per diem plus all travel

and living expenses.

C. Onsite labor and freight are not covered by this Warranty.

D. This Warranty does NOT cover normal wear and tear, consumable parts, maitnenance kit parts, or any part that by nature of its use can be considered wearable including, but not limited to, hoses, tubing, fittings, filters, oxygen concentrators, connectors, relays, fuses, lubricants, seals, etc.

E. Following a Warranty claim, verification of proper operations and maintenance is required.

F. Physical damage due to external forces and/or accident is not covered by this Warranty including, but not limited to, lighning strikes, brownout damage, electrical surging, flooding, fire, freezing, etc.

G. The effects of corrosion and unforeseeable environmental characteristics are excluded from this Warranty.

H. Actions by 3rd parties in causing nonconformity of the Equipment are not covered under this Warranty.

THE FOREGOING LIMITED WARRANTY IS EXCLUSIVE AND IN LIEU OF ALL OTHER GUARANTEES AND WARRANTIES OF ANY KIND WHATSOEVER, WRITTEN, ORAL OR IMPLIED; ALL OTHER WARRANTIES INCLUDING WITHOUT LIMITATION ANY WARRANTY OF MERCHANTABILITY AND/OR FITNESS FOR A PARTICULAR PURPOSE, ARE HEREBY DISCLAIMED.

VAPEX™ SHALL HAVE NO OBLIGATION OR LIABILITY, WHETHER ARISING IN CONTRACT (INCLUDING WARRANTY), TORT (INCLUDING ACTIVE, PASSIVE, OR IMPUTED NEGLIGENCE AND STRICT LIABILITY), OR OTHERWISE, FOR DAMAGE TO THE EQUIPMENT, PROPERTY DAMAGE, LOSS OF USE, REVENUE OR PROFIT, COST OF CAPITAL, COST OF SUBSTITUTE EQUIPMENT, ADDITIONAL COSTS INCURRED BY BUYER (FOR CORRECTION OR OTHERWISE) OR ANY OTHER INCIDENTAL, SPECIAL, INDIRECT, OR CONSEQUENTIAL DAMAGES, WHETHER RESULTING FROM NONDELIVERY OR FROM THE USE, MISUSE OR INABILITY TO USE THE EQUIPMENT.

VAPEX™ SHALL HAVE NO OBLIGATION OR LIABILITY, WHETHER ARISING IN CONTRACT (INCLUDING WARRANTY), TORT (INCLUDING ACTIVE, PASSIVE, OR IMPUTED NEGLIGENCE AND STRICT LIABILITY), OR OTHERWISE, FOR DAMAGE TO THE EQUIPMENT, PROPERTY DAMAGE, LOSS OF USE, REVENUE OR PROFIT, COST OF CAPITAL, COST OF SUBSTITUTE EQUIPMENT, ADDITIONAL COSTS INCURRED BY BUYER (FOR CORRECTION OR OTHERWISE) OR ANY OTHER INCIDENTAL, SPECIAL, INDIRECT, OR CONSEQUENTIAL DAMAGES, WHETHER RESULTING FROM NONDELIVERY OR FROM THE USE, MISUSE OR INABILITY TO USE THE EQUIPMENT.

This exclusion applies even if the Warranty fails of its essential purpose and regardless of whether such damages are sought for breach of warranty, breach of contract, negligence or strict liability in tort or under any other legal theory.

Any modification of this Warranty must be in writing and signed by an authorized representative of Vapex. An adjustment made per this Warranty does not void the Warranty, nor does it imply an extension of the Warranty Period. Equipment repaired during the Warranty Period carries the un-expired portion of this original Warranty only. This Warranty is governed by the laws of the state of Florida.

VAPEX ENVIRONMENTAL

7. ACCEPTANCE & PURCHASE ORDER INFORMATION

Is a Purchase Order (PO) required for the purchase or payment of the products on this Firm Proposal? (Customer to complete)

[ ] No

[X] Yes - Please complete below - Send copy of Purchase Order

PO Number: _____

PO Amount: _____

Taxes are not included in the Purchase Price and will be added to the PO amount unless accompanied with a Sales Tax Exemption Certificate

Is this purchase sales tax exempt?

[X] No - Taxes apply

[ ] Yes - Please send copy of sales tax exemption certificate with this submission

Upon signature by Customer and submission to Vapex™ Environmental Technologies, this Firm Proposal shall be considered as Accepted as an Order and shall become legally binding unless this Order is rejected by Vapex™ Environmental Technologies for any of the following reasons: (1) the signatory below does not have the authority to bind Customer to this Order, (2) changes have been made to this document (other than completion of the purchase order information and the signature block), (3) the PO Amount does not match the Purchase Price, or (4) the requested purchase order information or signature is incomplete or does not match our records or the rest of this document.

Name:	Michael Waggoner
Title:	W.W. Operations Supervisor
Organization:	City of Watsonville
Signature:	
Date:	5-5-2020

RESOLUTION NO. _____ (CM)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WATSONVILLE APPROVING SOLE SOURCE PURCHASE FROM VAPEX ENVIRONMENTAL TECHNOLOGIES, LLC, A LIMITED LIABILITY COMPANY, FOR THE REPLACEMENT OF A VAPEX ODOR CONTROL UNIT LOCATED AT THE WASTEWATER TREATMENT PLANT, IN AN AMOUNT NOT TO EXCEED $144,393 FROM THE WASTEWATER ENTERPRISE FUND

WHEREAS, bidding requirements for the purchase of supplies, equipment and non-personal contractual services and the sale of personal property are set forth in Chapter 5 of Title 3 of the Municipal Code; and

WHEREAS, subdivision (c) of § 3-5.210 exempts equipment that is unique, available only from one source, or sought to match existing equipment or supplies already in use (also known as a sole source purchase); and

WHEREAS, the Wastewater Treatment Plant currently has a Vapex odor control unit which is no longer operable or repairable due to its model obsolescence; and

WHEREAS, the City received a quote from Vapex Environmental Technologies, LLC., for the purchase, installation, operator training, and a three year cellular remote monitoring plan; and

WHEREAS, the Vapex odor control system proposed is unique and available from only from one source and matches existing equipment already in use at the City's Wastewater Treatment Facility (also known as a sole source purchase);

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

1. The Council finds that the proposed Vapex odor control unit is unique and available from only from one source and matches existing equipment already in use at

the City's Wastewater Treatment Facility (also known as a sole source purchase

2. This purchase is exempt from the purchasing procedures of Chapter 5 of Title 3 of the Municipal Code as a sole source purchase under subdivision (c) of § 3-5.210 of the Municipal Code.

3. That this purchase from Vapex Environmental Technologies, LLC., a limited liability company, in an amount not to exceed $144,393 is hereby authorized.

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City of Watsonville
Public Works and Utilities

M E M O R A N D U M

DATE: **May 26, 2020**

TO: **Matthew D. Huffaker,**

FROM: **Steve Palmisano, Director Public Works & Utilities**
Eddie Pastrano, Utilities Maintenance Supervisor

SUBJECT: **Authorization for the purchase of a Telescopic Boom truck from Bragg Investment Company, Inc. dba Coastline Equipment in the amount of $222,323.75**

AGENDA ITEM: **June 23, 2020** **City Council**

RECOMMENDATION:
Staff recommends that the City Council adopt a resolution authorizing the purchase of a new Telescopic Boom truck from Bragg Investment Company, Inc. dba Coastline Equipment in the total amount of $222,323.75.

DISCUSSION:
The Wastewater Treatment Facility (WWTF) uses a 1992 Ford L8000/National 556B boom truck and crane (now 28 years old) to service, maintain, and repair equipment at the WWTF and other City facilities, when needed. Outside of the WWTF the vehicle is used to install park benches, City signs, flag poles, and for other tasks that require assistance from telescoping machinery.

During an annual inspection from an outside vendor, it was determined that the vehicle may no longer pass future inspections due to excessive deterioration caused by corrosion. and has exceeded its useful life. Moreover, the California Air Resources Board (CARB) has a new Truck and Bus Regulation as of 2020 preventing the re-registration of trucks older than model year 2011, or using engines manufactured before 2010.

Due to the factors noted above, staff solicited quotes from three companies which sell boom trucks: Coastline Equipment, Pacific Crane Company, and C&C Leasing, LLC. Coastline Equipment provided the lowest quote that met all City specifications.

The Coastline bid breaks down as follows:

Equipment		$203,500
Tax		$18,823.75
	TOTAL	**$222,323.75**

STRATEGIC PLAN:
Goal 3: Infrastructure and Environment, Long-Range Capital Improvement Plan.

FINANCIAL IMPACT:
This is a purchase with Wastewater Utility Enterprise ratepayer funds. This is not a General Fund purchase. This item is included in the FY 2020-21 budget account number 0710-911-7805-14839 (Wastewater Enterprise Fund).

ALTERNATIVES:
City Council may decide not to approve this purchase request. Staff could seek assistance from a contractor to provide a boom truck on an on-call basis for tasks performed at the WWTF or other City venues which would be highly inefficient from an operations standpoint.

ATTACHMENTS:
1) Quotes from Coastline Equipment, Pacific Crane Company, and C & C Leasing, LLC.

cc: City Attorney

COASTLINE
Equipment
Crane Division

May 11, 2020
City of Watsonville Water Dept
250 Main St
Watsonville, Ca 95076
Attn: Enrique/Eddie
831-234-5183
Unit: 79335
Hours: 388
Miles: 4868

MANITEX 1970C

Standard features:
70' Three-Section Telescopic Boom - Externally Wired - Standard, 19 Ton base rating at 5' radius, 2-speed Hoist w/Grooved Drum, 5 Ton Hook and Ball, 3-Load Sheave Quick Reeve Boom Head, Externally wired Anti-Two Block w/Lockout, Boom Hoist Cylinder, System Pressure Gauge, 372° Non-Continuous Rotation, Removable Boom Rest, Engine Start/Stop, Operator's Service/Parts Manuals, Boom Length and Angle Indicators, Foot Throttle, Electronic Throttle, Bubble Level, 300' of 9/16" EIPS IWRC Wire Rope, 70 Gallon Reservoir w/Suction Strainer & Ball Valve, Pedestal, Turret, Rotation Bearing & Swing System, Dual Operator Control Stations, Load Moment Indicator – Audible/Visual Alert w/Shutoff, Audible Outrigger/Stabilizer Motion Alarm, A-frame Outriggers (21'6" Spread Width), A-frame Rear Stabilizers, 3-Section Hydraulic Gear Pump-Counterclockwise is standard, Subframe for 20' Bed, Outrigger Monitoring System Verification Only, Signal Horn.

Additional Options Included:

- 1 Piece 24' Jib
- Radio A2B
- 20' Steel Bed with 1/8" thick Steel Thread Plate
- Heavy Duty Chassis Mounted Hydraulic Reservoir In lieu of Standard
- Rotation Resistant Rope In lieu of Standard
- 15 Ton 1-Sheave Quick Reeve Block
- Aluminum Tool Box (48" L x24" W x 24" H)- chassis mounted

MOUNTED ON 2019 PETERBILT 348
Mounted on 2019 Peterbilt 348 truck chassis with a PACCAR PX-9 330HP diesel engine, 10-speed Eaton FRO14210C Transmission, Dana Spicer 20,000 lb. front axle, Dana Spicer DSP41 40,000 lb. rear axle, Full set of Alcoa aluminum polished wheels, Single Aluminum 50 gallon fuel tank, Sloped high visibility cab, Heater and air conditioner with defrosters, full instrumentation, interior color Grey/Black, AM/FM/WB/USB/MP3/CD and Bluetooth radio, Single air horn mounted under cab, Dual heated mirrors, External stainless steel sunvisor, Composite headlights and unit is painted Axalta Two Stage White.

PRICE FOB SANTA ANA, CA **$202,500.00**

APPLICABLE TAXES & LICENSE: **NOT INCLUDED**

QUOTE VALID FOR 30 DAYS
SUBJECT TO PRIOR SALE

Thank you for your time and consideration of Coastline Equipment Crane Division and of this proposal. We look forward to being your full service crane and equipment provider.

Regards,

Jim Chavalas

(916) 496 1435
Sales Manager
Coastline Equipment

ACCEPTED BY: _____ P.O. #_____

PACIFIC CRANE COMPANY

May 18, 2020
City of Watsonville Water Department
250 Main St.
Watsonville, CA. 95076
Attention: Eddie
Eddie.Pastrano@cityofwatsonville.org

NEW MANITEX 1970C

Standard features:
70' Three-Section Telescopic Boom, 19 Ton Rating @ 5' radius, 2-speed Hoist w/Grooved Drum, 7 Ton Ball, 3 Sheave Boom Head, externally wired Anti-two block w/Lockout, Boom Hoist Cylinder, 372 degree Non-Continuous Rotation, Removable Boom Rest, Engine Start/Stop, Operator Parts/Service Manuals, Boom Length & Angle Indicators, Foot & Electronic Throttle, 300' of 9/16" Rotation Resistant Rope, 70 Gallon Hyd. Reservoir, Pedestal, Turret, Rotation Bearing & Swing System, Dual Operator Control Station, Load Moment Indicator, Audio/Visual Alert w/Shutoff, Audible Outrigger/Stabilizer Motion Alarm, A-frame Outriggers (21'6" Spread Width), A-frame Rear Stabilizers, 3-Section Hydraulic Pump, Sub frame for 20' Bed, Outrigger Monitoring System Verification Only, Signal Horn.

Additional Options Included:
Radio A2B System, 1 Piece 24' Jib w/Radio A2B, Chassis Mounted Hydraulic Reservoir, 20' Steel Bed, Hot shift PTO, 15 ton 1-sheave Quick Reeve Block, Aluminum Tool Box (48" L x 24" W x 24" H)-Chassis Mounted.

MOUNTED ON 2021 PETERBILT

Mounted on a 2021 Peterbilt 337 tractor chassis with a PACCAR PX-7 300 HP diesel engine, Allison 2500 RDS-P Automatic Transmission Gen 5, Dana Spicer E1202IL 12,000 lb. front axle, Dana Spicer P22060S 21,000 lb. rear axle, Alcoa Aluminum Polished wheels, 50 gallon aluminum fuel tank, Heater & Air conditioner, full instrumentation, power windows, interior color Grey/Black, Bluetooth, dual heated mirrors, stainless steel sun visor, Halogen headlights, Axalta Two Stage white, single air horn.

SALES PRICE FOB FONTANA, CA **$210,622.00**
APPLICABLE TAXES & LICENSE: **NOT INCLUDED**
QUOTE VALID FOR 30 DAYS, 10% DOWN WITH ORDER
DELIVERY 4-5 MONTHS

Regards,

Dan Crow
Pacific Crane Co.
8591 Calabash Ave.
Fontana, CA. 92335
909-574-9650 office
714-412-2908 cell

C & C LEASING, LLC
P. O. Box 6714
Vacaville, CA 95696

May 19, 2020
City of Watsonville water Dept
250 Main St
Watsonville, Ca 95076
Att: Eddie Pastrano
Eddie.Pastrano@cityofwatsonville.org

NEW MANITEX 1970C

Standard features:
70' Three-Section Telescopic Boom, 19 Ton Base Rating at 5' radius, 2-speed Hoist w/Grooved Drum, 7 Ton Hook and Ball. 3-Load Sheave Quick Reeve Boom Head, externally wired Anti-Two Block w/Lockout, Boom Hoist Cylinder, System Pressure Gauge, 372° Non-Continuous Rotation, Removable Boom Rest, Engine Start/Stop, Operator's Service/Parts Manuals, Boom Length and Angle Indicators, Foot Throttle, Electronic Throttle, Bubble Level, 300' of 9/16" Rotation Resistant Rope, 70 Gallon Reservoir w/Suction Strainer & Ball Valve, Pedestal, Turret, Rotation Bearing & Swing System, Dual Operator Control Stations, Load Moment Indicator, Audio/Visual Alert w/Shutoff, Audible Outrigger/Stabilizer Motion Alarm, A-frame Outriggers (21'6" Spread Width), A-frame Rear Stabilizers, 3-Section Hydraulic Pump-Counterclockwise Rotation is Standard, Sub frame for 20' Bed, Outrigger Monitoring System Verification Only, Signal Horn.

Additional Options Included:
- Radio A2B
- 1 Piece 24' Jib – Radio A2B
- Chassis Mounted Hydraulic Reservoir
- 20' Steel Bed
- Hotshift PTO
- Rotation resistant rope
- 15 ton 1-Sheave Quick Reeve Block for 2-3 part line 9/16" rope
- Aluminum Tool Box (48" L x 24" W x 24" H) – Chassis Mounted

C & C LEASING, LLC
P. O. Box 6714
Vacaville, CA 95696

MOUNTED ON 2021 PETERBILT 337

Mounted on a 2021 Peterbilt 337 tractor chassis with a PACCAR PX-7 300 HP diesel engine, Allison 2500 RDS-P Automatic Transmission Gen 5, Dana Spicer E1202IL 12,000lb. front axle,

Dana Spicer P22060S 21,000 lb. rear axle, Full set of Alcoa Aluminum Polished wheels, Single Aluminum 50 gallon fuel tank,
Bluetooth, Single air horn mounted under cab, dual heated mirrors, stainless steel sunvisor, Halogen headlights, and unit is painted Axalta Two Stage white.

SALES PRICE FOB VACAVILLE, CA **$ 213,675.00**
APPLICABLE TAXES & LICENSE: NOT INCLUDED
DEPOSIT 10% DOWN WITH ORDER
DELIVERY 3-6 MONTHS

RESOLUTION NO. _____ (CM)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WATSONVILLE AUTHORIZING PURCHASE OF ONE (1) TELESCOPIC BOOM TRUCK FROM BRAGG INVESTMENT COMPANY, INC., DBA COASTLINE EQUIPMENT FOR THE WASTEWATER UTILITY ENTERPRISE, IN AN AMOUNT NOT TO EXCEED $222,323.75 FROM THE WASTEWATER ENTERPRISE FUND

WHEREAS, competitive bidding requirements for equipment estimated to be more than $100,000 are set forth in Article 4 of Chapter 5 of Title 3 of the Watsonville Municipal Code; and

WHEREAS, Article 4 of Chapter 5 of Title 3 requires purchases of equipment estimated to be more than $100,000.00 to be purchased by written contract with the lowest responsible, responsive bidder, and

WHEREAS, this proposed purchase of the telescopic boom truck has been competitively bid in compliance with Article 4 of Chapter 5 of Title 3

WHEREAS, Bragg Investment Company, Inc., dba Coastline Equipment is the lowest responsible, responsive bidder; and

WHEREAS, staff recommends approval for the purchase of one (1) telescopic boom truck from Bragg Investment Company, Inc., dba Coastline Equipment.

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

That the purchase of one telescopic boom truck from Bragg Investment Company, Inc., dba Coastline Equipment, in an amount not to exceed $222,323.75 is hereby authorized.

****

City of Watsonville
Community Development Department

M E M O R A N D U M

DATE: **May 26th, 2020**

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

FROM: **Suzi Merriam, Community Development Director**
Rob Allen, Assistant CDD Director/Building Official

SUBJECT: **Contracts with CSG Consultants, Inc. and 4Leaf Inc. for Building Construction, Fire Plan Review, Supplemental Permit Technician and Field Building Inspection Consulting Services**

AGENDA ITEM: **June 23, 2020** **City Council**

RECOMMENDATION

Staff recommends that the Council approve two contracts: one with CSG Consultants, Inc. ("CSG") for not to exceed $120,000.00 annually and one with 4Leaf, Inc. ("4Leaf") for not to exceed $30,000.00 annually, both for building construction, fire plan review, supplemental permit technician and field inspection services for fiscal years 2020-21 and for 2021-22.

BACKGROUND

The Community Development Department uses consultants to review construction plans for all large commercial and residential projects, including new buildings, subdivisions, additions, tenant improvements, structure modifications, and some minor repairs.

In addition, the Department's Engineering Plan Checker uses consultants to review soils reports and complex structural designs because the Department has no City employee with such expertise. CSG has provided these services to the Department for the last two years. The CSG contract expires on or about June 30, 2020.

Both CSG's and 4Leaf's performance have been good. Both companies provide good customer service to the communities they serve including Watsonville. Their years of serving City clients has allowed them to understand the community and to be considered an extension of City staff by the development community. Both firms provide a ten-day plan review turnaround for 90% of projects. Complex or very large projects typically take an additional five to ten working days.

The current CSG contract is for plan review and inspection services. It includes building code, fire code, soils report, and structural component review of building construction

plans. Both contracts include building inspection and permit technician services on an as-needed basis during the City staff vacations, vacancies, extended sick leaves and retirements. We are adding permit technician services as needed for FY 2021-2022.

The specific terms of both CSG's and 4Leaf's contracts for comprehensive plan review are based on the reimbursement of 65% of plan review fees collected from customers. The City retains the remaining 35% of the plan review fee for administrative, recording, and issuance of the permits. Any items separately submitted would be at $110.00 an hour.

Building inspection services are charged at $100.00 an hour. Permit Technician services are charged at $85.00 per hour. These fees are borne by the users of the services (permit applicants) and are covered by fees paid for the building permit at the time of services rendered.

SUMMARY/RECOMMENDATION

These fees are paid by project applicants and with no cost to the City. All fees for projects are collected from the applicant at the time of project submittal or permit issuance and a percentage of what is collected pays for this consultant's service contract. If the volume of projects submitted or the number of permits issued drops, then the contracted services are discontinued or reduced with no additional or continued cost to the City. Both CSG and 4Leaf, Inc. are responsible for staffing up for any short period of time where development may spike, rather than the City.

The current contract contains the right of termination by the City with a 10-day notice for any reason. If CSG's and/or 4Leaf's services were no longer needed, the City may terminate the contracts.

Staff proposes to contract with two consulting firms for redundancy so that good services levels are maintained. If one firm cannot respond, we can call the other. All project revenues will be collected at the project start by the Community Development Department and deposited into the General Fund. Contracting with two firms makes good planning sense so customers' needs are met.

STRATEGIC PLAN

The approval of this contract supports Goal 4 (Economic Development) of the 2018-2020 Strategic Plan by providing high quality and timely plan review and inspection services for residential and commercial customers in the City.

FINANCIAL IMPACT

There is no direct financial impact to the City for building plan review services or the engineering peer review services. Plan review services will continue to be paid from a percentage of the fees collected from the applicant. Building inspection services will also have no impact to the City Budget; these are paid in advance by the permit applicant.

ALTERNATIVES

The City Council may decline to approve the contracts, however this would reduce the Department's ability to provide timely plan review services to the community.

ATTACHMENTS

None

cc: City Attorney

RESOLUTION NO._____ (CM)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WATSONVILLE APPROVING CONTRACT BETWEEN THE CITY OF WATSONVILLE AND CSG CONSULTANTS, INC., A CORPORATION, FOR BUILDING CONSTRUCTION, FIRE PLAN REVIEW, FIELD BUILDING INSPECTION, AND SUPPLEMENTAL PERMIT TECHNICIAN CONSULTANT SERVICES, IN AN AMOUNT NOT TO EXCEED $120,000 ANNUALLY IN FY 2020/2021 AND FY 2021/2022; 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 for Consultant Services between the City of Watsonville and CSG Consultants, Inc., a corporation, in an amount not to exceed $120,000 in FY 2020/2021 and FY 2021/2022, for building construction, fire plan review, field building inspection, and supplemental permit technician consultant services, a copy of which Contract is attached hereto and incorporated herein by this reference, is fair and equitable and is hereby ratified and approved.

2. Consultant shall file FPPC form 700s and 805s pursuant to section 19 of the Contract.

3. That the City Manager be and is hereby authorized and directed to execute said Agreement for and on behalf of the City of Watsonville.

****

CONTRACT FOR CONSULTANT SERVICES BETWEEN THE CITY OF WATSONVILLE AND CSG CONSULTANTS, INC.

THIS CONTRACT, is made and entered into this _____ by and between the **City of Watsonville,** a municipal corporation, hereinafter called “City,” and **CGS Consultants, Inc.,** hereinafter called "Consultant."

WITNESSETH

WHEREAS, the City needs to obtain certain professional, technical and/or specialized services of an independent contractor to assist the City in the most economical manner; and

WHEREAS, Consultant has the requisite skill, training, qualifications, and experience to render such services called for under this Contract to City.

Table of Contents

SECTION 1. SCOPE OF SERVICES. 2
SECTION 2. TERM OF CONTRACT. 2
SECTION 3. SCHEDULE OF PERFORMANCE. 2
SECTION 4. COMPENSATION. 2
SECTION 5. METHOD OF PAYMENT 2
SECTION 6. INDEPENDENT CONSULTANT. 2
SECTION 7. ASSIGNABILITY. 2
SECTION 8. INDEMNIFICATION 2
SECTION 9. INSURANCE. 3
SECTION 10. NON-DISCRIMINATION 4
SECTION 11. TERMINATION. 4
SECTION 12. COMPLIANCE WITH LAWS. 4
SECTION 13. GOVERNING LAW 4
SECTION 14. PRIOR CONTRACTS AND AMENDMENTS. 4
SECTION 15. CONFIDENTIAL INFORMATION. 4
SECTION 16. OWNERSHIP OF MATERIALS. 5
SECTION 17. COVENANT AGAINST CONTINGENT FEES. 5
SECTION 18. WAIVER. 5
SECTION 19. CONFLICT OF INTEREST. 5
SECTION 20. AUDIT BOOKS AND RECORDS. 5
SECTION 21. NOTICES. 6
SECTION 22. EXHIBITS: 6

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THE PARTIES HEREBY AGREE AS FOLLOWS:

SECTION 1. SCOPE OF SERVICES.

Consultant shall perform those services as specified in detail in Exhibit "A," entitled "SCOPE OF SERVICES" which is attached hereto and incorporated herein.

SECTION 2. TERM OF CONTRACT.

The term of this Contract shall be for two years, from **July 1, 2020 to June 30, 2022** inclusive.

SECTION 3. SCHEDULE OF PERFORMANCE.

The services of Consultant are to be completed according to the schedule set out in Exhibit "B," entitled "SCHEDULE OF PERFORMANCE," which is attached hereto and incorporated herein. Consultant will diligently proceed with the agreed Scope of Services and will provide such services in a timely manner in accordance with the "SCHEDULE OF PERFORMANCE."

SECTION 4. COMPENSATION.

The compensation to be paid to Consultant including both payment for professional services and reimbursable expenses as well as the rate and schedule of payment are set out in Exhibit "C" entitled "COMPENSATION," which is attached hereto and incorporated herein.

SECTION 5. METHOD OF PAYMENT.

Except as otherwise provided in Exhibit "C," each month, Consultant shall furnish to the City a statement of the work performed for compensation during the preceding month. Such statement shall also include a detailed record of the month's actual reimbursable expenditures.

SECTION 6. INDEPENDENT CONSULTANT.

It is understood and agreed that Consultant, in the performance of the work and services agreed to be performed by Consultant, shall act as and be an independent Consultant and not an agent or employee of City, and as an independent Consultant, shall obtain no rights to retirement benefits or other benefits which accrue to City's employees, and Consultant hereby expressly waives any claim it may have to any such rights.

SECTION 7. ASSIGNABILITY.

Consultant shall not assign or transfer any interest in this Contract nor the performance of any of Consultant's obligations hereunder, without the prior written consent of City, and any attempt by Consultant to so assign this Contract or any rights, duties or obligations arising hereunder shall be void and of no effect.

SECTION 8. INDEMNIFICATION.

Consultant has the expertise and experience necessary to perform the services and duties agreed to be performed by Consultant under this Contract, and City is relying upon the skill and knowledge of Consultant to perform said services and duties. Consultant shall defend, indemnify and hold harmless City, its officers and employees,

against any loss or liability arising out of or resulting in any way from work performed under this Contract due to the willful or negligent acts (active or passive) or errors or omissions by Consultant or Consultant's officers, employees or agents.

SECTION 9. INSURANCE.

A. Errors and Omissions Insurance. Consultant shall obtain and maintain in full force throughout the term of this Contract a professional liability insurance policy (Errors and Omissions), in a company authorized to issue such insurance in the State of California, with limits of liability of not less than One Million Dollars ($1,000,000.00) to cover all professional services rendered pursuant to this Contract.

B. Auto and Commercial General Liability Insurance. Consultant shall also maintain in full force and effect for the term of this Contract, automobile insurance and commercial general liability insurance with an insurance carrier satisfactory to City, which insurance shall include protection against claims arising from bodily and personal injury, including death resulting therefrom, and damage to property resulting from any actual occurrence arising out of the performance of this Contract. The amounts of insurance shall not be less than the following:

(1) Commercial general liability insurance, or equivalent form, with a combined single limit of not less than $1,000,000.00 per occurrence. If such insurance contains a general aggregate limit, such limit shall apply separately to each project Consultant performs for City. Such insurance shall (a) name City, its appointed and elected officials, and its employees as insureds; and (b) be primary with respect to insurance or self-insurance programs maintained by City and (c) contain standard separation of insured's provisions.

(2) Business automobile liability insurance, or equivalent form, with a combined single limit of not less than $1,000,000.00 per occurrence. Such insurance shall include coverage for owned, hired and non-owned automobiles.

C. Workers' Compensation Insurance. In accordance with the provisions of Section 3700 of the Labor Code, Consultant shall be insured against liability for Workers' Compensation or undertake self-insurance. Consultant agrees to comply with such provisions before commencing performance of any work under this Contract.

D. Proof of Insurance to City before Notice to Proceed to Work. Consultant shall satisfactorily provide certificates and endorsements of insurance to the City Clerk before Notice to Proceed to Work of this Contract will be issued. Certificates and policies shall state that the policy shall not be canceled or reduced in coverage without thirty (30) days written notice to City. Approval of insurance by City shall not relieve or decrease the extent to which Consultant may be held responsible for payment of damages resulting from services or operations performed pursuant to this Contract. Consultant shall not perform any work under this Contract until Consultant has obtained the required insurance and until the required certificates have been submitted to the City and approved by the City Attorney. If Consultant fails or refuses to produce or maintain the insurance required by these provisions, or fails or refuses to furnish City required proof that insurance has been procured and is in force and paid for, City shall

have the right at City's election to forthwith terminate this Contract immediately without any financial or contractual obligation to the City. As a result of such termination, the City reserves the right to employ another consultant to complete the project.

E. Written notice. Contractor shall provide immediate written notice if (1) any insurance policy required by this Contract is terminated; (2) any policy limit is reduced; (3) or any deductible or self insured retention is increased.

SECTION 10. NON-DISCRIMINATION.

Consultant shall not discriminate, in any way, against any person on the basis of age, sex, race, color, creed, national origin, or disability in connection with or related to the performance of this Contract.

SECTION 11. TERMINATION.

A. City and Consultant shall have the right to terminate this Contract, without cause, by giving not less than ten (10) days written notice of termination.

B. If Consultant fails to perform any of its material obligations under this Contract, in addition to all other remedies provided by law, City may terminate this Contract immediately upon written notice.

C. The City Manager is empowered to terminate this Contract on behalf of City.

D. In the event of termination, Consultant shall deliver to City copies of all work papers, schedules, reports and other work performed by Consultant and upon receipt thereof, Consultant shall be paid in full for services performed and reimbursable expenses incurred to the date of termination.

SECTION 12. COMPLIANCE WITH LAWS.

Consultant shall comply with all applicable laws, ordinances, codes and regulations of the federal, state and local governments. Consultant shall obtain and maintain a City of Watsonville business license during the term of this Contract.

SECTION 13. GOVERNING LAW.

City and Consultant agree that the law governing this Contract shall be that of the State of California. Any suit brought by either party against the other arising out of the performance of this Contract shall be filed and maintained in the Municipal or Superior Court of the County of Santa Cruz.

SECTION 14. PRIOR CONTRACTS AND AMENDMENTS.

This Contract represents the entire understanding of the parties as to those matters contained herein. No prior oral or written understanding shall be of any force or effect with respect to those matters covered hereunder. This Contract may only be modified by a written amendment.

SECTION 15. CONFIDENTIAL INFORMATION.

All data, documents, discussions, or other information developed or received by or for Consultant in performance of this Contract are confidential and not to be disclosed

to any person except as authorized by the City Manager or his designee, or as required by law.

SECTION 16. OWNERSHIP OF MATERIALS.

All reports, documents or other materials developed or received by Consultant or any other person engaged directly by Consultant to perform the services required hereunder shall be and remain the property of City without restriction or limitation upon their use.

SECTION 17. COVENANT AGAINST CONTINGENT FEES.

The Consultant covenants that Consultant has not employed or retained any company or person, other than a bona fide employee working solely for Consultant, to solicit or secure the Contract, and that Consultant has not paid or agreed to pay any company or person, other than a bona fide employee working solely for Consultant, any fees, commissions, percentage, brokerage fee, gift, or any other consideration contingent on or resulting from the award or making of this Contract, for breach or violation of this covenant, the City shall have the right to annul this Contract without liability, or in its discretion, to deduct from the contract price or consideration or otherwise recover, the full amount of such fee, commission, percentage fee, gift, or contingency.

SECTION 18. WAIVER.

Consultant agrees that waiver by City or any one or more of the conditions of performance under this Contract shall not be construed as waiver of any other condition of performance under this Contract.

SECTION 19. CONFLICT OF INTEREST.

A. A Consultant shall avoid all conflict of interest or appearance of conflict of interest in performance of this Contract. Consultant shall file a disclosure statement, if required by City Council Resolution, which shall be filed within thirty (30) days from the effective date of this Contract or such Resolution, as applicable.

B. No member, officer, or employee of the City, during their tenure, or for one (1) year thereafter, shall have any interest, direct or indirect, in this Contract or the proceeds thereof and Consultant agrees not to allow, permit, grant, transfer, or otherwise do anything which will result in such member, officer, or employee of the City from having such interest.

SECTION 20. AUDIT BOOKS AND RECORDS.

Consultant shall make available to City, its authorized agents, officers and employees, for examination any and all ledgers and books of account, invoices, vouchers, canceled checks and other records or documents evidencing or related to the expenditures and disbursements charged to the City, and shall furnish to City, its authorized agents and employees, such other evidence or information as City may require with respect to any such expense or disbursement charged by Consultant.

SECTION 21. NOTICES.

All notices shall be personally served or mailed, postage prepaid, to the following addresses, or to such other address as may be designated by written notice by the parties:

CITY	CONSULTANT
City Clerk 275 Main Street, Suite 400 Watsonville, CA 95076 (831) 768-3040	CSG Consultants, Inc. 550 Pilgrim Drive Foster City, CA 94404 (650) 522-2500

SECTION 22. EXHIBITS:

Exhibit A: Scope of Services
Exhibit B: Schedule of Performance
Exhibit C: Compensation

WITNESS THE EXECUTION HEREOF, on the day and year first hereinabove written.

CITY	CONSULTANT
CITY OF WATSONVILLE	**CSG CONSULTANTS, INC.**
BY_____ Matthew D. Huffaker, City Manager	BY_____ Cyrus Kianpour, President CSG Consultants, Inc.

ATTEST:

BY_____
Beatriz Vázquez Flores, City Clerk

APPROVED AS TO FORM:

BY _____
Alan J. Smith, City Attorney

EXHIBIT “A”

SCOPE OF SERVICES

(SEE ATTACHED)

EXHIBIT "A"

SCOPE OF SERVICES

Building Construction Plan Review and Field Inspection Services

The scope of services is as follows:

1. **Building Construction Plan Review Services:** Review of submitted residential, commercial and industrial building plans for the following:
   a) Non-structural conformance with regulation contained in the most current City adopted Building, Plumbing, Mechanical, Green Building, T-24 Energy, and Electric Codes (as those codes are amended by the City) and State laws governing access to buildings by persons with disabilities, ADA and FEMA flood zone regulations.
   b) Energy conservation review as required by the State of California. Structural review, for individual projects, in conformance with regulation contained in the most current City adopted Building Code, California Code for Building Conservation (as those codes are amended by the City), associated structural FEMA flood zone regulations and State laws.
   c) Verify compliance with City conditions (Planning requirements) of approval related to building construction requirements.

2. **Fire Plan Review Services:** Review in conformance with regulation contained in the most current City adopted Building and Fire Codes (as amended by the City), NFPA standards, including all State and Federal regulations governing building and development construction related to Fire Life Safety Regulations.

3. **Expedited Plan Review Services:** Provide an expedited plan review services which shall result in faster than the normal standard ten (10) day turn around. This service shall be negotiated on a case by case basis by the City, CSG and the applicant, considering the scope of the project and the timelines needed.

4. **Fire or Building Field Inspector Services:**
   a) Perform combination field inspections. Other functions include, but are not limited to: writing correction notices; field reports; holding office hours; and answering in-person inquiries and phone calls, as needed.
   b) Perform duties in compliance with the City's latest adopted (and amended) the California Building, Mechanical, Electrical, Plumbing, Fire and Life Safety Codes, NFPA, Disabled Access, Title 24 Energy, Green Building, Title 19, Noise Attenuation and Structural Engineering Standards relating to and regulating new construction, additions, and remodels.
   c) Incorporate verification that requirements from other City departments, divisions, regulating agencies, and jurisdictions, such as, planning, engineering, fire, water department, source control, solid waste, Monterey Bay Regional Air Quality Control District, Health Department, etc. are complied with.
   d) Process plan revisions and verify that corrections have been satisfactorily made.

5. **Permit Technician Services:** Provide the following services:
   a) Provide the public with appropriate forms and handouts.
   b) Process permit applications and issuing permits using the City's software.
   c) Accept plans, documents, structural calculations and energy reports for permit processing.
   d) Route plans to building and other departments and agencies.
   e) Perform document control, ensuring permit file integrity, and maintaining status of plans and documents during the permit process.
   f) Prepare plan check letters to be sent to applicants.
   g) Assist the public with completing applications and other required forms.
   h) Prepare documents and reports; providing permit record materials requested from the public; researching and compiling documents for compliance with Public Records Act (PRA) requests.

EXHIBIT “B”

SCHEDULE OF PERFORMANCE

Services shall commence immediately upon execution of this Contract. All services performed under the provisions of this Contract shall be completed in accordance with the City’s direction.

EXHIBIT “C”

COMPENSATION

a. Total Compensation. The total obligation of City under this Contract shall not exceed **$120,000 (One Hundred Twenty Thousand Dollars) per fiscal year.**

b. Basis for Payment. Payment(s) to Consultant for services performed under this contract shall be made as follows and shall [not] include payment for reimbursable expenses:

c. Payment Request. Consultant shall submit a request for payment for services on a monthly basis by letter to Director, or said Director's designated representative. Such request for payment shall cover the preceding monthly period during the term hereof, shall note the City's purchase order number for this contract, shall contain a detailed listing of the total number of items or tasks or hours for which payment is requested, the individual dates on which such services were rendered, and invoices for reimbursable expenses, if any. Upon receipt in the Office of Director of said payment request, Director shall cause payment to be initiated to Consultant for appropriate compensation.

(FEE SCHEDULE ATTACHED)

EXHIBIT "C"

FEE SCHEDULE

CSG's fee schedule which includes fees for personnel providing the proposed scope of work is provided in the table below. We will coordinate the pickup and return of all plans via CSG staff or a licensed courier service. ***This service is provided at no additional cost.***

Plan review based on a percentage of plan check fees includes initial plan review and two subsequent reviews. Additional reviews will be charged at the appropriate hourly rate indicated below.

REVIEW TYPE / ROLE	ALL INCLUSIVE FEE / HOURLY RATE
BUILDING PLAN REVIEW SERVICES	
Residential and Non-Residential Building Plan Review	65% of City's Plan Check Fee
Expedited Building Plan Review	90% of City's Plan Check Fee
Structural Only Review	50% of the City's Plan Check Fee
Building Plan Review*	$110
CASp Consultation/Review	$135
BUILDING INSPECTION SERVICES	
CASp Inspection	$135
Certified Building Official	$125
Certified Senior Building Inspector	$105
Certified Building Inspector	$100
Overtime	1.5 x Hourly Rate
OTHER BUILDING SERVICES	
Permit Technician	$85
FIRE PREVENTION SERVICES	
Fire Plan Review	70% of City's Plan Check Fee
Fire Inspector	$115 / Hour
Overtime	1.5 x Hourly Rate

All hourly rates include salaries, benefits, workers compensation insurance, local travel and miscellaneous office expenses. Should the scope of work change, or circumstances develop which necessitate special handling, CSG will notify the City prior to proceeding. Overtime services will be billed at 1.5x the applicable hourly rate. On each anniversary of the contract start date, CSG will increase hourly rates based on change in CPI for the applicable region. CSG will mail an invoice at the beginning of every month for services rendered during the previous month. Unless otherwise agreed, payment terms are 30-days from receipt of invoice.

**Deferred submittals, revisions, RFIs, 4th reviews, and similar submittals to be charged at the hourly rate or as determined otherwise by mutual agreement with the City. RFI's for larger developments will be performed at an hourly rate, with turnaround times to be mutually agreed upon with the City.*

**In-house (at the City) reviews will utilize a Plan Check Engineer.*

RESOLUTION NO._____ (CM)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WATSONVILLE APPROVING CONTRACT BETWEEN THE CITY OF WATSONVILLE AND 4LEAF, INC., A CORPORATION, FOR BUILDING CONSTRUCTION, FIRE PLAN REVIEW, FIELD BUILDING INSPECTION, AND SUPPLEMENTAL PERMIT TECHNICIAN CONSULTANT SERVICES, IN AN AMOUNT NOT TO EXCEED $30,000 FOR FY 2020/2021 AND FY 2021/2022; 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 for Consultant Services between the City of Watsonville and 4Leaf, Inc., a corporation, in an amount not to exceed $30,000 per fiscal year 2020/2021 and the same during FY 2021/2022, for building construction, fire plan review, field building inspection, and supplemental permit technician services, a copy of which Contract is attached hereto and incorporated herein by this reference, is fair and equitable and is hereby ratified and approved.

2. Consultant shall file FPPC form 700s and 805s pursuant to section 19 of the Contract.

3. That the City Manager be and is hereby authorized and directed to execute said Agreement for and on behalf of the City of Watsonville.

****

CONTRACT FOR CONSULTANT SERVICES BETWEEN THE CITY OF WATSONVILLE AND 4LEAF, Inc.

THIS CONTRACT, is made and entered into this _____ by and between the **City of Watsonville,** a municipal corporation, hereinafter called “City,” and **4Leaf, Inc.** hereinafter called "Consultant."

WITNESSETH

WHEREAS, the City needs to obtain certain professional, technical and/or specialized services of an independent contractor to assist the City in the most economical manner; and

WHEREAS, Consultant has the requisite skill, training, qualifications, and experience to render such services called for under this Contract to City.

Table of Contents

SECTION 1. SCOPE OF SERVICES. 2
SECTION 2. TERM OF CONTRACT. 2
SECTION 3. SCHEDULE OF PERFORMANCE. 2
SECTION 4. COMPENSATION. 2
SECTION 5. METHOD OF PAYMENT 2
SECTION 6. INDEPENDENT CONSULTANT. 2
SECTION 7. ASSIGNABILITY. 2
SECTION 8. INDEMNIFICATION 2
SECTION 9. INSURANCE. 3
SECTION 10. NON-DISCRIMINATION 4
SECTION 11. TERMINATION. 4
SECTION 12. COMPLIANCE WITH LAWS. 4
SECTION 13. GOVERNING LAW 4
SECTION 14. PRIOR CONTRACTS AND AMENDMENTS. 4
SECTION 15. CONFIDENTIAL INFORMATION. 5
SECTION 16. OWNERSHIP OF MATERIALS. 5
SECTION 17. COVENANT AGAINST CONTINGENT FEES. 5
SECTION 18. WAIVER. 5
SECTION 19. CONFLICT OF INTEREST. 5
SECTION 20. AUDIT BOOKS AND RECORDS. 5
SECTION 21. NOTICES. 6
SECTION 22. EXHIBITS: 6

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THE PARTIES HEREBY AGREE AS FOLLOWS:

SECTION 1. SCOPE OF SERVICES.

Consultant shall perform those services as specified in detail in Exhibit "A," entitled "SCOPE OF SERVICES" which is attached hereto and incorporated herein.

SECTION 2. TERM OF CONTRACT.

The term of this Contract shall be for a two year term from **July 1, 2020 to June 30, 2022,** inclusive.

SECTION 3. SCHEDULE OF PERFORMANCE.

The services of Consultant are to be completed according to the schedule set out in Exhibit "B," entitled "SCHEDULE OF PERFORMANCE," which is attached hereto and incorporated herein. Consultant will diligently proceed with the agreed Scope of Services and will provide such services in a timely manner in accordance with the "SCHEDULE OF PERFORMANCE."

SECTION 4. COMPENSATION.

The compensation to be paid to Consultant including both payment for professional services and reimbursable expenses as well as the rate and schedule of payment are set out in Exhibit "C" entitled "COMPENSATION," which is attached hereto and incorporated herein.

SECTION 5. METHOD OF PAYMENT.

Except as otherwise provided in Exhibit "C," each month, Consultant shall furnish to the City a statement of the work performed for compensation during the preceding month. Such statement shall also include a detailed record of the month's actual reimbursable expenditures.

SECTION 6. INDEPENDENT CONSULTANT.

It is understood and agreed that Consultant, in the performance of the work and services agreed to be performed by Consultant, shall act as and be an independent Consultant and not an agent or employee of City, and as an independent Consultant, shall obtain no rights to retirement benefits or other benefits which accrue to City's employees, and Consultant hereby expressly waives any claim it may have to any such rights.

SECTION 7. ASSIGNABILITY.

Consultant shall not assign or transfer any interest in this Contract nor the performance of any of Consultant's obligations hereunder, without the prior written consent of City, and any attempt by Consultant to so assign this Contract or any rights, duties or obligations arising hereunder shall be void and of no effect.

SECTION 8. INDEMNIFICATION.

Consultant has the expertise and experience necessary to perform the services and duties agreed to be performed by Consultant under this Contract, and City is relying upon the skill and knowledge of Consultant to perform said services and duties. Consultant shall defend, indemnify and hold harmless City, its officers and employees,

against any loss or liability arising out of or resulting in any way from work performed under this Contract due to the willful or negligent acts (active or passive) or errors or omissions by Consultant or Consultant's officers, employees or agents.

SECTION 9. INSURANCE.

A. Errors and Omissions Insurance. Consultant shall obtain and maintain in full force throughout the term of this Contract a professional liability insurance policy (Errors and Omissions), in a company authorized to issue such insurance in the State of California, with limits of liability of not less than One Million Dollars ($1,000,000.00) to cover all professional services rendered pursuant to this Contract.

B. Auto and Commercial General Liability Insurance. Consultant shall also maintain in full force and effect for the term of this Contract, automobile insurance and commercial general liability insurance with an insurance carrier satisfactory to City, which insurance shall include protection against claims arising from bodily and personal injury, including death resulting therefrom, and damage to property resulting from any actual occurrence arising out of the performance of this Contract. The amounts of insurance shall not be less than the following:

(1) Commercial general liability insurance, or equivalent form, with a combined single limit of not less than $1,000,000.00 per occurrence. If such insurance contains a general aggregate limit, such limit shall apply separately to each project Consultant performs for City. Such insurance shall (a) name City, its appointed and elected officials, and its employees as insureds; and (b) be primary with respect to insurance or self-insurance programs maintained by City and (c) contain standard separation of insured's provisions.

(2) Business automobile liability insurance, or equivalent form, with a combined single limit of not less than $1,000,000.00 per occurrence. Such insurance shall include coverage for owned, hired and non-owned automobiles.

C. Workers' Compensation Insurance. In accordance with the provisions of Section 3700 of the Labor Code, Consultant shall be insured against liability for Workers' Compensation or undertake self-insurance. Consultant agrees to comply with such provisions before commencing performance of any work under this Contract.

D. Proof of Insurance to City before Notice to Proceed to Work. Consultant shall satisfactorily provide certificates and endorsements of insurance to the City Clerk before Notice to Proceed to Work of this Contract will be issued. Certificates and policies shall state that the policy shall not be canceled or reduced in coverage without thirty (30) days written notice to City. Approval of insurance by City shall not relieve or decrease the extent to which Consultant may be held responsible for payment of damages resulting from services or operations performed pursuant to this Contract. Consultant shall not perform any work under this Contract until Consultant has obtained the required insurance and until the required certificates have been submitted to the City and approved by the City Attorney. If Consultant fails or refuses to produce or maintain the insurance required by these provisions, or fails or refuses to furnish City required proof that insurance has been procured and is in force and paid for, City shall

have the right at City's election to forthwith terminate this Contract immediately without any financial or contractual obligation to the City. As a result of such termination, the City reserves the right to employ another consultant to complete the project.

E. Written notice. Contractor shall provide immediate written notice if (1) any insurance policy required by this Contract is terminated; (2) any policy limit is reduced; (3) or any deductible or self insured retention is increased.

SECTION 10. NON-DISCRIMINATION.

Consultant shall not discriminate, in any way, against any person on the basis of age, sex, race, color, creed, national origin, or disability in connection with or related to the performance of this Contract.

SECTION 11. TERMINATION.

A. City and Consultant shall have the right to terminate this Contract, without cause, by giving not less than ten (10) days written notice of termination.

B. If Consultant fails to perform any of its material obligations under this Contract, in addition to all other remedies provided by law, City may terminate this Contract immediately upon written notice.

C. The City Manager is empowered to terminate this Contract on behalf of City.

D. In the event of termination, Consultant shall deliver to City copies of all work papers, schedules, reports and other work performed by Consultant and upon receipt thereof, Consultant shall be paid in full for services performed and reimbursable expenses incurred to the date of termination.

SECTION 12. COMPLIANCE WITH LAWS.

Consultant shall comply with all applicable laws, ordinances, codes and regulations of the federal, state and local governments. Consultant shall obtain and maintain a City of Watsonville business license during the term of this Contract.

SECTION 13. GOVERNING LAW.

City and Consultant agree that the law governing this Contract shall be that of the State of California. Any suit brought by either party against the other arising out of the performance of this Contract shall be filed and maintained in the Municipal or Superior Court of the County of Santa Cruz.

SECTION 14. PRIOR CONTRACTS AND AMENDMENTS.

This Contract represents the entire understanding of the parties as to those matters contained herein. No prior oral or written understanding shall be of any force or effect with respect to those matters covered hereunder. This Contract may only be modified by a written amendment.

SECTION 15. CONFIDENTIAL INFORMATION.

All data, documents, discussions, or other information developed or received by or for Consultant in performance of this Contract are confidential and not to be disclosed to any person except as authorized by the City Manager or his designee, or as required by law.

SECTION 16. OWNERSHIP OF MATERIALS.

All reports, documents or other materials developed or received by Consultant or any other person engaged directly by Consultant to perform the services required hereunder shall be and remain the property of City without restriction or limitation upon their use.

SECTION 17. COVENANT AGAINST CONTINGENT FEES.

The Consultant covenants that Consultant has not employed or retained any company or person, other than a bona fide employee working solely for Consultant, to solicit or secure the Contract, and that Consultant has not paid or agreed to pay any company or person, other than a bona fide employee working solely for Consultant, any fees, commissions, percentage, brokerage fee, gift, or any other consideration contingent on or resulting from the award or making of this Contract, for breach or violation of this covenant, the City shall have the right to annul this Contract without liability, or in its discretion, to deduct from the contract price or consideration or otherwise recover, the full amount of such fee, commission, percentage fee, gift, or contingency.

SECTION 18. WAIVER.

Consultant agrees that waiver by City or any one or more of the conditions of performance under this Contract shall not be construed as waiver of any other condition of performance under this Contract.

SECTION 19. CONFLICT OF INTEREST.

A. A Consultant shall avoid all conflict of interest or appearance of conflict of interest in performance of this Contract. Consultant shall file a disclosure statement, if required by City Council Resolution, which shall be filed within thirty (30) days from the effective date of this Contract or such Resolution, as applicable.

B. No member, officer, or employee of the City, during their tenure, or for one (1) year thereafter, shall have any interest, direct or indirect, in this Contract or the proceeds thereof and Consultant agrees not to allow, permit, grant, transfer, or otherwise do anything which will result in such member, officer, or employee of the City from having such interest.

SECTION 20. AUDIT BOOKS AND RECORDS.

Consultant shall make available to City, its authorized agents, officers and employees, for examination any and all ledgers and books of account, invoices, vouchers, canceled checks and other records or documents evidencing or related to the expenditures and disbursements charged to the City, and shall furnish to City, its authorized agents and employees, such other evidence or information as City may require with respect to any such expense or disbursement charged by Consultant.

SECTION 21. NOTICES.

All notices shall be personally served or mailed, postage prepaid, to the following addresses, or to such other address as may be designated by written notice by the parties:

CITY	CONSULTANT
City Clerk 275 Main Street, Suite 400 Watsonville, CA 95076 (831) 768-3040	4 Leaf, Inc. 2126 Rheem Drive Pleasanton, CA 94588 (925) 462-5959

SECTION 22. EXHIBITS:

Exhibit A: Scope of Services
Exhibit B: Schedule of Performance
Exhibit C: Compensation

WITNESS THE EXECUTION HEREOF, on the day and year first hereinabove written.

CITY	CONSULTANT
CITY OF WATSONVILLE	**4 LEAF, INC.**
BY_____ Matthew D. Huffaker, City Manager	BY_____ Kevin J. Duggan, President 4 Leaf, Inc.

ATTEST:

BY_____
Beatriz Vázquez Flores, City Clerk

APPROVED AS TO FORM:

BY_____
Alan J. Smith, City Attorney

EXHIBIT “A”

SCOPE OF SERVICES

(SEE ATTACHED)

Exhibit A: Scope of Work

4LEAF can provide Building and Fire Plan Review, Building Inspection, Fire Inspection, and Permit Technician Services to the City of Watsonville.

4LEAF, Inc. (4LEAF) is a California "C" Corporation that was established in 1999 and incorporated in 2001. Our extensive team of engineers and managers are fully equipped with training and experience that help inform the plan review, project inspection, and on-call inspection services they provide to municipal Building and Public Works Departments. Our goal is to set the industry standard for excellent customer service, and we have grown to **more than 300 personnel (including more than 175 Building Inspectors)** throughout California, Washington, Nevada, and New England. **4LEAF will not utilize subconsultants and is capable of providing any amount of full-time or part-time personnel required for this contract.**

Principal/Management Team:

President: Kevin Duggan
(P) – (925) 462-5959 (E) – kduggan@4leafinc.com

Vice President: Bert Gross, P.E.
(P) – (916) 965-0010 (E) – bgross@4leafinc.com

Vice President: Gene Barry, P.E.
(P) – (925) 462-5959 (E) – gbarry@4leafinc.com

Director: Craig Tole
(C) – (925) 580-4055 (E) – ctole@4leafinc.com

Bay Area - Corporate Office
2126 Rheem Drive
Pleasanton, CA 94588

Sacramento Office
8896 North Winding Way
Fair Oaks, CA 95628

Southern California Area Office
5140 Birch Street, Second Floor
Newport Beach, CA 92660

Washington Office
1201 Pacific Avenue, Suite 600
Tacoma, WA 98402

New England Office
132 Central St., STE 210
Foxboro, MA 02035

4LEAF Consulting, LLC
125 E. Reno Ave. Suite 3
Las Vegas, NV 89119

4LEAF maintains the ***largest database of qualified personnel of varied qualifications.***

Title	*# of Staff*	*Title*	*# of Staff*
ICC Certified Plans Examiners	40+	ICC Certified Inspectors & Inspectors of Record	175+
ICC Certified Building Officials	18	Registered Architects	3
Registered Engineers (PE, SE)	20	ICC Permit Technicians	29
Code Enforcement Staff (PC832)	12	CASp	9
Construction Managers/Inspectors	40+	Fire Plan Check and Inspection	17

4LEAF has a proven track record of reviewing and inspecting projects of all sizes and complexities including:

- High-Profile Type B Commercial Construction
- City/County-Owned Facilities
- Large Campuses
- Fire Recovery Services
- Stadiums/Arenas
- Commercial Office Parks
- Detention/Criminal Justice Facilities
- Essential Service Facilities
- Laboratories
- Military Projects
- Refinery Facilities
- Site Work
- Waterfront
- Multi-Family Projects
- Health Care Facilities
- Transportation Facilities
- Commercial Shopping Centers
- Marijuana Facilities
- Large-Scale Residential / Master Planned
- Power & Energy

As an experienced firm, 4LEAF has approaches to working with clients that differ from those you might encounter with a large corporation. ***The 4LEAF philosophy is to be the best firm by providing our clients with outstanding customer service and first-rate plan review and inspection services. We put our philosophy into action by building client relationships and prioritizing the needs of our clients—this has led us to become the industry leader in providing Building Department Services to both public and private clients throughout California*.**

4LEAF has provided plan review and inspection services for numerous projects including marijuana facilities office campuses, parking garages, transportation facilities, city/county-owned buildings, universities, public schools, hospitals, sports arenas, infrastructure, essential service facilities, solar projects, and laboratories. 4LEAF has also performed thousands of plan reviews on residential properties and tenant improvements.

4LEAF's staff has a depth of experience in working with all types of building structures and has performed inspection and plan review services on more than $25 billion dollars in construction during the past 20 years. We have worked with planning and building departments in the construction, rehabilitation, and repair of both public and private buildings as well worked with design review and preservation boards to determine the design criteria and associated project requirements of building improvements. In addition, our staff have performed inspections and plan reviews for public and private building structures for compliance with life-safety and Americans with Disabilities Act (ADA) accessibility requirements.

Basic Services Provided by Firm

Building Department Services	Fire Prevention Services	Construction Management & Public Works Inspection
• Jurisdictional Inspectors ❖ Residential & Commercial • OSHPD/DSA Inspectors of Record • ICC Certified Plan Review • California Certified Accessibility Specialists (Inspection & Review) • Leed Accredited Professionals • ICC Certified Building Officials • Complete Building Department Servies • In House & Off-Site Plan Review • Property Condition Surveys • Fire Recovery Program Services	• Annual Business Inspections • Fire Reviews • ICC Certified and State Fire Marshal Staff • Complete Fire Prevention Servies • In House Plan Review • Offsite Plan Review • Code and Standards • Community Public Education and Safety Training	• Construction Management Plans • Constructability and Baseline Reviews • Contractor Compliance • Stakeholder Coordination • Submittals & RFI's Review Performing Claims Analysis • Construction Inspections • Process Change Orders • Review Contractor Pay Estimates • Construction Monitoring & Reporting • Well/Septic • Wastewater Treament Plant • Civil Plan Review

Firm's Financial Stability

4LEAF is a financially stable company and many of our contracts are multi-year, which provides a large base for stability, a significant backlog of funding, and the support for many in-house resources. **During the past 20 years, 4LEAF's reputation for technical excellence and corporate integrity has allowed us to grow our staff and expand our services into new areas**. We presently have seven offices located throughout California, Nevada, Washington, and New England. We have a staff of more than 300 certified and employees available to serve our clients and ensure that any needs are met with friendly, accommodating, and experienced assistance.

4LEAF has not been involved in any lawsuit or litigation within the last five years, or ever, nor has 4LEAF or our insurer, been required to pay a claim or settlement as a result of a project.

Plan Review

4LEAF plan reviews approximately 10,000 plans each year and has the depth of experience in providing consultant services on a variety of projects. Our project history includes City/County owned properties, laboratories, military projects, transportation projects, office buildings, criminal justice facilities, health care facilities, and high-profile Type B commercial construction projects. Our project history includes:

- Wynn Casino, Everett, MA – ($2.6 Billion)
- County of San Mateo – Project Development Unit ($1 Billion)
- City of Cupertino – Main Street Cupertino ($300 Million)
- Administrative Office of the Courts – ($200 Million)
- City of Cupertino – Apple Campus 2 Parking Garages ($130 Million)
- City of Palo Alto – VMware ($125 Million)
- City of Livermore – Fire/Building Reviews for Paragon Outlet Mall – Phases 1 & 2 ($100 Million)
- County of Stanislaus – County Jail Buildings 1, 2, and 3 ($90 Million)
- County of Calaveras – Adult Detention Facility and Administration Building ($68 Million)
- City of Winters – PG&E Gas Operations Training Facility ($65 Million)
- City of East Palo Alto – University Plaza ($65 Million)
- City of Pleasanton – Clorox Campus ($60 Million)
- City of Palo Alto – College Terrace ($50 Million)
- City of Dublin – Ross Headquarters ($50 Million)
- Tuolumne County – Juvenile Detention Center ($35 Million)
- County of Alameda GSA – Ashland Youth Center ($34 Million)
- City of Palo Alto – Stanford Hospital Parking Garage and Visitors Center ($32 Million)
- City of Palo Alto – Park Blvd, Park Plaza ($30 Million)
- City of Monterey – Conference Center Renovation ($25 Million)

Project Inspection

4LEAF is California's leader in Project Inspection Services. Here is a list of our recently completed or in-progress commercial projects:

Building Projects

- Apple Campus 2 ($6 Billion)
- VMware ($1.3 Billion)
- County of San Mateo – PDU ($1 Billion)
- Taube-Koret CJL ($350 Million)
- UC Merced Phase 1 ($350 Million)
- California Dept. of Parks and Recreation (DPR) ($250 Million)
- CalPoly YakPityntyu Student Housing ($200 Million)
- St. Joseph's Hospital, Stockton, CA ($120 Million)
- BART Dublin Station, Dublin, CA ($116 Million)
- Lawrence Berkeley National Lab CRTF ($115 Million)
- Los Angeles Downtown Park ($100 Million)
- Stockton Ball Park and Arena ($100 Million)
- Calaveras County Jail ($68 Million)

Public Works Projects

- Apple Campus 2 ($6 Billion)
- Clark County I-215 Interchange ($50 Million)
- Amtrak Extension, Sac RT ($40 Million)
- America's Cup Marina ($25 Million)
- Richmond Field Station ($25 Million)
- City of Pacifica EQ Basin ($17 Million)
- Yosemite Slough, Candlestick Pt. ($14 Million)
- PG&E Gas Pipeline Replacement ($10 Million)
- Downtown Burlingame Utilities ($8 Million)
- W. Sacramento Capitol Ave ($7 Million)
- W. Sacramento Tower Bridge ($6 Million)
- Auburn Blvd, Citrus Heights ($5 Million)
- City of Cotati Train Depot ($1.7 Million)

Ability to Accomplish Scope of Services

We understand the scope of services requested by the City and are confident in our ability to accomplish the scope in a comprehensive and thorough manner to meet the needs of the City of Watsonville.

- Examining plans, drawings, specifications, computations documents, soils reports, and any additional data;
- Ascertaining whether projects are in accordance with California State Building Standards and local codes including Fire, Building, Electrical, Mechanical, Cal Green Energy and Accessibility, CASp (Certified Access Specialist), Historical Building, Existing Building and other related professional and technical services;
- Engineering Peer Review of submitted residential, commercial, and industrial pro-jects; geotechnical materials and grading related structural components:
    - Geotechnical requirements and related structural components of grading design for grading provisions in conformance with regulation contained in the most current City adopted Building Codes, Grading Ordinances and State law governing grading regulations.
    - Verify compliance with City conditions of approval related to building construction requirements.
    - Process plan revisions and verify that corrections have been satisfactorily made.

Plan Review Services

4LEAF will provide plan review for any and all types of structures to ensure compliance with all adopted codes, local ordinances (including Tier 1 of Cal Green, if required) and state and federal laws that pertain to Building and Safety, and for compliance with the adopted International Code Council (ICC) Building, Plumbing, Electrical, Mechanical, National Fire Protection codes and standards, and the Accessibility and Noise and Energy Conservation requirements as mandated by the State of California Title 24, State of California Water Efficient Landscape Ordinance, the State of California Certified Access Specialist (CASp) compliance, and all other applicable ordinances. ***Types of projects we provide these services for include; Single-Family Dwellings, Multi-Family Dwelling Units, Commercial, and Industrial.***

On-Site Review Work Plan

4LEAF can supply Registered Professional Engineers to the City of Watsonville to work on-site performing structural plan review and non-structural reviews at the Jurisdiction's discretion. 4LEAF currently performs this service for several different jurisdictions throughout California.

Off-Site Review Work Plan

4LEAF can work effectively with design teams and assist Public Works, Planning, Fire, and Building Departments in the construction, rehabilitation, and repair of both public and private projects. Our experience includes checking for compliance with the structural, life-safety, accessibility, plumbing, mechanical, electrical, fire, and local codes/ordinances.

Approach

We understand that the specific building plan review responsibilities will include, but are not limited to:

- Examining plans, drawings, specifications, computations documents, soils reports, and any additional data;
- Ascertaining whether projects are in accordance with applicable building and fire codes, and City ordinances, including but not limited to Title 24 and Title 25;
- Performing such reviews as, structural, MEP, green building, fire, and life safety, grading and drainage;
- Reviewing plans to ensure conformity to the required strengths, stresses, strains, loads, and stability as per the applicable laws;

- Reviewing plans to ensure conformity with use and occupancy classification, general building heights and areas, types of construction, fire resistance construction and protection systems, means of egress, accessibility, structural design, soils, and foundations; and masonry;
- Providing additional plan review services as requested by the City;
- Conducting all plan review at the City Department or, as needed, at a site mutually agreed upon in writing and;
- Supplying all plan review staff with all code books and other basic professional references.

4LEAF Plan Review QA/QC Process for all Reviews

Task 1 – Project Tracking Set-up

The first step of our process will be to set up the project in our system to enable 4LEAF and the City of Watsonville to track the progress of the review. Our plan tracking procedures are designed to track each submittal throughout the review process and maintain accurate and comprehensive records for each submittal.

Task 2 - Complete Submittal Review

Upon receiving the plans from the City, 4LEAF will triage (preliminary plan review performed by 4LEAF plan review project lead) the submittal to verify that the submittal received is complete (i.e., all pertinent plans, calculations, reports, and other related documents) in order that we can begin our review. If the submitted package is incomplete, we will communicate with the City to discuss the deficient documents needed to proceed with our review.

Task 3 - Plan Review Assignment

After the triage process is performed and a complete package is verified, the project will be assigned to the most qualified Plans Examiner and a turnaround time will be established. We will log each application into our database the same day the plans are received to assure that they are routed in a timely manner and to allow for daily project tracking.

Task 4 - Plan Review

4LEAF will provide the project contact (Developer, Contractor, Architect, or Engineer) desired by City of Watsonville with a list of any items needing correction and clarification to comply with applicable building codes, ordinances, and regulations. A correction list will be created based on the missing codes and ordinances.

Task 5 - Quality Control

Prior to submitting the plan review correction list to the City, the designated plan review project lead will review the correction list for adherence to applicable codes and ordinances as well as for accuracy and completeness. After completion of our quality control review a correction list will be e-mailed to a designated staff member at the City of Watsonville or as directed by the City of Watsonville. The correction list and a 4LEAF transmittal form will include the following information: a description of the work, type of construction, occupancy group, square footage, number of floors, and sprinkler requirements.

Task 6 - Plan Review Rechecks

Plans received for rechecks will be reviewed for conformance. Our goal is to actively work with the designers to resolve all unresolved issues after our second review. If it appears that there are complicated issues that might cause a project to go beyond our second review, we will communicate directly with the designer to resolve these concerns.

Task 7 - Project Approval

Once the final plan reviews are completed and ready for approval, 4LEAF will organize the plans and supporting documents per the City of Watsonville processing requirements and return them to the City, along with our letter of completion.

Turn-Around Times

4LEAF has a tremendous reputation for completing projects on-time and under budget. 4LEAF's plan review team is widely recognized for quick turn-around times and prompt service. We have provided some elaborate examples in our Experience and Reference section - please read our project examples and contact our references to learn about our abilities and commitments to our clients. Off-site plan reviews are performed at our office, with plans transmitted by personal delivery or overnight service. The standard turn-around time is within 10 business days for residential plan reviews and within 10 days for commercial/industrial plan reviews; however, these timeframes are negotiable based on your needs. **4LEAF also provides Fire Plan Review services**.

Type of Plans	Transportation	Initial Review	Resubmittal Review	2nd Resubmittal Review	Expedited Review	Expedited Resubmittal
*Residential	< 24 Hours (pick up & delivery)	< 10 Days	< 5 Days	< 5 Days	< 5 Days	< 3 Days
**Multi-Family	< 24 Hours (pick up & delivery)	< 10 Days	< 5 Days	< 5 Days	< 5 Days	< 3 Days
Commercial	< 24 Hours (pick up & delivery)	< 10 Days	< 5 Days	< 5 Days	< 5 Days	< 3 Days
***Large Commercial > 15,000 s.f.	< 24 Hours (pick up & delivery)	Negotiable	Negotiable	Negotiable	Negotiable	Negotiable

Larger complex plan reviews can be negotiated to achieve the best possible pricing. 4LEAF has a proven record of accomplishment of working with municipalities to provide expedited reviews with special discounted pricing when applicable.

Pick-up of all plans will be performed by 4LEAF staff within 24 hours of the City's phone call or e-mail. 4LEAF prefers to pick-up and deliver the plans in person to communicate any information that may be pertinent to the project and maintain a consistent communication. 4LEAF staff will transport the plans to and from the City upon a phone call to the 4LEAF office or a simply e-mail for "pick-up" to pickup@4leafinc.com. Pick-ups are at no additional cost.

Structural Only Review

Upon request, 4LEAF will perform "structural only" reviews for the City. 4LEAF can communicate directly with the designers via email, in-person meetings, and through our EZ Plan Review system. 4LEAF prefers PDF files for "structural only" reviews which allow several different Structural Engineers to review plans together should there be design related questions. The majority of 4LEAF's plan review engineers have a design background and work well with project designers.

Certified Access Specialist (CASp)

4LEAF has nine Certified Access Specialists on staff. We have performed CASp inspection and plan review projects and have consulted on numerous construction projects for accessibility questions and advice.

CASp Inspector	Certification No.	Expiration
Sarah Deyhimi, P.E.	CASp-876	03/13/2022
Jerry Thome	CASp-104	09/14/2021
Mike Anderson, P.E.	CASp-328	09/22/2021
Peter Oliver	CASp-818	04/11/2021
David Rashé, CBO	CASp-213	06/23/2021
Scott Wungluck	CASp-560	04/29/2020
Brent Hipsher, CBO	CASp-422	04/12/2021
William Holl, AIA	CASp-509	12/6/2021
Edward Fang, P.E.	CASp-227	6/24/2024

Inspection Services

4LEAF maintains the largest database of qualified inspectors of varied qualifications. Inspectors vary from current full-time inspection staff, idle staff (temporarily between assignments), and pre-qualified staff which include inspectors who are available subject to client demand. 4LEAF's inspectors are all ICC Certified and experienced working within a municipal work environment. 4LEAF will provide inspectors with all the necessary tools, equipment, and current code books sufficient to facilitate all required inspections. **4LEAF can provide interim or full-time inspectors same-day or within one business day.**

We maintain an on-call database for as-needed requests with our clients. 4LEAF utilizes this service for more than 140 municipalities.

Inspection Options

Periodic Inspection Services → ***Available Next Day***

4LEAF can fulfill inspection requests immediately upon request including same day. 4LEAF has a wealth of local and available inspectors ready to serve the City of Watsonville. In addition, 4LEAF has a proven track record of providing such services to a number of different building departments.

Part-Time Inspection Services → ***Available Next Day***

4LEAF will provide the City with part-time inspectors upon request. 4LEAF can provide part-time staff within 24 hours of request for any duration of time. 4LEAF's Project Manager will work closely with the department to identify the right personnel and determine the appropriate work schedule.

Full-Time Inspection Services → ***Available Two Days or Less***

4LEAF can provide full-time inspectors upon request. 4LEAF provides this service regularly to many clients throughout the Central Coast, Sacramento Valley, Peninsula/South Bay, East Bay, and Central Valley.

Project Specific Inspection Services → ***Available Two Days or Less***

4LEAF is often tasked with providing inspection services to large projects on behalf of municipalities. 4LEAF currently handles large-scale projects for such clients as the City of Palo Alto, City of Cupertino, etc. These projects are developer funded into a separate City account which is distributed to 4LEAF using a separate invoice and contract number. This is particularly helpful to fast paced projects looking for continuous inspection services over a short period of time (i.e. 6 – 36 Months).

On Call Building Department Staff Services

4LEAF has a proven record of accomplishment of providing Permit Technician/Counter staff to jurisdictions. The 4LEAF pool of talented professionals includes qualified and experienced permit technicians capable of providing all permit processing and counter services. 4LEAF can deploy such staff on short notice and offer training programs for department staff, if required.

Our staff encompasses the right combination of experience, education, and certifications. 4LEAF Permit Technician Staff must be experienced and dedicated to serving the public at the Planning and Building Department counter. Typical duties include:

- Accepting Plans for Plan Check
- Verification that Plans are accurate and complete
- Calculate Permit Fees
- Explain ordinances and procedures to owners, contractors, developers, architects, and general public
- Assist with preparation of permit applications
- Receive Plans for Planning and Building permits and route to various agencies (if requested)
- Accept complaints on code violations, process, and record complaints
- Answer telephone for field and office staff
- Process inspection requests
- Maintain files for building permits
- Operate Building Department's computerized information system
- Input variety of information including building permits and inspections
- Complete related duties and responsibilities as assigned by Building Official and Senior staff members

4LEAF has numerous of Permit/Counter Technicians on staff, many whom are currently assigned to Building Departments throughout the state. All staff will have the materials, resources, tools, and training required to perform the job.

Building Department Services Placement Schedule

Building Department Staff	Interim	Full-Time
Permit Technician (ICC Certified)	< 2 Days	< 5 Days
Assistant Permit Technician/ Counter Staff	< 2 Days	< 5 Days
Building Official	< 2 Days	< 15 Days

Public Works Inspection Services

In addition to building inspection, 4LEAF ***has an experienced staff that provides public works inspection***. Our team has supported numerous projects for on-call construction management and inspection services contracts for clients such as the California Department of Parks and Recreation and numerous local municipalities. Our many public works projects include light-rail extension projects, water/sewer systems, roadways, and bridges. Our team of qualified public works inspectors is available should you have needs in this area.

EXHIBIT “B”

SCHEDULE OF PERFORMANCE

Services shall commence immediately upon execution of this Contract. All services performed under the provisions of this Contract shall be completed in accordance with the City’s direction.

EXHIBIT “C”

COMPENSATION

a. Total Compensation. The total obligation of City under this Contract shall not exceed **$30,000 (Thirty Thousand Dollars) per fiscal year.**

b. Basis for Payment. Payment(s) to Consultant for services performed under this contract shall be made as follows and shall [not] include payment for reimbursable expenses:

c. Payment Request. Consultant shall submit a request for payment for services on a monthly basis by letter to Director, or said Director's designated representative. Such request for payment shall cover the preceding monthly period during the term hereof, shall note the City's purchase order number for this contract, shall contain a detailed listing of the total number of items or tasks or hours for which payment is requested, the individual dates on which such services were rendered, and invoices for reimbursable expenses, if any. Upon receipt in the Office of Director of said payment request, Director shall cause payment to be initiated to Consultant for appropriate compensation.

(SEE ATTACHED FEE SCHEDULE)

Exhibit C: Schedule of Payment

2020-2022 FEE SCHEDULE & BASIS OF CHARGES

For the City of Watsonville

All Rates are Subject to Basis of Charges

NATURE OF BUILDING SERVICES	COST STRUCTURE
Plan Review & CASp Services	Plan Review Percentage Cost: 65% * Fee includes initial review and two (2) rechecks. Plan Review Hourly Cost: $105 Non-Structural Review $130 Structural Review CASp Inspection and/or Review: $155/hour Fire Review: $155/hour

Staff Augmentation Services

Interim Chief Building Official	$135/hour
On-Site Plan Review Engineer	$130/hour
On-Site Non-Structural Plans Examiner	$110/hour
Senior Lead Inspector	$125/hour
Certified Building Inspector I	$90/hour
Certified Building Inspector II	$105/hour
Commercial Inspector/Building Inspector III	$115/hour
Training Building Inspector	$75/hour
Code Enforcement Officer	$95/hour
Administrative Support	$60/hour
Permit Technician	$68/hour
Senior Permit Technician	$75/hour
Inspector of Record (including DSA or OSHPD)	$135/hour
Fire Inspector	$155/hour
Public Works Inspector	$155/hour
OSHPD Inspector	$135/hour
CASp Inspection	$155/hour
Principal Planner	$150/hour
Associate Planner	$120/hour
Hourly overtime charge per inspector	1.5 x hourly rate
Mileage (for inspections performed within the City)	IRS Rate + 20%

*Rates will be communicated with the City Management at time of request. Rates will vary based on the qualifications and experience of the personnel.

Larger complex plan reviews can be negotiated to achieve the best possible pricing. 4LEAF has a proven track record of working with municipalities to provide expedited reviews with special discounted pricing when applicable.

BASIS OF CHARGES

Rates are inclusive of "tools of the trade" such as forms, telephones, and consumables.

- All invoicing will be submitted monthly.
- Staff Augmentation work (excluding plan review) is subject to 4-hour minimum charges unless stated otherwise. Services billed in 4-hour increments.
- Most plan reviews will be done in 10 business days or less and 5 business days or less for re-checks. This is not inclusive of holidays or the day of the pick-up of plans.
- Expedited reviews will be billed at 2x the hourly rates listed in Exhibit B: Schedule of Payment.
- All plan review services will be subject to 2-hour minimum fee.
- 4LEAF assumes that these rates reflect the 2020-2021 contract period. 3% escalation for 2021 and 2022 is negotiable per market conditions.
- Overtime and Premium time will be charged as follows:
  - *Regular time (work begun after 5AM or before 4PM)* — *1 x hourly rate*
  - *Nighttime (work begun after 4PM or before 5AM)* — *1.125 x hourly rate*
  - *Overtime (over 8 hours M-F or Saturdays)* — *1.5 x hourly rate*
  - *Overtime (over 8 hours Sat or 1st 8 hours Sun)* — *2 x hourly rate*
  - *Overtime (over 8 hours Sun or Holidays)* — *3 x hourly rate*
- Overtime will only be billed with prior authorization of the Chief Building Official, Public Works Director, or other responsible designated City personnel.
- All work with less than 8 hours' rest between shifts will be charged the appropriate overtime rate.
- Mileage, driven during the course of inspections will be charged at cost plus 20%.
- Payment due on receipt. All payments over 30 days will be assessed a 1.5% interest charge.
- Client shall pay attorneys' fees, or other costs incurred in collecting delinquent amounts.
- Client agrees that 4LEAF's liability will be limited to the value of services provided.

City of Watsonville
Police Department

M E M O R A N D U M

DATE: **June 18, 2020**

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

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

SUBJECT: **FY 2020 Coronavirus Emergency Supplemental Funding**

AGENDA ITEM: **June 23, 2020** **City Council**

RECOMMENDATION:
That Council adopt a resolution authorizing the City Manager or his designee to accept the United States Department of Justice, Bureau of Justice Assistance, Coronovirus Emergency Supplemental Funding Program for FY 2020 in the amount of $63,318 to prevent, prepare, and respond to the coronavirus. If accepted, the City Manager or his designee will execute all required documents and appropriate funds to the grant budget.

DISCUSSION:
The Coronovirus Emergency Supplemental Funding (CESF) Program will provide funding to assist eligible states, local units of government, and tribes in preventing, preparing for, and responding to the coronavirus. Allowable projects and purchases include, but are not limited to, overtime, equipment, hiring, supplies, training, travel expenses and addressing the medical needs of inmates in state, local and tribal prisons, jails and detention centers. Applicants are limited to units of local government appearing on the FY 2020 Allocation List. The City of Watsonville's allocation is $63,318.

The Centers for Disease Control and Prevention (CDC) recommends the use of personal protective equipment for law enforcement personnel during operational duties to protect themselves from coronavirus exposure. The safety of the employees is a priority and measures have been implemented to reduce risk and to provide a safe working environment. The Watsonville Police Department (WPD) is proposing to use the grant funds towards the purchase of personal protective equipment, supplies and overtime. Personal protective equipment such as masks, protective gowns, gloves and eyewear will be purchased with grant funds. In addition, funds will also be used to purchase supplies such as cleaning spray, wipes and hand sanitizer to clean and disinfect.

As a response to the coronavirus, some grant funds will also be allocated towards overtime costs. If law enforcement personnel are exposed to the coronavirus, this will require proper decontamination procedures and they may have to remain in isolation for a certain period of time. In cases like these, backfilling will be necessary for the WPD to continue addressing public safety.

Staff recommends Council approve acceptance of the United States Department of Justice, Bureau of Justice Assistance, for the Coronavirus Emergency Supplemental Funding Program Solicitation for FY 2020 in the amount of $63,318 to prevent, prepare for, and respond to the coronavirus by funding law enforcement personal protective equipment, supplies and overtime costs.

STRATEGIC PLAN:
The Council made Public Safety a focus area. Funding personal protective equipment, supplies and overtime helps prevent, prepare and respond to the coronavirus by keeping personnel and the community safe.

FINANCIAL IMPACT:
The Coronavirus Emergency Supplemental Funding Program Solicitation in the amount of $63,318 has no financial impact to the General Fund.

ALTERNATIVES:
The Council may choose to not apply for the program funds. However, such action will result in the loss of federal funds.

ATTACHMENTS:
None

cc: City Attorney

RESOLUTION NO._____ (CM)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WATSONVILLE ACCEPTING THE $63,318 GRANT FROM THE UNITED STATES DEPARTMENT OF JUSTICE, BUREAU OF JUSTICE ASSISTANCE, FOR THE CORONAVIRUS EMERGENCY SUPPLEMENTAL FUNDING PROGRAM FOR FY2020 FOR THE PREVENTION, PREPARATION AND RESPONSE TO THE CORONAVIRUS; AUTHORIZING THE CITY MANAGER OR HIS DESIGNEE TO EXECUTE A STANDARD AGREEMENT AND ANY AMENDMENTS THERETO; AND ANY NECESSARY DOCUMENTS; AND DIRECTING THAT SUCH FUNDS BE APPROPRIATED INTO THE SPECIAL GRANTS FUND

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

1. That the Council hereby accepts the $63,318 grant from the United States Department of Justice, Bureau of Justice Assistance for the Coronavirus Emergency Supplemental Funding Program for FY2020 to use towards the purchase of personal protective equipment, supplies and overtime in response to the Coronavirus.

2. That the City Manager, or his designee, is hereby authorized and directed to execute in the name of the City of Watsonville, any agreements and all other documents and any amendments thereto, as well as any necessary documents.

3. That the $63,318 be appropriated into the Special Grants Fund [0260].

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City of Watsonville
Watsonville Police Department

M E M O R A N D U M

DATE: **June 18, 2020**

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

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

SUBJECT: **FY 2019 State Homeland Security Grant**

AGENDA ITEM: **June 23, 2020** **City Council**

RECOMMENDATION:
That Council adopt a resolution authorizing the City Manager or his designee to accept the FY 2019 State Homeland Security Grant in the amount of $67,127 for the purchase of body armor and if accepted, to authorize the City Manager or his designee to execute all required documents and appropriate funds to the grant budget.

DISCUSSION:
The State Homeland Security Grant Program (SHSGP) plays an important role in the implementation of the National Preparedness System by supporting the building, sustainment and delivery of core capabilities essential to achieve the national preparedness goal of a secure and resilient nation. SHSGP provides funding to states, territories, urban areas, and local and tribal governments to prevent, protect against, mitigate, respond to, and recover from potential disturbances and other hazards. SHSGP grant applications are submitted by the County of Santa Cruz General Services Director on behalf of the Santa Cruz County Operational Area (City of Watsonville is part of the operational area).

On April 24, 2020, the City was notified that the California Governor's Office of Emergency Services (Cal OES) approved Santa Cruz County's FY 2019 State Homeland Security Grant (SHSGP) application, which includes funding to the Watsonville Police Department in the amount of $67,127. The grant funds will be used towards the purchase of personal body armor for sworn personnel to enhance officer safety. Body armor remains the single most critical safety equipment that public safety needs for personal protection. The equipment that will be purchased has been independently tested by a National Institute of Justice approved laboratory according to the National Institute of Justice standards of protection to ensure the vest is safe, reliable and perform as expected.

Staff recommends Council approval in the acceptance and appropriation of grant funds from the 2019 Homeland Security Program in the amount of $67,127

STRATEGIC PLAN:
The Council made Public Safety a focus area. Funding personal protective equipment keeps personnel and the community safe.

FINANCIAL IMPACT:
The FY 2019 State Homeland Security Grant in the amount of $67,127 has no financial impact to the general fund.

ALTERNATIVES:
The Council may choose to not apply for the grant funds. However, such action will result in the loss of grant funds.

ATTACHMENTS:
None

cc: City Attorney

RESOLUTION NO._____ (CM)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WATSONVILLE ACCEPTING THE $67,127 GRANT FROM THE STATE HOMELAND SECURITY GRANT PROGRAM FOR FY2019 TO THE WATSONVILLE POLICE DEPARTMENT, FOR THE PURCHASE OF BODY ARMOR; AUTHORIZING THE CITY MANAGER OR HIS DESIGNEE TO EXECUTE A STANDARD AGREEMENT AND ANY AMENDMENTS THERETO; AND ANY NECESSARY DOCUMENTS; AND DIRECTING THAT SUCH FUNDS BE APPROPRIATED INTO THE SPECIAL GRANTS FUND

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

1. That the Council hereby accepts a $67,127 grant from the State Homeland Security Grant Program for FY2019 to use towards the purchase of body armor for the Watsonville Police Department.

2. That the City Manager, or his designee, is hereby authorized and directed to execute in the name of the City of Watsonville, any agreements and all other documents and any amendments thereto, as well as any necessary documents.

3. That the $67,127 be appropriated into the Special Grants Fund [0260].

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City of Watsonville
Watsonville Public Library

M E M O R A N D U M

DATE: **June 17, 2020**

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

FROM: **Carol Heitzig, Library Director**

SUBJECT: **Acceptance of a $36,000 grant from the California State Library for the Watsonville Public Library's High-Speed Broadband Libraries in California (CENIC) grant in support of the library's internet connectivity**

AGENDA ITEM: **June 23, 2020** **City Council**

RECOMMENDATION:
Staff recommends that City Council accept a $36,000 grant from the California State Library on behalf of the Watsonville Public Library's High-Speed Broadband Libraries in California (CENIC) grant in support of the Library's internet connectivity.

DISCUSSION:
The Watsonville Library has served the community of Watsonville for over 115 years. The advent of new technologies has necessitated the library to find new and advanced methods of providing service to our customers. The providing of fast and reliable internet service has been one of the most requested services we provide. To that end, the library applied for and received a grant from the California State Library for $36,000 to provide high-speed broadband internet service (at a speed of 1Gbps) to both branches of the Watsonville Public Library.

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

FINANCIAL IMPACT:
The $36,000 will provide funding for upgrading our current network equipment to utilize the new connection.

ALTERNATIVES:
If this funding is denied, the library will have to search for alternative sources to complete the project.

ATTACHMENTS:
None

cc: City Attorney

RESOLUTION NO. _____ (CM)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WATSONVILLE ACCEPTING THE $36,000 GRANT FROM THE CALIFORNIA STATE LIBRARY FOR THE WATSONVILLE PUBLIC LIBRARY'S HIGH SPEED BROADBAND LIBRARIES IN CALIFORNIA (CENIC) GRANT IN SUPPORT OF THE LIBRARY'S INTERNET CONNECTIVITY; 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 $36,000 grant from the California State Library in support of the Watsonville Public Library's internet connectivity.

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

1. That the $36,000 grant from the California State Library, for the Watsonville Public Library's High Speed Broadband Libraries in California (CENIC) grant supporting the Watsonville Public Library's internet connectivity is hereby accepted.

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

3. That the $36,000 grant is hereby appropriated to the Special Grants Fund [0260].

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City of Watsonville
City Attorney's Office

M E M O R A N D U M

DATE: **June 18, 2020**

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

FROM: **City Attorney Alan J. Smith**

SUBJECT: **Confirmation of Emergency Order No. 2020-01 regarding Outdoor Activities and Encroachments for Retail Businesses Operating in Compliance with Social Distancing Requirements**

AGENDA ITEM: **June 24, 2020** **City Council**

RECOMMENDATION
Adopt a resolution confirming Watsonville Director of Emergency Services Order No. 2020-01 dated June 5, 2020, regarding outdoor activities and encroachments for retail businesses operating in compliance with social distancing requirements.

DISCUSSION:
California Health and Safety Code Section 101080 provides, inter alia that

> *The . . . city council . . shall review, at least every 30 days until the local health emergency is terminated, the need for continuing the local health emergency and shall proclaim the termination of the local health emergency at the earliest possible date that conditions warrant the termination.*

California Government Code Section 8630 provides in pertinent part that

> *. . .*
>
> *(c) The governing body shall review the need for continuing the local emergency at least once every 60 days until the governing body terminates the local emergency.*
>
> *(d) The governing body shall proclaim the termination of the local emergency at the earliest possible date that conditions warrant.*

Governor Newsom's March 4th, 2020, "Proclamation Of A State Of Emergency" provided, inter alia that

> *7. The 30-day time period in Health and Safety Code section 101080, within which a local governing authority must renew a local health emergency, is hereby*

waived for the duration of this statewide emergency. Any such local health emergency will remain in effect until each local governing authority terminates its respective local health emergency.

8. The 60-day time period in Government Code section 8630, within which local government authorities must renew a local emergency, is hereby waived for the duration of this statewide emergency. Any local emergency proclaimed will remain in effect until each local governing authority terminates its respective local emergency.

Ordinance 1395-19, codified in Chapter 2 of Title 4 of the Municipal Code, adopted by the Council on October 22, 2019 provides that the City Manager is the Director of Emergency Services. Among the Director's powers set forth in § 4-2.04 of the Municipal Code are:

(a) Promulgate and issue rules and regulations on matters reasonably related to the protection of life and property as affected by such emergency; provided, however, such rules and regulations must be confirmed at the earliest practicable time by the Council;

The City Manager issued Executive Order 2020-1 (the first since the Pandemic began) on June 5th. A copy of Emergency Order 2020-1 is attached to the Resolution submitted concurrently. This matter is presented to the Council now for Ratification.

STRATEGIC PLAN:
The City has an important governmental interest in maintaining a thriving business community and protecting the health, safety, and economic welfare of its residents and business members. This emergency order supports Strategic Plan Goal 2 – Fiscal Health, Goal 4 – Economic Development and Goal 5 – Community Engagement & Well-Being.

FINANCIAL IMPACT:

ALTERNATIVES: None.

ATTACHMENTS: None.

cc: City Attorney

RESOLUTION NO._____ (CM)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WATSONVILLE RATIFYING WATSONVILLE DIRECTOR OF EMERGENCY SERVICES ORDER NO. 2020-01 REGARDING OUTDOOR ACTIVITIES AND ENCROACHMENTS FOR RETAIL BUSINESSES OPERATING IN COMPLIANCE WITH SOCIAL DISTANCING REQUIREMENTS

WHEREAS, on March 4, 2020, the Governor of the State of California ("Governor") issued a Proclamation of a State-wide State of Emergency; and

WHEREAS, on March 10, 2020, the Council approved a Declaration of Local Health Emergency Regarding Novel Coronavirus (Covid-19) pursuant to Chapter 2 of Title 4 of the Watsonville Municipal Code, and that: a local health emergency exists in the City as of March 10th, 2020; directed the City Manager to act as the City's Director of Emergency Services pursuant to WMC § 4-2.03; and

WHEREAS, on March 16, 2020, the County of Santa Cruz Health Department issued a Countywide Shelter In Place (SIP) order that required individuals to isolate in their places of residence, except as needed for the performance of essential activities; and

WHEREAS, on March 19, 2020, the Governor issued Executive Order N-33-20, which provides that individuals living in the State of California are required to stay at home except as needed to maintain continuity of operations of the critical infrastructure sectors; and

WHEREAS, since then, many retail establishments and restaurants in the City have been entirely shut down or engaged in limited operations, resulting in a loss of income and economic stability for members of our community; and

WHEREAS, on March 31, 2020, the County of Santa Cruz Health Department extended the March 16 SIP order that required individuals to isolate in their places of residence, except as needed for the performance of essential activities including modification to allow a portion of the construction industry to open; and

WHEREAS, on April 30, 2020, the County of Santa Cruz Health Department issued an Order extending the March 31 SIP order's requirements for all residents, and provided modifications to the prior SIP order concerning lodging and business restrictions; and

WHEREAS, on May 6, 2020, the Santa Cruz County Public Health Officer issued a supplemental SIP Order directing all individuals living in the County to continue sheltering at their place of residence, relaxing restrictions on low-risk businesses consistent with directions from the State of California, and aligning the County SIP Orders with applicable State SIP Orders; and

WHEREAS, on May 8, 2020, the Governor issued a "Resilience Roadmap" that included guidance by industry and including social distancing requirements, for reopening certain segments of the economy. The Roadmap indicated that "curbside retail" which includes but is not limited to bookstores, jewelry stores, toy stores, clothing stores, shoe stores, home and furnishing stores, sporting goods stores, antique stores, music stores, and florists, may reopen with curbside pickup and delivery only, until further notice. The guidance for the "Retail" segment included detailed guidelines for maintaining a safe environment for workers and customers; and

WHEREAS, on May 26, 2020, the County of Santa Cruz Health Department issued an Order extending the March 31, April 29, and May 6 Orders to allow certain businesses to re-open and allow expanded recreational activities; and

WHEREAS, on May 29, 2020, the County of Santa Cruz issued an Order authorizing all business operations consistent with Stage 2 in the "Resilience Roadmap;" and

WHEREAS, Watsonville Municipal Code Section 7-12.02 prohibits the installation of private improvements or obstructions in the public right of way; and

WHEREAS, Watsonville Municipal Code Section 14-26.030 requires an applicant to obtain an Administrative Use Permit from the Zoning Administrator for outdoor activity such as outdoor seating for restaurants or food establishments and requires all retail and personal services establishment uses to be conducted entirely within an enclosed building; and

WHEREAS, Watsonville Municipal Code § 14-17.103 (regarding additional vehicle parking requirements) specifies that no parking or loading facility may be reduced in capacity unless sufficient replacement capacity is provided; and

WHEREAS, § 14-17.103 may prevent retailers, restaurants, and personal service establishments from being able to immediately and effectively provide customers alternatives to inside shopping and dining; and

WHEREAS, the safety and security of our community is inextricably linked to the vitality, safety and security of our economy; and

WHEREAS, it is possible for businesses to re-open and recover as soon as possible, while remaining compliant with applicable State and County SIP Orders, and mindful of public health and safety concerns; and

WHEREAS, the City has an important governmental interest in maintaining a thriving business community and protecting the health, safety, and economic welfare of its members of the public and businesses; and

WHEREAS, a safe and controlled re-opening of the Watsonville economy, consistent with the State and County orders, is necessary and appropriate to provide for the protection of life and property.

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

That the City Council hereby ratifies the Watsonville Director of Emergency Services Order No. 2020-01 signed by the City Manager on June 5, 2020, attached hereto, and incorporated herein by this reference, regarding outdoor activities and encroachments for retail business operating in compliance with social distancing requirements.

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WATSONVILLE DIRECTOR OF EMERGENCY SERVICES ORDER NO. 2020-01

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AN ORDER OF THE DIRECTOR OF EMERGENCY SERVICES OF THE CITY OF WATSONVILLE REGARDING OUTDOOR ACTIVITIES AND ENCROACHMENTS FOR RETAIL BUSINESSES OPERATING IN COMPLIANCE WITH SOCIAL DISTANCING REQUIREMENTS

WHEREAS, Chapter 2 of Title 4 of the Watsonville Code empowers the City Manager of the City of Watsonville to serve as the Director of Emergency Services of the City of Watsonville. The Director of Emergency Services is hereby empowered to, inter alia:

(a) Request the Council to proclaim the existence or threatened existence of an emergency and the termination thereof, if the Council is in session, or to issue such proclamation if the Council is not in session, subject to confirmation by the Council at the earliest practicable time;

(c) Control and direct the efforts of the Emergency Services Organization of the City for the accomplishment of the purposes of this chapter;

(d) Direct coordination and cooperation between enterprises, departments, divisions, services and staff of the Emergency Services Organization of the City, and resolve questions of authority and responsibility that may arise between them;

(e) Represent the Emergency Services Organization of the City in all dealings with public or private agencies pertaining to emergency services.

WHEREAS, on on March 4, 2020, the Governor of the State of California ("Governor") issued a Proclamation of a State-wide State of Emergency, and

WHEREAS, on March 10, 2020, the Council approved a Declaration of Local Health Emergency Regarding Novel Coronavirus (Covid-19) Pursuant To Chapter 2 of Title 4 of the Municipal Code, and that: a local health emergency exists in the City as of March 10th , 2020; directed the City Manager to act as the City's Director of Emergency Services pursuant to WMC § 4-2.03;

WHEREAS, on March 16, 2020, the County of Santa Cruz Health Department issued a Countywide Shelter In Place (SIP) order that required individuals to isolate in their places of residence, except as needed for the performance of essential activities; and

WHEREAS, on March 19, 2020, the Governor issued Executive Order N-33-20, which provides that individuals living in the State of California are required to stay at home

except as needed to maintain continuity of operations of the critical infrastructure sectors; and

WHEREAS, since then, many retail establishments and restaurants in the City have been entirely shut down or engaged in limited operations, resulting in a loss of income and economic stability for members of our community; and

WHEREAS, on March 31, 2020, the County of Santa Cruz Health Department extended the March 16 SIP order that required individuals to isolate in their places of residence, except as needed for the performance of essential activities including modification to allow a portion of the construction industry to open; and

WHEREAS, on April 30, 2020, the County of Santa Cruz Health Department issued an Order extending the March 31 SIP order's requirements for all residents, and provided modifications to the prior SIP order concerning lodging and business restrictions; and

WHEREAS, on May 6, 2020, the Santa Cruz County Public Health Officer issued a Supplemental SIP Order directing all individuals living in the County co continue sheltering at their place of residence, relaxing restrictions on low-risk businesses consistent with directions from the State of California, and aligning the County SIP Orders with applicable State SIP Orders; and

WHEREAS, on May 8, 2020, the Governor issued a "Resilience Roadmap" that included guidance by industry and including social distancing requirements, for reopening certain segments of the economy. The Roadmap indicated that "curbside retail" which includes but is not limited to bookstores, jewelry stores, toy stores, clothing stores, shoe stores, home and furnishing stores, sporting goods stores, antique stores, music stores, and florists, may reopen with curbside pickup and delivery only, until further notice. The guidance for the "Retail" segment included detailed guidelines for maintaining a safe environment for workers and customers; and

WHEREAS, on May 26, 2020, the County of Santa Cruz Health Department issued an Order extending the March 31, April 29, and May 6 Orders to allow certain businesses to re-open and allow expanded recreational activities; and

WHEREAS, on May 29, 2020, the County of Santa Cruz issued an Order authorizing all business operations consistent with Stage 2 in the "Resilience Roadmap;" and

WHEREAS, Watsonville Municipal Code Section 7-12.02 prohibits the installation of private improvements or obstructions in the public right of way; and

WHEREAS, Watsonville Municipal Code Section 14-26.030 requires an applicant to obtain an Administrative Use Permit from the Zoning Administrator for outdoor activity such as outdoor seating for restaurants or food establishments and requires all retail and personal services establishment uses to be conducted entirely within an enclosed building; and

WHEREAS, Watsonville Municipal Code § 14-17.103 (regarding additional vehicle parking requirements) specifies that no parking or loading facility may be reduced in capacity unless sufficient replacement capacity is provided; and

WHEREAS, § 14-17.103 may prevent retailers, restaurants, and personal service establishments from being able to immediately and effectively provide customers alternatives to inside shopping and dining; and

WHEREAS, the safety and security of our community is inextricably linked to the vitality, safety and security of our economy,

WHEREAS, it is possible for businesses to re-open and recover as soon as possible, while remaining compliant with applicable State and County SIP Orders, and mindful of public health and safety concerns; and

WHEREAS, the City has an important governmental interest in maintaining a thriving business community and protecting the health, safety, and economic welfare of its members of the public and businesses; and

WHEREAS, a safe and controlled re-opening of the Watsonville economy, consistent with the State and County orders, is necessary and appropriate to provide for the protection of life and property.

NOW THEREFORE, IT IS HEREBY PROCLAIMED AND ORDERED by the Director of Emergency Services of the City of Watsonville that, effective immediately:

SECTION 1. Outdoor Activities Permitted. To allow reopening businesses consistent with State and County local social distancing requirements, all City ordinances, policies and practices that would otherwise prohibit businesses from engaging in their business activities outdoors, including those specifically referenced in this Order, are hereby suspended.

SECTION 2. Eligible Businesses and Compliance with State and County Orders. This Order only applies to those businesses that require outdoor space to effectively operate while complying with State and County social distancing requirements. Nothing in this Order shall authorize a business, not otherwise authorized, to operate outdoors unless that business is authorized to operate pursuant to Federal, State and County Orders and laws.

SECTION 3. All businesses shall fully comply at all times with all State and County Orders regarding reopening and operation as a condition of benefiting from this Order. Such requirements include compliance with the laws and regulations of the California Department of Alcoholic Beverage Control regarding service and sale of alcoholic beverages.

SECTION 4. To be eligible to serve or taste wine or beer outdoors pursuant to this Order, businesses shall offer sit-down, dine-in meals. Alcohol may only be sold in the same transaction as a dine-in-meal.

Tasting rooms that do not provide dine-in meals, but contract with another vendor to provide same may serve dine-in meals if both businesses follow the California Department of Public Health and CAL/OSHA "COVID-19 Industry Guidance for Dine-In Restaurants"[1] and alcohol is only sold in the same transaction as a meal.

To facilitate the reopening of tasting rooms consistent with State and County social distancing requirements and "Industry Guidance" ("Industry Guidance"), all City ordinances, policies and practices that would otherwise prohibit tasting rooms from providing dine in meals are hereby suspended.

[1] https://covid19.ca.gov/pdf/guidance-dine-in-restaurants.pdf , published May 12, 2020.

SECTION 5. Temporary COVID-19 Outdoor Activities and Encroachment Permit. To be eligible to engage in outdoor activities pursuant to this Order, businesses shall obtain a Temporary COVID-19 Outdoor Activities and Encroachment Permit (hereinafter the "Outdoor Activities Encroachment Permit") attached hereto and incorporated herein by reference.

I will enter into such Outdoor Activities Encroachment Permits on such terms as are appropriate and necessary, including but not limited to changes to the location of outdoor activities, to protect the public health and safety of the public and the risk to the City. Such Permits shall be consistent with State and County Orders regarding essential businesses.

SECTION 6. Encroachment Into City Public Right-of-Way. Fo the next six months (until December 5, 2020, the City's encroachment permit process shall be as follows:

1. Sections 7-2.02, 7-2.03, 7-2.04, 7-2.19 of the Watsonville Municipal Code shall not apply to businesses seeking to encroach into the public right of way for purposes of conducting business in compliance with State and County social distancing requirements:.
2. Businesses seeking to encroach into the public right of way for to comply with State and County social distancing requirements shall execute an Outdoor Activities Encroachment Permit instead of encroachment permits and encroachment agreements required by WMC Chapter 7-2.02.

SECTION 7. To allow issuance of temporary restaurant take-out windows and outdoor dining areas within private property owned or leased by applicant, the City hereby amends its Administrative and Conditional Use Permit processes as follows:

1. Watsonville Municipal Code Chapter 14-26 shall not apply to businesses applying to expand onto private property adjacent to the primary use to conduct business in compliance with State and County social distancing requirements.
2. Businesses seeking to expand into private property adjacent to the primary use for purposes of conducting business in compliance with State and County social distancing requirements, shall execute and Outdoor Activities Agreement instead of obtaining a Temporary Use Permit by WMC Chapter 14-26.
3. To be eligible, an applicant shall comply with the applicable City of Watsonville COVID-19 Temporary Outdoor Activities and Encroachment Agreement Guidance, available at www.cityofwatsonville.org

SECTION 8. Reduction in Parking Allowed. To conduct business in compliance with State and County social distancing requirements, parking areas may be reduced in capacity. Section 14-17.103 of the Watsonville Municipal Code otherwise requiring sufficient replacement parking when parking is reduced shall not apply to businesses seeking to expand into private property adjacent to the primary use to conduct business in compliance with State and County social distancing requirements.

SECTION 9. Nothing in this Order relieves a business from any obligations or laws requiring consent of adjacent property owners for use of private property. Businesses seeking to operate outdoors shall obtain appropriate consent from any private property owners whose property will be used for outdoor operations.

SECTION 9. Building Permit and Design Review Required. Nothing in this Order relieves a business from the requirement to obtain a building permit for outdoor activities if a building permit would otherwise be required, nor does this order relieve a business from complying with all provisions of the Building Code, including but not limited to, maximum occupancy requirements. Nothing in this Order relieves a business from the requirement to obtain a Design Review Permit for permanent exterior alterations if such review is required pursuant to Watsonville Municipal Code section 14-12.400, except that temporary installments, including but not limited to, canopies, fencing, barriers, windows, and enclosures, may be authorized to facilitate proposed outdoor activities and removed to the original state after the Shelter in Place Order is lifted.

SECTION 10. County Permits. Nothing in this Order relieves a business from the requirement to obtain any and all County permits that may be required for the provision of food and beverages.

SECTION 11. State Permits. Nothing in the Order relieves a business from the requirement to obtain any and all State permits including encroachment permits into State right of way as well as regarding the provisions of serving and/or selling alcoholic beverages.

SECTION 12. Violations of Order. Any violation of this Order or any other local, State, or Federal law shall constitute an imminent threat to the public health and is hereby declared to be a public nuisance and shall be subject to enforcement as such; violations of this order may result in the immediate termination of an Outdoor Activities Agreement and the cessation of any activities authorized by said Agreement and this Order.

SECTION 13. Effective Date of Order. This Order shall become effective on the date signed by the Director of Emergency Operations for the City of Watsonville and shall expire on December 5, 2020 or upon such times as declared by resolution of the State of Emergency regarding COVID-19 by the Watsonville City Council. This Order shall only apply to the extent businesses are authorized to operate pursuant to State and County orders regarding essential businesses.

SECTION 14. The City Clerk shall certify the adoption of this Order and shall cause a certified Order to be filed in the Office of the City Clerk.

PASSED and ADOPTED this 5th Day of June, 2020

Attest:

Beatriz Vasquez	Matthew D. Huffaker
City Clerk	Director of Emergency Services and City Manager, City of Watsonville
Dated June 5, 2020	Dated: June 5, 2020

Approved as to Form: City Attorney

Dated: May 4, 2020

City of Watsonville
City Clerk's Office

M E M O R A N D U M

DATE: **June 18, 2020**

TO: **City Council**

FROM: **Beatriz Vázquez Flores, City Clerk**

SUBJECT: **Calling and Ordering Municipal General Election for November 3, 2020**

AGENDA ITEM: **June 23, 2020** **City Council**

RECOMMENDATION:

That Council adopt the following resolutions:

1. Resolution Calling a General Municipal Election in the City of Watsonville for District Numbers 1, 2, & 6 and Directing the Publication of Notice of a General Municipal Election in the City of Watsonville on November 3, 2020
2. Resolution Ordering an Election; Requesting the County of Santa Cruz to Conduct the Election, & Requesting the Consolidation of the General Statewide & Municipal Election in the City of Watsonville on November 3, 2020
3. Resolution Adopting Policies in Regard to the Candidate's Statements for the General Municipal Election to be Held on November 3, 2020

BACKGROUND:

Section 1300 of the Charter of the City Watsonville specifies that "A General Municipal Election shall be held on the first Tuesday following the first Monday in November of each even numbered year." In addition, Section 403 of the Charter of the City of Watsonville provides that a person shall be eligible to be nominated for, only if thirty (30) days preceding the opening date for the filing of nomination papers is a resident and a registered qualified voter of this City and the District…which the person seeks to represent. Pursuant to Elections Code 10220, candidates for elective City office may be nominated during a nomination period specified by State law, which this year is July 13 through August 7, 2020.

Elections Code 10403 requires that the City Council adopt a resolution calling for an election to fill elective seats. In addition, State law requires that the Council adopt a resolution requesting the services of the County of Santa Cruz to conduct the election and consolidate it with the Presidential General Election.

Section 13307 of the Elections Code of the State of California provides for Candidate's Statements for persons who run for elected office; however, the City Council needs to adopt its own policies regarding Candidate Statements.

On May 8, 2020, Governor Newsom signed Executive Order N-64-20 requiring county election officials to transmit vote-by-mail ballots for the November 3, 2020, General Election to all California voters. Therefore, County Clerk Pellerin is prepared to mail ballots to all registered voters. To comply with State requirements, there will be 14 ballot drop boxes throughout the County of Santa Cruz, with two in Watsonville located at 316 Rodriguez Street and 1430 Freedom Boulevard. There will also be 17 in-person voting centers in the County the weekend before and through Election Day. Two voting centers will be in Watsonville located at the Pajaro Valley Community Health Trust Community Room, 85 Nielson Street and at the Santa Cruz County Agriculture Extension, 1432Freedom Boulevard. The City Clerk's Office will continue to serve as a satellite office starting from October 5 through November 3, 2020.

The County Clerk and the City of Watsonville staff will join forces to inform the public of the different options available for them to exercise their right to vote. Staff will also make sure that all health protocols are in place to make sure that voters feel safe walking into any voting center.

ALTERNATIVES:
None.

FINANCIAL IMPACT:
The County of Santa Cruz Elections Department estimates the cost at $1.50 to $2.50 per voter. The City of Watsonville currently has 20,159 registered voters. Therefore, the cost could range from $30,238.50 to $50,397.50.

The 2020-21budget has allocated $42,310 to pay the County of Santa Cruz to conduct the election.

ATTACHMENTS:
None.

RESOLUTION NO._____ (CM)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WATSONVILLE CALLING A GENERAL MUNICIPAL ELECTION IN THE CITY OF WATSONVILLE FOR DISTRICT NUMBERS 1, 2, AND 6 AND DIRECTING THE PUBLICATION OF NOTICE OF A GENERAL MUNICIPAL ELECTION IN THE CITY OF WATSONVILLE ON NOVEMBER 3, 2020

WHEREAS, Section 1300 of the Charter of the City of Watsonville requires that a General Municipal Election be held on the first Tuesday following the first Monday in November of each even numbered year for the election of officers; and

WHEREAS, the provision of the Election Code and the Government Code of the State of California require the publication of a Notice of Election in a newspaper of general circulation which notice shall specify the date of election.

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

1. That a General Municipal Election is hereby called to be held in the City of Watsonville on Tuesday, November 3, 2020, for the purpose of electing Council Members from Districts 1, 2, and 6, each for four (4) year terms.

2. That the City Clerk is hereby directed to publish the Notice of Election in accordance with the requirements of the law to provide for the election of three (3) Council Members from Districts 1, 2, and 6, each for four (4) year terms; and election to be held on November 3, 2020, with the polls open between the hours of 7:00 A.M. and 8:00 P.M.

****

NOTICE OF ELECTION

NOTICE IS HEREBY GIVEN that a General Municipal Election will be held in the City of Watsonville, California, on Tuesday, November 3, 2020, for the following offices:

COUNCIL MEMBERS FOR DISTRICT 1, 2, AND 6
FOR FOUR (4) YEAR TERMS

The polls will be open between the hours of 7:00 A.M. and 8:00 P.M.

NOTICE IS FURTHER GIVEN that the nomination period for these offices begins on Monday, July 13, 2020, and closes Friday, August 7, 2020, at 5:00 p.m. If nomination papers are not filed by an incumbent Council Member by August 7, 2020, at 5:00 p.m., the date is extended to Wednesday, August 12, 2020. This extension is not applicable where there is no incumbent eligible to be elected.

Dated: At Watsonville, California, this 23rd day of June, 2020.

s/Beatriz Vázquez Flores
City Clerk
831-768-3040

RESOLUTION NO._____ (CM)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WATSONVILLE ADOPTING POLICIES IN REGARD TO THE CANDIDATE'S STATEMENTS FOR THE GENERAL MUNICIPAL ELECTION TO BE HELD ON NOVEMBER 3, 2020

WHEREAS, Section 13307 of the Elections Code of the State of California provides for Candidate's Statements for persons who run for office of City Council Member for the City of Watsonville.

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

1. That the cost of printing Candidate's Statements for inclusion with the sample ballot in the English language, and in the Spanish language if requested by the candidate, shall be paid in advance by each candidate with a check made payable to the County Clerk of Santa Cruz County.

2. That the Candidate's Statement shall not exceed two hundred (200) words.

3. That candidates shall not be permitted to submit additional materials to be sent to the voter with the sample ballot.

4. That the City Clerk is directed to give a copy of this Resolution to each candidate or his representative.

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RESOLUTION NO._____ (CM)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WATSONVILLE ORDERING AN ELECTION; REQUESTING THE COUNTY OF SANTA CRUZ TO CONDUCT THE ELECTION, AND REQUESTING THE CONSOLIDATION OF THE GENERAL STATEWIDE AND MUNICIPAL ELECTION IN THE CITY OF WATSONVILLE ON NOVEMBER 3, 2020

WHEREAS, Section 1300 of the Charter of the City of Watsonville requires that a General Municipal Election be held on the first Tuesday following the first Monday in November of each even numbered year for the election of officers; and

WHEREAS, pursuant to the Elections Code Section 10002, the City Council of the City of Watsonville may by resolution request the Board of Supervisors of the County of Santa Cruz to permit the County Clerk to render specified services to the City of Watsonville relating to the conduct of an election; and

WHEREAS, the City Council of the City of Watsonville shall by resolution specify the services requested; and

WHEREAS, pursuant to Elections Code Section 10002, the City shall reimburse the County in full for the services performed upon presentation of a bill to the City; and

WHEREAS, pursuant to Elections Code Section 10400, whenever two or more elections, including bond elections, of the City, are called to be held on the same day, in the same territory, or in territory that is in part the same, they may be consolidated upon the order of the City Council calling the elections; and

WHEREAS, pursuant to Elections Code 10400, such election for cities may be either completely or partially consolidated; and

WHEREAS, pursuant to Elections Code Section 10403, whenever an election called by the City for the submission of any question, proposition, or office to be filled is to be consolidated with a statewide election, and the question, proposition, or office to be

filled is to appear upon the same ballot as that provided for that statewide election, the City shall at least eighty-eight (88) days prior to the date of the election, file with the Board of Supervisors, and a copy with the elections official, a resolution of the City Council requesting the consolidation, and setting forth the exact form of any question, proposition, or office to be voted upon at the election, as it is to appear on the ballot, acknowledging that the consolidation election will be held and conducted in the manner prescribed in Section 10418. Upon such request, the Board of Supervisors may order the consolidation; and

WHEREAS, pursuant to Elections Code Section 10418, if consolidated, the consolidated election shall be held and conducted, election boards appointed, voting precincts designated, candidates nominated, ballots printed, polls opened and closed, voter challenges determined, ballots counted and returned, returns canvassed, results declared, certificates of election issued, recounts conducted, election contests presented, and all other proceedings incidental to and connected with the election shall be regulated and done in accordance with the provisions of law regulating the statewide or special election, or the election held pursuant to Section 1302 or 1303, as applicable.

WHEREAS, the resolution requesting the consolidation shall be adopted and filed at the same time as the adoption of the ordinance, resolution, or order calling the election; and

WHEREAS, various district, county, state and other political subdivision elections may be or have been called to be held on November 3, 2020.

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

1. That the City Council of the City of Watsonville hereby orders an election

be called and consolidated with any and all elections also called to be held on November 3, 2020, insofar as said elections are to be held in the same territory or in territory that is in part the same as the territory of the City of Watsonville and requests the Board of Supervisors of the County of Santa Cruz to order such consolidation under Elections Code Sections 10401, 10403, and 10418.

2. That the City Council hereby requests the Board of Supervisors of the County of Santa Cruz to permit the Santa Cruz County Elections Department to provide any and all services necessary for conducting the election and agrees to pay for said services.

3. That the Santa Cruz County Elections Department conduct the election for the following offices on the November 3, 2020, ballot: Council Member for District 1, 2, and 6 for four (4) year terms.

4. That the City Clerk is hereby authorized and directed to file a certified copy of this Resolution with the Board of Supervisors and the County Clerk of Santa Cruz County.

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City of Watsonville
Community Development Department

M E M O R A N D U M

DATE: **June 22, 2020**

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

FROM: **Suzi Merriam, Community Development Director**
Carlos Landaverry, Housing Manager

SUBJECT: **Request for Council Ratification of Subordination Agreements among the City of Watsonville, Watsonville Vista Montaña Associates ("Owner") and Jones Lang Lasalle Multifamily ("Lender") required in connection with the refinancing of the Affordable Housing Project at 790 Vista Montana Drive ("Vista Montaña Apartments") ("Property").**

AGENDA ITEM: **June 23, 2020** **City Council**

RECOMMENDATION

It is recommended that the City Council ratify two Subordination Agreements for City of Watsonville encumbrances for Watsonville Vista Montaña Associates ("Owner") and Jones Lang Lasalle Multifamily ("Lender") required in connection with the owner refinancing of the 132 unit Affordable Housing Rental Project at 790 Vista Montana Drive ("Vista Montaña Apartments") ("Property").

DISCUSSION

On March 12, 2002, the City and Clarum Corporation (the owner and developer) entered into an Affordable Housing Covenant for the development and construction of 132 affordable apartments pursuant to the City's Affordable Housing Ordinance, Chapter 14-46 of the Watsonville Municipal Code. This Covenant was recorded at the Santa Cruz County Recorder's Office as instrument no. 2002-0054905.

On December 29, 2003, the City and the owner entered into a Regulatory Agreement for a permanent loan from the City in the amount of $1,316,250 from the City's HOME Program. In exchange for the City's financial assistance, a Regulatory Agreement was recorded against the Property that requires that no less than 11 of the Property's 132 rental units remain available at an affordable rental cost to low and very-low income persons in accordance to HOME Program regulations. The Regulatory Agreement was recorded at the Santa Cruz County Recorder's Office as instrument no. 2004-0065087.

Both of City agreements remain on title of the 132 affordable apartments; however, the HOME loan was paid in full in 2018 and therefore its subordination secures only performance under the Regulatory Agreement.

The owner now desires to refinance its California Statewide Communities Development Authority ("CSCDA") bond loan on the Property, and has requested that the City subordinate the Affordable Housing Covenant and Regulatory Agreement to the new note and deed of trust.

The owner has represented to City staff that the Vista Montaña Apartments have been under the strict regulations and compliance with the California Tax Credit Allocation Committee, CSCDA and the City's Affordable Housing Ordinance for the last 16 years, and that the apartment community is 100% occupied at all times with great success. The owner has also represented that this is a very complex transaction involving about 25 people and the Fannie Mae lender for the refinance has stated that it will require that the Fannie Mae lender's deed of trust be a senior encumbrance to the Affordable Housing Agreement. The owner also states that all documents have been signed by all parties and the only item missing is City approval.

The City's Special Counsel on housing matters worked with Lender's counsel to develop two Subordination Agreements and to ensure the Agreements include the necessary terms to allow the City to protect its interests if the Buyer defaults on its obligations to the Lender.

Based on the foregoing, and because of the limited timeline for closing on the loan, the City Manager signed the Subordination Agreements, and therefore staff is requesting Council's ratification of the City Manager's signature.

STRATEGIC PLAN
The recommended action supports Goal 1 (Housing) of the Strategic Plan by preserving existing affordable housing for Watsonville residents.

FINANCIAL IMPACT
The recommended action will not impact the General Fund.

ALTERNATIVES
The Council could choose not to ratify the proposed subordination at this time.

ATTACHMENTS: None.

cc: City Attorney

RESOLUTION NO._____(CM)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WATSONVILLE RATIFYING SUBORDINATION AGREEMENT AMONG THE CITY OF WATSONVILLE, VISTA MONTAÑA ASSOCIATES (OWNER) AND JONES LANG LASALLE MULTIFAMILY (LENDER) REQUIRED IN CONNECTION WITH THE OWNER REFINANCING OF THE 132 UNIT AFFORDABLE HOUSING RENTAL PROJECT LOCATED AT 790 VISTA MONTAÑA DRIVE (VISTA MONTAÑA APARTMENTS) REGARDING REGULATORY AGREEMENT – LOAN NUMBER 02-HOME-0610

WHEREAS, in 2003, the property owner entered into a $1.3M HOME Loan and Regulatory Agreement with the City of Watsonville for 132 affordable apartments at Vista Montaña which was recorded at the Santa Cruz County Recorder's Office as instrument no. 2004-0065087, and

WHEREAS, the loan was paid in full in 2018 but the Regulatory Agreement remains in effect, and

WHEREAS, the owner now desires to refinance its California Statewide Communities Development Authority (CSCDA) bond loan on the Property, and has requested that the City subordinate the Affordable Housing Covenant and Regulatory Agreement to the new note and deed of trust; and

WHEREAS, because of the limited timeline for closing on the loan, the City Manager signed the Subordination Agreement, and therefore staff is requesting Council's ratification of the City Manager's signature.

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

That the City Council hereby ratifies the Subordination Agreement among the City of Watsonville, Vista Montaña Associates, (owner) and Jones Lang LaSalle

Multifamily (Lender) required for the refinancing of the Affordable Housing Project located at 790 Vista Montaña Drive, Watsonville (Vista Montaña Apartments).

****

Prepared by, and after recording
return to:

Sean J. Kearney, Esq.
Wild & Kearney LLC
475 Wall Street
Princeton, New Jersey 08540

SUBORDINATION AGREEMENT

GOVERNMENTAL ENTITY

SUBORDINATION AGREEMENT GOVERNMENTAL ENTITY FOR REGULATORY AGREEMENT
REGULATORY AGREEMENT ONLY/NO SUBORDINATE DEBT

THIS SUBORDINATION AGREEMENT FOR REGULATORY AGREEMENT (this "**Agreement**") is effective as of the 18th day of June, 2020, by the **CITY OF WATSONVILLE**, a political subdivision of the State of California ("**Governmental Entity**"), and **WATSONVILLE VISTA MONTANA ASSOCIATES, A CALIFORNIA LIMITED PARTNERSHIP** ("**Borrower**"), for the benefit of **JONES LANG LASALLE MULTIFAMILY, LLC,** a Delaware limited liability company, its successors and assigns ("**Lender**").

RECITALS:

A. Simultaneously herewith Lender is making a loan to Borrower in the original principal amount of $16,500,000.00 ("**Loan**") pursuant to a Multifamily Loan and Security Agreement between Lender and Borrower (as supplemented or amended from time to time, the "**Loan Agreement**") and evidenced by a Multifamily Note by Borrower to Lender (as supplemented or amended from time to time, the "**Note**"). The Loan is to be secured by a Multifamily Deed of Trust, Assignment of Rents, Security Agreement and Fixture Filing that will be recorded among the records of Santa Cruz County, California (**"Official Records"**) (as supplemented or amended from time to time, the "**Mortgage"**) of certain improved real property located in Watsonville, Santa Cruz County, California, as more particularly described on Exhibit A attached hereto ("**Property**"). The Loan Agreement, the Note and the Mortgage, together with all other documents executed with respect to the Loan, are hereinafter collectively referred to as the "**Loan Documents**".

B. In connection with the construction and development of the Property, Borrower is entered into a certain Regulatory Agreement - Loan Number 02-HOME-0610 dated as of December 29, 2003 ("**Regulatory Agreement**") in favor of the Governmental Entity, which was recorded in Recorder's Serial Number 2004-0065087 of the Official Records, pursuant to which the Property was subjected to certain restrictions by Governmental Entity.

C. As a condition to making the Loan, Lender requires that the lien of the Mortgage be superior to the lien of the Regulatory Agreement. Lender will not make the Loan unless Governmental Entity and Borrower agree to subordinate their rights and obligations under the Regulatory Agreement.

E. Borrower and Governmental Entity hereby agree to subordinate the Regulatory Agreement on and subject to the terms, conditions and requirements set forth in this Agreement.

NOW, THEREFORE, in consideration of the mutual benefits accruing to the parties hereto and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties agree as follows:

1. Recitals. The foregoing Recitals are hereby incorporated into this Agreement as agreements among the parties.

2. Subordination. The Governmental Entity hereby agrees that the Regulatory Agreement is and shall at all times continue to be, subordinate, subject and inferior to the rights of Lender under the Loan Documents and that the liens, rights (including approval and consent rights), remedies, payment interests, priority interests, and security interests granted to Governmental Entity pursuant to or in connection with the Regulatory Agreement are hereby expressly acknowledged to be in all respects and at all times, subject, subordinate and inferior in all respects to the liens, rights (including approval and consent rights), remedies, payment, priority and security interests granted to Lender pursuant to the Loan Documents and the terms, covenants, conditions, operations and effects thereof. Notwithstanding the above, Governmental Entity may exercise the remedies of specific performance or injunctive relief at any time in the event of a default under or breach of the terms of the Regulatory Agreement.

3. Financing, Encumbrance and Approval. Governmental Entity hereby approves and acknowledges the financing evidenced by the Mortgage. Governmental Entity further agrees that any transfer of the Property in connection with foreclosure of the Mortgage or a deed in lieu thereof shall not require Governmental Entity's consent but shall require notice to Governmental Entity.

4. Lender Notice of Default. In consideration of Governmental Entity's agreements contained in this Agreement, Lender agrees that in the event of any default by Borrower under the Loan Documents, Governmental Entity shall be entitled to receive a copy of any notice of default given by Lender to Borrower under the Loan Documents. Neither the giving nor the failure to give a notice to Governmental Entity pursuant to this Section 5 will affect the validity of any notice given by Lender to the Borrower.

5. Governmental Entity Notice of Default. Governmental Entity shall give Lender a concurrent copy of each material notice (including without limitation each notice of default) given by Governmental Entity under or with respect to the Regulatory Agreement, and agrees that Lender, at Lender's sole election, shall have the right (but not the obligation) to cure any default by Borrower under the Regulatory Agreement on its and/or Borrower's behalf. Governmental Entity hereby represents that, to the best of its knowledge, there is no current default under the Regulatory Agreement.

6. Governmental Entity's Rights. Except as set forth in Sections 2 and 7 of this Agreement, nothing in this Agreement is intended to abridge or adversely affect any right or obligation of Borrower and/or Governmental Entity, respectively, under the Regulatory Agreement; provided that, (A) the Regulatory Agreement may be released but it may not be modified, amended, changed or otherwise altered without the prior written consent of Lender so long as the Loan is secured by the Property and (B) for so long as the Loan is secured by the Property, notwithstanding the terms of the Regulatory Agreement to the contrary, neither Borrower nor Governmental Entity will, without Lender's prior written consent, exercise or seek any right or remedy under the Regulatory Agreement or available at law or in equity which will or could result in (i) a transfer of possession of the Property or the control, operations or

management thereof, (ii) the collection or possession of rents or revenues from or with respect to the Property by any party other than Borrower or Lender; (iii) appointment of a receiver for the Property; (iv) the application of insurance or condemnation proceeds other than as approved by Lender pursuant to the Loan Documents; (v) the removal or replacement of the existing property manager of the Property; or (vi) a material adverse effect on Lender's security for the Loan.

7. Foreclosure by Lender. In the event of foreclosure, deed in lieu of foreclosure, or similar disposition of the Property by Lender, no consent shall be required from Governmental Entity.

8. Entire Agreement. This Agreement represents the entire understanding and agreement between the parties hereto with regard to the subordination of the Regulatory Agreement to the lien or charge of the Loan Documents, and shall supersede and cancel any prior agreements with regard to this subject matter.

9. Binding Provisions. The covenants and agreements contained in this Agreement shall be binding upon the heirs, personal representatives, successors and assigns of the respective parties to this Agreement.

10. Applicable Law. This Agreement shall be governed by and construed in accordance with the laws of the State of California.

11. Modifications. This Agreement may not be modified orally or in any manner other than by an agreement in writing signed by the parties hereto or their respective successors in interest.

12. Notices. All notices required or permitted hereunder shall be deemed to have been received either (i) when delivered by hand and the party giving such notice has received a signed receipt thereof, or (ii) three (3) days following the date deposited in the United States mail, postage prepaid, by registered or certified mail, return receipt requested, addressed as follows (or addressed in such other manner as the party being notified shall have requested by written notice to the other party):

If to Governmental Entity:

City Clerk
City of Watsonville
Civic Center Plaza, 4th Floor
275 Main Street
Watsonville, CA 95076

If to Lender:

Jones Lang LaSalle Multifamily, LLC
2177 Youngman Avenue, Suite 300
St. Paul, Minnesota 55116

With a copy to:

Wild & Kearney LLC
475 Wall Street
Princeton, New Jersey 08540
Attn: Sean J. Kearney, Esq.

If to Borrower:

Watsonville Vista Montana Associates, L.P.
c/o Clarum Homes
412 Olive Avenue
Palo Alto, California 94306

With a copy to:

Law Offices of Patrick R. Sabelhaus
1724 10th Street, Suite 110
Sacramento, CA 95811

14. Further Instruments. Each of the parties hereto will, whenever and as often as they shall be requested to do so by the other, execute, acknowledge and deliver, or cause to be executed, acknowledged or delivered, any and all such further instruments and documents as may be reasonably necessary to carry out the intent and purpose of this Agreement, and to do any and all further acts reasonably necessary to carry out the intent and purpose of this Agreement.

15. Valid Authorization. Each person executing this Agreement on behalf of a party hereto represents and warrants that such person is duly and validly authorized to do so on behalf of such party with full right and authority to execute this Agreement and to bind such party with respect to all of its obligations hereunder.

16. Counterparts. This Agreement may be executed in counterparts each of which shall be deemed an original and all of which when taken together constitute one and the same instrument, binding on all of the parties. The signature of any party to any counterpart shall be deemed a signature to, and may be appended to, any other counterpart.

NOTICE: THIS SUBORDINATION AGREEMENT RESULTS IN THE REGULATORY AGREEMENT BECOMING SUBJECT TO AND OF LOWER PRIORITY THAN THE LIEN OF THE MORTGAGE.

IN WITNESS WHEREOF, the undersigned have executed this Agreement as of the day and year above written.

GOVERNMENTAL ENTITY

APPROVED AS TO FORM

WATSONVILLE CITY ATTORNEY

DATED: 6-15-20

CITY OF WATSONVILLE, a political subdivision of the State of California

By _____

Name: Tamara Vides

Title: Deputy City Manager

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

ALL PURPOSE ACKNOWLEDGMENT

STATE OF CALIFORNIA }

COUNTY OF Santa Clara }

On June 16, 2020, before me, Nicole S. Gittleson, Notary Public, personally appeared Tamara Vides, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____

NICOLE S. GITTLESON
Notary Public – California
Santa Clara County
Commission # 2217749
My Comm. Expires Nov 6, 2021

(NOTARY SEAL)

ATTENTION NOTARY: Although the information requested below is OPTIONAL, it could prevent fraudulent attachment of this certificate to another document.

THIS CERTIFICATE **MUST** BE ATTACHED TO THE DOCUMENT DESCRIBED AT RIGHT.

Title of Document Type _____

Number of Pages _____ Date of Document _____

Signer(s) Other Than Named Above _____

_____

BORROWER:

WATSONVILLE VISTA MONTANA ASSOCIATES, A CALIFORNIA LIMITED PARTNERSHIP,
a California limited partnership

By: Watsonville Vista Montana, LLC, a California limited liability company, its General Partner

By: _____
Name: John Suppes
Title: Managing Member

By: Central Valley Coalition for Affordable Housing, a California nonprofit public benefit corporation, its General Partner

By: _____
Name: Christina Alley
Title: Chief Executive Officer

BORROWER:

WATSONVILLE VISTA MONTANA ASSOCIATES, A CALIFORNIA LIMITED PARTNERSHIP,
a California limited partnership

By: Watsonville Vista Montana, LLC, a California limited liability company, its General Partner

By: _____
Name: John Suppes
Title: Managing Member

By: Central Valley Coalition for Affordable Housing, a California nonprofit public benefit corporation, its General Partner

By: _____
Name: Christina Alley
Title: Chief Executive Officer

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA)
) ss:
COUNTY OF Santa Clara)

On this 8th day of June, 2020 before me, Nicole S. Gittleson, Notary Public, personally appeared John Suppes, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed in the within instrument and acknowledged to me that he/she executed the same in his/her capacity, and that by his/her signature on the instrument the person, or the entity upon behalf of which person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

NICOLE S. GITTLESON
Notary Public - California
Santa Clara County
Commission # 2217749
My Comm. Expires Nov 6, 2021

(affix seal here)

Signature of Notary Public

CALIFORNIA ALL-PURPOSE ACKNOWLEDGEMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California }
} ss
County of Merced }

On June 9, 2020, before me, Jennifer Bertuccio, Notary Public, personally appeared Christina Alley, who proved to me on the basis of satisfactory evidence to be the person~~(s)~~ whose name~~(s)~~ is/~~are~~ subscribed to the within instrument and acknowledged to me that ~~he~~/she/~~they~~ executed the same in ~~his~~/her/~~their~~ authorized capacity~~(ies)~~, and that by ~~his~~/her/~~their~~ signature~~(s)~~ on the instrument the person~~(s)~~, or the entity upon behalf of which the person~~(s)~~ acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

JENNIFER BERTUCCIO
Notary Public - California
Merced County
Commission # 2181181
My Comm. Expires Feb 9, 2021

Jennifer Bertuccio
Notary Public

My Commission Expires:
February 9, 2021

LENDER:

JONES LANG LASALLE MULTIFAMILY, LLC,
a Delaware limited liability company

By: _____
Alyssa D. Berquam,
Closing Coordinator

ACKNOWLEDGMENT

STATE OF MINNESOTA)
)
COUNTY OF RAMSEY)

The foregoing instrument was acknowledged before me this 8th day of June, 2020 by Alyssa D. Berquam, authorized signatory of JONES LANG LASALLE MULTIFAMILY, LLC and acknowledged that, being authorized to do so, voluntarily executed the foregoing on behalf of said company. She is personally known to me or has produced a valid driver's license as identification.

_____
Notary Public, State of Minnesota
Name: Teresa Goerish
My Commission Expires: 1/31/2025
My Commission Number is: N/A

TERESA A. GOERISH
Notary Public-Minnesota
My Commission Expires Jan 31, 2025

EXHIBIT A
Legal Description

The land referred to is situated in the County of Santa Cruz, City of Watsonville, State of California, and is described as follows:

Lot 258 and 259 of Phase II and III, Tract No. 1445, Vista Montana, as shown and designated on the map recorded June 24, 2003, in Volume 103 Page 36, Santa Cruz County Records.

APN: 017-551-22 and 017-551-23

RESOLUTION NO._____(CM)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WATSONVILLE RATIFYING SUBORDINATION AGREEMENT AMONG THE CITY OF WATSONVILLE, VISTA MONTAÑA ASSOCIATES (OWNER) AND JONES LANG LASALLE MULTIFAMILY (LENDER) REQUIRED IN CONNECTION WITH THE OWNER REFINANCING OF THE 132 UNIT AFFORDABLE HOUSING RENTAL PROJECT LOCATED AT 790 VISTA MONTAÑA DRIVE (VISTA MONTAÑA APARTMENTS) REGARDING REGULATORY AGREEMENT (RECORDER'S SERIAL NUMBER 2002-0054905)

WHEREAS, on March 12, 2002, the City and Clarum (property owner and developer) entered into an Affordable Housing Covenant for the development and construction of 132 affordable apartments pursuant to the City's Affordable Housing Ordinance which was recorded at the Santa Cruz County Recorder's Office as instrument no. 2002-0054905; and

WHEREAS, the owner now desires to refinance its California Statewide Communities Development Authority (CSCDA) bond loan on the Property, and has requested that the City subordinate the Affordable Housing Covenant and Regulatory Agreement to a new note and deed of trust; and

WHEREAS, because of the limited timeline for closing on the loan, the City Manager signed the Subordination Agreement, and therefore staff is requesting Council's ratification of the City Manager's signature.

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

That the City Council hereby ratifies Subordination Agreement among the City of Watsonville, Vista Montaña Associates, (owner) and Jones Lang LaSalle Multifamily (Lender) required for the refinancing of the Affordable Housing Project located at 790 Vista Montaña Drive, Watsonville (Vista Montaña Apartments).

****

Prepared by, and after recording
return to:

Sean J. Kearney, Esq.
Wild & Kearney LLC
475 Wall Street
Princeton, New Jersey 08540

SUBORDINATION AGREEMENT

GOVERNMENTAL ENTITY

SUBORDINATION AGREEMENT GOVERNMENTAL ENTITY FOR REGULATORY AGREEMENT
REGULATORY AGREEMENT ONLY/NO SUBORDINATE DEBT

THIS SUBORDINATION AGREEMENT FOR REGULATORY AGREEMENT (this "**Agreement**") is effective as of the 18th day of June, 2020, by the **CITY OF WATSONVILLE**, a municipal corporation ("**Governmental Entity**"), and **WATSONVILLE VISTA MONTANA ASSOCIATES, A CALIFORNIA LIMITED PARTNERSHIP** ("**Borrower**"), for the benefit of **JONES LANG LASALLE MULTIFAMILY, LLC,** a Delaware limited liability company, its successors and assigns ("**Lender**").

RECITALS:

A. Simultaneously herewith Lender is making a loan to Borrower in the original principal amount of $16,500,000.00 ("**Loan**") pursuant to a Multifamily Loan and Security Agreement between Lender and Borrower (as supplemented or amended from time to time, the "**Loan Agreement**") and evidenced by a Multifamily Note by Borrower to Lender (as supplemented or amended from time to time, the "**Note**"). The Loan is to be secured by a Multifamily Deed of Trust, Assignment of Rents, Security Agreement and Fixture Filing that will be recorded among the records of Santa Cruz County, California (**"Official Records"**) (as supplemented or amended from time to time, the "**Mortgage"**) of certain improved real property located in Watsonville, Santa Cruz County, California, as more particularly described on Exhibit A attached hereto ("**Property**"). The Loan Agreement, the Note and the Mortgage, together with all other documents executed with respect to the Loan, are hereinafter collectively referred to as the "**Loan Documents**".

B. In connection with the construction and development of the Property, Borrower is entered into a certain Affordable Housing Covenant dated as of March 12, 2002 ("**Regulatory Agreement**") in favor of the Governmental Entity, which was recorded in Recorder's Serial Number 2002-0054905 of the Official Records, pursuant to which the Property was subjected to certain restrictions by Governmental Entity.

C. As a condition to making the Loan, Lender requires that the lien of the Mortgage be superior to the lien of the Regulatory Agreement. Lender will not make the Loan unless Governmental Entity and Borrower agree to subordinate their rights and obligations under the Regulatory Agreement.

E. Borrower and Governmental Entity hereby agree to subordinate the Regulatory Agreement on and subject to the terms, conditions and requirements set forth in this Agreement.

NOW, THEREFORE, in consideration of the mutual benefits accruing to the parties hereto and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties agree as follows:

1. Recitals. The foregoing Recitals are hereby incorporated into this Agreement as agreements among the parties.

2. Subordination. The Governmental Entity hereby agrees that the Regulatory Agreement is and shall at all times continue to be, subordinate, subject and inferior to the rights of Lender under the Loan Documents and that the liens, rights (including approval and consent rights), remedies, payment interests, priority interests, and security interests granted to Governmental Entity pursuant to or in connection with the Regulatory Agreement are hereby expressly acknowledged to be in all respects and at all times, subject, subordinate and inferior in all respects to the liens, rights (including approval and consent rights), remedies, payment, priority and security interests granted to Lender pursuant to the Loan Documents and the terms, covenants, conditions, operations and effects thereof. Notwithstanding the above, Governmental Entity may exercise the remedies of specific performance or injunctive relief at any time in the event of a default under or breach of the terms of the Regulatory Agreement.

3. Financing, Encumbrance and Approval. Governmental Entity hereby approves and acknowledges the financing evidenced by the Mortgage. Governmental Entity further agrees that any transfer of the Property in connection with foreclosure of the Mortgage or a deed in lieu thereof shall not require Governmental Entity's consent but shall require notice to Governmental Entity.

4. Lender Notice of Default. In consideration of Governmental Entity's agreements contained in this Agreement, Lender agrees that in the event of any default by Borrower under the Loan Documents, Governmental Entity shall be entitled to receive a copy of any notice of default given by Lender to Borrower under the Loan Documents. Neither the giving nor the failure to give a notice to Governmental Entity pursuant to this Section 5 will affect the validity of any notice given by Lender to the Borrower.

5. Governmental Entity Notice of Default. Governmental Entity shall give Lender a concurrent copy of each material notice (including without limitation each notice of default) given by Governmental Entity under or with respect to the Regulatory Agreement, and agrees that Lender, at Lender's sole election, shall have the right (but not the obligation) to cure any default by Borrower under the Regulatory Agreement on its and/or Borrower's behalf. Governmental Entity hereby represents that, to the best of its knowledge, there is no current default under the Regulatory Agreement.

6. Governmental Entity's Rights. Except as set forth in Sections 2 and 7 of this Agreement, nothing in this Agreement is intended to abridge or adversely affect any right or obligation of Borrower and/or Governmental Entity, respectively, under the Regulatory Agreement; provided that, (A) the Regulatory Agreement may be released but it may not be modified, amended, changed or otherwise altered without the prior written consent of Lender so long as the Loan is secured by the Property and (B) for so long as the Loan is secured by the Property, notwithstanding the terms of the Regulatory Agreement to the contrary, neither Borrower nor Governmental Entity will, without Lender's prior written consent, exercise or seek any right or remedy under the Regulatory Agreement or available at law or in equity which will or could result in (i) a transfer of possession of the Property or the control, operations or management thereof, (ii) the collection or possession of rents or revenues from or with respect to

the Property by any party other than Borrower or Lender; (iii) appointment of a receiver for the Property; (iv) the application of insurance or condemnation proceeds other than as approved by Lender pursuant to the Loan Documents; (v) the removal or replacement of the existing property manager of the Property; or (vi) a material adverse effect on Lender's security for the Loan.

7. Foreclosure by Lender. In the event of foreclosure, deed in lieu of foreclosure, or similar disposition of the Property by Lender, no consent shall be required from Governmental Entity.

8. Entire Agreement. This Agreement represents the entire understanding and agreement between the parties hereto with regard to the subordination of the Regulatory Agreement to the lien or charge of the Loan Documents, and shall supersede and cancel any prior agreements with regard to this subject matter.

9. Binding Provisions. The covenants and agreements contained in this Agreement shall be binding upon the heirs, personal representatives, successors and assigns of the respective parties to this Agreement.

10. Applicable Law. This Agreement shall be governed by and construed in accordance with the laws of the State of California.

11. Modifications. This Agreement may not be modified orally or in any manner other than by an agreement in writing signed by the parties hereto or their respective successors in interest.

12. Notices. All notices required or permitted hereunder shall be deemed to have been received either (i) when delivered by hand and the party giving such notice has received a signed receipt thereof, or (ii) three (3) days following the date deposited in the United States mail, postage prepaid, by registered or certified mail, return receipt requested, addressed as follows (or addressed in such other manner as the party being notified shall have requested by written notice to the other party):

If to Governmental Entity:

City Clerk
City of Watsonville
Civic Center Plaza, 4th Floor
275 Main Street
Watsonville, CA 95076

If to Lender:

Jones Lang LaSalle Multifamily, LLC
2177 Youngman Avenue, Suite 300
St. Paul, Minnesota 55116

With a copy to:

Wild & Kearney LLC
475 Wall Street
Princeton, New Jersey 08540
Attn: Sean J. Kearney, Esq.

If to Borrower:

Watsonville Vista Montana Associates, L.P.
c/o Clarum Homes
412 Olive Avenue
Palo Alto, California 94306

With a copy to:

Law Offices of Patrick R. Sabelhaus
1724 10th Street, Suite 110
Sacramento, CA 95811

14. Further Instruments. Each of the parties hereto will, whenever and as often as they shall be requested to do so by the other, execute, acknowledge and deliver, or cause to be executed, acknowledged or delivered, any and all such further instruments and documents as may be reasonably necessary to carry out the intent and purpose of this Agreement, and to do any and all further acts reasonably necessary to carry out the intent and purpose of this Agreement.

15. Valid Authorization. Each person executing this Agreement on behalf of a party hereto represents and warrants that such person is duly and validly authorized to do so on behalf of such party with full right and authority to execute this Agreement and to bind such party with respect to all of its obligations hereunder.

16. Counterparts. This Agreement may be executed in counterparts each of which shall be deemed an original and all of which when taken together constitute one and the same instrument, binding on all of the parties. The signature of any party to any counterpart shall be deemed a signature to, and may be appended to, any other counterpart.

NOTICE: THIS SUBORDINATION AGREEMENT RESULTS IN THE REGULATORY AGREEMENT BECOMING SUBJECT TO AND OF LOWER PRIORITY THAN THE LIEN OF THE MORTGAGE.

IN WITNESS WHEREOF, the undersigned have executed this Agreement as of the day and year above written.

GOVERNMENTAL ENTITY

CITY OF WATSONVILLE, a municipal corporation

APPROVED AS TO FORM
WATSONVILLE CITY ATTORNEY
DATED: 6-15-20

By: _____
Name: Tamara Vides
Title: Deputy City Manager

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

ALL PURPOSE ACKNOWLEDGMENT

STATE OF CALIFORNIA }

COUNTY OF Santa Clara }

On June 15, 2020, before me, Nicole S. Gittleson, Notary Public, personally appeared Tamara Vides, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____

NICOLE S. GITTLESON
Notary Public - California
Santa Clara County
Commission # 2217749
My Comm. Expires Nov 6, 2021

(NOTARY SEAL)

ATTENTION NOTARY: Although the information requested below is OPTIONAL, it could prevent fraudulent attachment of this certificate to another document.

THIS CERTIFICATE **MUST** BE ATTACHED TO THE DOCUMENT DESCRIBED AT RIGHT.

Title of Document Type _____
Number of Pages _____ Date of Document _____
Signer(s) Other Than Named Above _____
_____.

BORROWER:

WATSONVILLE VISTA MONTANA ASSOCIATES, A CALIFORNIA LIMITED PARTNERSHIP,
a California limited partnership

By: Watsonville Vista Montana, LLC, a California limited liability company, its General Partner

By: _____
Name: John Suppes
Title: Managing Member

By: Central Valley Coalition for Affordable Housing, a California nonprofit public benefit corporation, its General Partner

By: _____
Name: Christina Alley
Title: Chief Executive Officer

BORROWER:

WATSONVILLE VISTA MONTANA ASSOCIATES, A CALIFORNIA LIMITED PARTNERSHIP,
a California limited partnership

By: Watsonville Vista Montana, LLC, a California limited liability company, its General Partner

By: _____
Name: John Suppes
Title: Managing Member

By: Central Valley Coalition for Affordable Housing, a California nonprofit public benefit corporation, its General Partner

By: Christina Alley
Name: Christina Alley
Title: Chief Executive Officer

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA)
) ss:
COUNTY OF Santa Clara)

On this 8th day of June, 2020 before me, Nicole S. Gittleson, Notary Public, personally appeared John Suppes, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed in the within instrument and acknowledged to me that he/she executed the same in his/her capacity, and that by his/her signature on the instrument the person, or the entity upon behalf of which person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

NICOLE S. GITTLESON
Notary Public - California
Santa Clara County
Commission # 2217749
My Comm. Expires Nov 6, 2021

(affix seal here)

Signature of Notary Public

CALIFORNIA ALL-PURPOSE ACKNOWLEDGEMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California }
} ss
County of Merced }

On June 9, 2020, before me, Jennifer Bertuccio, Notary Public, personally appeared Christina Alley, who proved to me on the basis of satisfactory evidence to be the person~~(s)~~ whose name~~(s)~~ is/~~are~~ subscribed to the within instrument and acknowledged to me that ~~he~~/she/~~they~~ executed the same in ~~his~~/her/~~their~~ authorized capacity~~(ies)~~, and that by ~~his~~/her/~~their~~ signature~~(s)~~ on the instrument the person~~(s)~~, or the entity upon behalf of which the person~~(s)~~ acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

JENNIFER BERTUCCIO
Notary Public – California
Merced County
Commission # 2181181
My Comm. Expires Feb 9, 2021

Jennifer Bertuccio
Notary Public

My Commission Expires:
February 9, 2021

LENDER:

JONES LANG LASALLE MULTIFAMILY, LLC,
a Delaware limited liability company

By: _____
Alyssa D. Berquam,
Closing Coordinator

ACKNOWLEDGMENT

STATE OF MINNESOTA)
)
COUNTY OF RAMSEY)

The foregoing instrument was acknowledged before me this 8th day of June, 2020 by Alyssa D. Berquam, authorized signatory of JONES LANG LASALLE MULTIFAMILY, LLC and acknowledged that, being authorized to do so, voluntarily executed the foregoing on behalf of said company. She is personally known to me or has produced a valid driver's license as identification.

_____
Notary Public, State of Minnesota
Name: Teresa Goerish
My Commission Expires: 1/31/2025
My Commission Number is: N/A

TERESA A. GOERISH
Notary Public-Minnesota
My Commission Expires Jan 31, 2025

EXHIBIT A
Legal Description

The land referred to is situated in the County of Santa Cruz, City of Watsonville, State of California, and is described as follows:

Lot 258 and 259 of Phase II and III, Tract No. 1445, Vista Montana, as shown and designated on the map recorded June 24, 2003, in Volume 103 Page 36, Santa Cruz County Records.

APN: 017-551-22 and 017-551-23

RESOLUTION NO._____(CM)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WATSONVILLE URGING THE SANTA CRUZ COUNTY REGIONAL TRANSPORTATION COMMISSION TO IMPLEMENT PASSENGER RAIL SERVICE ON THE SANTA CRUZ BRANCH RAIL LINE

WHEREAS, the Santa Cruz County Regional Transportation Commission (RTC) is the owner of the Santa Cruz Branch Rail Line and is currently conducting a Transportation Corridor Alternatives Analysis to determine how best to use the existing rail corridor to provide additional travel options for Santa Cruz County residents, businesses and visitors; and

WHEREAS, developing, operating and maintaining passenger rail service between north and south Santa Cruz County and connecting to Monterey County will:

- Increase commute options for all County residents including hospitality workers living in Watsonville;
- Relieve traffic on State Route 1 and existing County and City roadways;
- Reduce greenhouse gas emissions; and

WHEREAS, developing passenger rail service that is compatible with freight rail service will allow existing freight service in Watsonville to continue and allow the RTC to meet its obligation to maintain a rail line that is accessible to freight; and

WHEREAS, developing the proposed Monterey Bay Sanctuary Scenic Trail Network or Rail Trail in a manner that is compatible with passenger rail service was previously supported by the Watsonville City Council through approval of Resolution No. 141-14 (CM), approved on October 14, 2014.

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

That the City Council of the City of Watsonville urges the RTC to support development, operation and maintenance of passenger rail service along the Santa Cruz Branch Rail Line that is compatible with existing and future freight rail service and with development of the Monterey Bay Sanctuary Scenic Trail Network and connects with Monterey County.

****

City Council <citycouncil@cityofwatsonville.org>

adopt passenger rail resolution

Grace Voss <gracevoss@sbcglobal.net> Fri, Jun 19, 2020 at 3:57 PM
Reply-To: Grace Voss <gracevoss@sbcglobal.net>
To: citycouncil@cityofwatsonville.org, "clerk@cityofwatsonville.org" <clerk@cityofwatsonville.org>

dear city council members and clerk...i urge you to adopt the passenger rail resolution for the city of watsonville at your next city council meeting!...the time has come for non–motorized transit between watsonville and santa cruz...the state rail plan for california is another reason for adopting passenger rail, as the santa cruz branch rail line will become a cog in a wide-spread rail system benefitting many california residents...passenger rail is a good and clean alternative to driving crowded highway one...it benefits people and the environment...passenger rail is a win/win for everyone..please adopt this resolution! thank you...grace voss

City Council <citycouncil@cityofwatsonville.org>

Support for Watsonville City Council Agenda Item M - RESOLUTION URGING SANTA CRUZ COUNTY REGIONAL TRANSPORTATION COMMISSION TO IMPLEMENT PASSENGER RAIL SERVICE ON THE SANTA CRUZ BRANCH RAIL LINE

1 message

Kaki Rusmore <krusmore@gmail.com> Fri, Jun 19, 2020 at 10:14 PM
To: citycouncil@cityofwatsonville.org
Cc: cityclerk@cityofwatsonville.org

Dear City Council,
I urge you to support the resolution in support of a passenger rail line on the rail corridor - Agenda Item M. While I don't live in Watsonville, I have many friends who do and I know what they deal with in trying to go to any of the other cities of the county. One friend told me it took here over an hour each way to commute to her good-paying job at UCSC. It was so stressful she finally quit and took a lower-paying job closer to home. Until recently, I did the reverse commute and was always sad to see the hundreds of cars inching along, backed up to the top of the hill where the vista point is above La Selva.

As you know, the Regional Transportation Commission is in the process of deciding how to use the rail corridor. Placing rail on that corridor alongside a bike/pedestrian path, provides the best, most affordable option for safe, fast transportation to the rest of the county. The line goes through all the cities and near 1/2 the county's population, not to mention other points of employment, shopping and recreation.

Please support the transportation option that will best serve the people of Watsonville: fast, modern, quiet rail transportation.

Thank you,
Kaki Rusmore
Aptos

City Council <citycouncil@cityofwatsonville.org>

In support of the resolution urging SCCRTC implementation of passenger rail.

Barry Scott <barry@coastalrail.org> Sat, Jun 20, 2020 at 10:34 AM
To: citycouncil@cityofwatsonville.org, cityclerk@cityofwatsonville.org, Rebecca Garcia <rebecca.garcia@cityofwatsonville.org>

Dear Mayor, Council members, and others,

It's imperative that Watsonville be represented fully in the transit selection process during this current RTC "Transit Corridor Alternatives Analysis" process. Rail service will put Watsonville in a leading position, with the connections to Santa Cruz and the rest of the rail network, this is an opportunity for Watsonville to shine!

The alternative "Bus Rapid Transit" scheme will NOT provide quality transit to Watsonville, buses to Santa Cruz would use highway one before entering the rail corridor lanes in Aptos and southbound buses will depart the rail corridor at State Park Drive.

Only rail transit utilizing the full length of the rail line will serve Watsonville with parity and equity, providing a dedicated traffic-free route for all commuters.

And, only rail transit can be implemented without decades of environmental review and argument because the rail line is already there and permitted: all it needs is to be upgraded.

Please demonstrate a commitment to the entire county that Watsonville wants full service, inclusion, and opportunity, by passing this resolution unanimously, and let us move toward an integrated Bus + Rail transit network!

Thank you,

PS: Here's a short animation including the type of battery electric vehicles that the RTC has confirmed would be included for consideration:

https://www.youtube.com/watch?v=52TGbq-tSQ4

Barry Scott

Coastal Rail Santa Cruz
A not for profit organization
831-612-6574
CoastalRail.org
Facebook.com/CoastalRail

City Council <citycouncil@cityofwatsonville.org>

In support of the resolution urging SCCRTC implementation of passenger rail.

Barry Scott <barry@coastalrail.org> Sat, Jun 20, 2020 at 10:34 AM
To: citycouncil@cityofwatsonville.org, cityclerk@cityofwatsonville.org, Rebecca Garcia <rebecca.garcia@cityofwatsonville.org>

Dear Mayor, Council members, and others,

It's imperative that Watsonville be represented fully in the transit selection process during this current RTC "Transit Corridor Alternatives Analysis" process. Rail service will put Watsonville in a leading position, with the connections to Santa Cruz and the rest of the rail network, this is an opportunity for Watsonville to shine!

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Barry Scott

Coastal Rail Santa Cruz
A not for profit organization
831-612-6574
CoastalRail.org
Facebook.com/CoastalRail

City Council <citycouncil@cityofwatsonville.org>

Support for Watsonville City Council Agenda Item M - RESOLUTION URGING SANTA CRUZ COUNTY REGIONAL TRANSPORTATION COMMISSION TO IMPLEMENT PASSENGER RAIL SERVICE ON THE SANTA CRUZ BRANCH RAIL LINE

1 message

Gina Cole <director@bikesantacruzcounty.org> Sat, Jun 20, 2020 at 3:27 PM
To: citycouncil@cityofwatsonville.org
Cc: cityclerk@cityofwatsonville.org

Dear Mayor Garcia, Mayor Pro Tempore Coffman-Gomez, Council Member Hernandez, Council Member Gonzalez, Council Member Hurst, Council Member Estrada, and Council Member Parker,

Bike Santa Cruz County encourages the Watsonville City Council to adopt the resolution before you, Item 6M, on the June 23, 2020, Consent Agenda, urging the Santa Cruz County Regional Transportation Commission to implement passenger rail service on the Santa Cruz Branch Rail Line.

In our not too distant past, Watsonville had long been the rail hub for Santa Cruz, San Benito and Monterey Counties. The return of passenger rail service along this Branch Line will serve as an important re-connection both *to* neighboring counties, and *within* our own county.

The future of Santa Cruz County's transportation system depends on the use of the corridor. Passenger rail service in Santa Cruz County means an additional transportation option, especially for commuters traveling North to Santa Cruz for work or school. Passenger rail and bicycling are a perfect match, and passenger rail would support a car-light lifestyle by providing a viable alternative to driving.

Bike Santa Cruz County believes that utilizing a passenger rail option is essential to support a sustainable and safe way through the county. As for sustainability, keeping the tracks for passenger rail does not put the Trail at risk, however, removing the tracks does. Not only does keeping the Rail intact save the Trail, it saves time and valuable resources. In order to sustain the Trail, we firmly support preserving the rail for passenger service along the Santa Cruz Branch Line.

Sincerely,

Gina G. Cole

Gina Gallino Cole
Executive Director
Bike Santa Cruz County
333 Soquel Ave.,
Santa Cruz, CA 95062
(831) 425-0665 office
(831) 840-1884 cell
bikesantacruzcounty.org

City Council <citycouncil@cityofwatsonville.org>

City Council Agenda Item M

1 message

Trician Comings <triciansc@mindspring.com> Sat, Jun 20, 2020 at 8:26 PM
To: citycouncil@cityofwatsonville.org
Cc: cityclerk@cityofwatsonville.org

Dear Mayor and City councilmembers,

Even though I don't live in Watsonville, I am so impressed that you have put a resolution of support for passenger rail transit on your agenda.

I look forward to being able to take a train (with or without my bike) to Watsonville or the connections beyond.

Passenger rail service will improve the quality of life for all residents of Santa Cruz County.

I urge you to support the resolution urging the RTC to use the rail line for commuters and riders.

Plus, we will soon have a wonderful trail for walkers and bicyclists alongside of it!

Trician Comings

Santa Cruz

City Council <citycouncil@cityofwatsonville.org>

Support for Watsonville City Council Agenda Item M - RESOLUTION URGING SANTA CRUZ COUNTY REGIONAL TRANSPORTATION COMMISSION TO IMPLEMENT PASSENGER RAIL SERVICE ON THE SANTA CRUZ BRANCH RAIL LINE

Dianne <blueiris@gmail.com> Sun, Jun 21, 2020 at 7:48 PM
To: citycouncil@cityofwatsonville.org
Cc: cityclerk@cityofwatsonville.org

Dear Mayor and City Council,

Because passenger rail service between Watsonville and Santa Cruz and connecting with Monterey County will provide new and better transportation opportunities, positively impact the environment and improve the quality of life for everyone that lives, works and visits Watsonville and the entire County of Santa Cruz, I urge you to strongly support and adopt the resolution titled: RESOLUTION URGING SANTA CRUZ COUNTY REGIONAL TRANSPORTATION COMMISSION TO IMPLEMENT PASSENGER RAIL SERVICE ON THE SANTA CRUZ BRANCH RAIL LINE.

Thank you,

Dianne Dryer

Santa Cruz County resident

City Council <citycouncil@cityofwatsonville.org>

Support for Watsonville City Council Agenda Item M - RESOLUTION URGING SANTA CRUZ COUNTY REGIONAL TRANSPORTATION COMMISSION TO IMPLEMENT PASSENGER RAIL SERVICE ON THE SANTA CRUZ BRANCH RAIL LINE

1 message

Tina Andreatta <tina.marieotr@gmail.com> Mon, Jun 22, 2020 at 9:34 AM
To: citycouncil@cityofwatsonville.org
Cc: cityclerk@cityofwatsonville.org

Dear Mayor and City Council,

Because passenger rail service between Watsonville and Santa Cruz and connecting with Monterey County will provide new and better opportunities, positively impact the environment and improve the quality of life for everyone that lives, works and visits Watsonville and the entire County of Santa Cruz, I urge you to strongly support and adopt the resolution titled: RESOLUTION URGING SANTA CRUZ COUNTY REGIONAL TRANSPORTATION COMMISSION TO IMPLEMENT PASSENGER RAIL SERVICE ON THE SANTA CRUZ BRANCH RAIL LINE.

Thank you,

Tina Andreatta
Aptos, CA 95003

City Council <citycouncil@cityofwatsonville.org>

Support for Item M - RESOLUTION URGING SCCRTC TO IMPLEMENT PASSENGER RAIL SERVICE ON THE SANTA CRUZ BRANCH RAIL LINE

Mark Mesiti-Miller <markmesitimiller@gmail.com> Mon, Jun 22, 2020 at 9:38 AM
To: citycouncil@cityofwatsonville.org
Cc: cityclerk@cityofwatsonville.org

Dear Mayor Garcia and Councilmembers,

We urge you to strongly support and adopt the resolution titled: RESOLUTION URGING SANTA CRUZ COUNTY REGIONAL TRANSPORTATION COMMISSION TO IMPLEMENT PASSENGER RAIL SERVICE ON THE SANTA CRUZ BRANCH RAIL LINE.

Passenger rail service between Watsonville and Santa Cruz and connecting with future rail service to Monterey County, Santa Clara County and beyond will provide new and better access to opportunities for education, recreation and business; positively impact the environment and fight global warming; and, dramatically improve the quality of life for everyone that lives in, works in and visits Watsonville and the entire County of Santa Cruz.

While we are not residents of Watsonville, improving access to Watsonville will allow us and many others to more frequently visit businesses located in Watsonville, especially in your wonderful downtown.

Thank you for your support of passenger rail service,

Mark and Donna

Mark Mesiti-Miller and Donna Murphy

137 Los Altos Ct, Santa Cruz, CA

City Council <citycouncil@cityofwatsonville.org>

Support for Watsonville City Council Agenda Item M - RESOLUTION URGING SANTA CRUZ COUNTY REGIONAL TRANSPORTATION COMMISSION TO IMPLEMENT PASSENGER RAIL SERVICE ON THE SANTA CRUZ BRANCH RAIL LINE

1 message

robert arko <robarko@gmail.com> Mon, Jun 22, 2020 at 9:57 AM
To: citycouncil@cityofwatsonville.org
Cc: cityclerk@cityofwatsonville.org

Dear Mayor and City Council,

Because passenger rail service between Watsonville and Santa Cruz and connecting with Monterey County will provide new and better opportunities, positively impact the environment and improve the quality of life for everyone that lives, works and visits Watsonville and the entire County of Santa Cruz, I urge you to strongly support and adopt the resolution titled: RESOLUTION URGING SANTA CRUZ COUNTY REGIONAL TRANSPORTATION COMMISSION TO IMPLEMENT PASSENGER RAIL SERVICE ON THE SANTA CRUZ BRANCH RAIL LINE.

Thank you,

Robert Arko
Resident of Santa Cruz County

Robert Arko | robarko@gmail.com | 415.205.1885

City Council <citycouncil@cityofwatsonville.org>

Support of Rail Transit Resolution

1 message

Bruce Sawhill <brucesawhill@gmail.com> Mon, Jun 22, 2020 at 10:08 AM
To: citycouncil@cityofwatsonville.org, cityclerk@cityofwatsonville.org
Cc: Sawhill Bruce <brucesawhill@gmail.com>

Dear Watsonville City Councilors;

Please pass the resolution in support of rail transit on the Coastal Rail Corridor. Investing in this transportation option will:

1. Increase employment and education options for Watsonville citizens.
2. Connect to a statewide rail transportation network as outlined in the 2040 California State Rail Plan.
3. Reduce or eliminate the need for automobile ownership for many citizens, which is a kind of tax on life-If you can't work or function in society without a car, you are starting "in the hole."
4. Best option for "future proofing" our County's transportation-Traffic on Hwy 1 expands to fill the space created, so widening is at best a short term solution. One way bus transit on the rail corridor relies on easy traffic flow in the other direction, which may not remain so as opportunities in Watsonville increase. Rail gives a reliable, efficient long term solution that will tie the County together.
5. Rail is quiet, low or no emission, high capacity, rapid, and the lowest cost option per person for transit the length of the County.
6. Rail is easily accessible to wheelchairs and bikes and has a much higher capacity for those than bus.

Thank you for your consideration,

Bruce Sawhill, PhD

City Council <citycouncil@cityofwatsonville.org>

SUPPORT FOR WATSONVILLE CITY COUNCIL AGENDA ITEM M! SUPPORT FOR PASSENGER RAIL SERVICE ON THE SC BRANCH RAIL LINE

1 message

Molly Ording <mollyording@yahoo.com> Mon, Jun 22, 2020 at 10:28 AM
To: citycouncil@cityofwatsonville.org
Cc: cityclerk@cityofwatsonville.org

Dear Mayor and City Council,

Because passenger rail service between Watsonville and Santa Cruz and connecting with Monterey County will provide new and better opportunities, positively impact the environment and improve the quality of life for everyone that lives, works and visits Watsonville and the entire County of Santa Cruz, I urge you to strongly support and adopt the resolution titled: RESOLUTION URGING SANTA CRUZ COUNTY REGIONAL TRANSPORTATION COMMISSION TO IMPLEMENT PASSENGER RAIL SERVICE ON THE SANTA CRUZ BRANCH RAIL LINE.

Thank you,

Mr & Mrs. Mickey Ording
218 Monterey Avenue
Capitola, Ca. 95010

City Council <citycouncil@cityofwatsonville.org>

I support Passsenger rail between Santa Cruz and Watsonville

1 message

Paul Drescher <pauldad22@gmail.com> Mon, Jun 22, 2020 at 11:44 AM
To: citycouncil@cityofwatsonville.org, cityclerk@cityofwatsonville.org

Dear Mayor and City Council,

Because passenger rail service between Watsonville and Santa Cruz and connecting with Monterey County will provide new and better opportunities, positively impact the environment and improve the quality of life for everyone that lives, works and visits Watsonville and the entire County of Santa Cruz, I urge you to strongly support and adopt the resolution titled: RESOLUTION URGING SANTA CRUZ COUNTY REGIONAL TRANSPORTATION COMMISSION TO IMPLEMENT PASSENGER RAIL SERVICE ON THE SANTA CRUZ BRANCH RAIL LINE.

Thank you,
Paul Drescher
429 Cayuga St.
Santa Cruz 95062

Mobile (831) 239-5208

City Council <citycouncil@cityofwatsonville.org>

In Support of RTC Passenger Rail Service between Wats-SC

1 message

John Speyer <spyguy@cruzio.com> Mon, Jun 22, 2020 at 2:32 PM
To: citycouncil@cityofwatsonville.org
Cc: cityclerk@cityofwatsonville.org

Dear Mayor and City Council,

Because passenger rail service between Watsonville and Santa Cruz and connecting with Monterey County will provide new and better opportunities, positively impact the environment and improve the quality of life for everyone that lives, works and visits Watsonville and the entire County of Santa Cruz, I urge you to strongly support and adopt the resolution titled: RESOLUTION URGING SANTA CRUZ COUNTY REGIONAL TRANSPORTATION COMMISSION TO IMPLEMENT PASSENGER RAIL SERVICE ON THE SANTA CRUZ BRANCH RAIL LINE.

As a longtime resident of Watsonville, I assure you that I - and many other residents here - are looking forward to having passenger service between here and Santa Cruz, for both work and play.

Sincerely,
John Speyer
209 E 5th St
Watsonville 95076

Irwin Ortiz <irwin.ortiz@cityofwatsonville.org>

PASSENGER RAIL SERVICE

Jeanne Mulhern <jamulhern1@gmail.com> Mon, Jun 22, 2020 at 3:06 PM
To: citycouncil@cityofwtsonville.org
Cc: CITYCLERK@cityofwatsonville.org

Dear Mayor and City Council,

Because passenger rail service between Watsonville and Santa Cruz and connecting with Monterey County will provide new and better opportunities, positively impact the environment and improve the quality of life for everyone that lives, works and visits Watsonville and the entire County of Santa Cruz, I urge you to strongly support and adopt the resolution titled: RESOLUTION URGING SANTA CRUZ COUNTY REGIONAL TRANSPORTATION COMMISSION TO IMPLEMENT PASSENGER RAIL SERVICE ON THE SANTA CRUZ BRANCH RAIL LINE.

Thank you,
Warmest Regards, Jeanne

Jeanne Mulhern, REALTOR
DRE #01300981
Sol Property Advisors
831-588-2414
jeanne@solagents.com
jamulhern1@gmail.com
4401 Scotts Valley Drive
Scotts Valley, CA 95066
Disclaimer: I have not and will not verify or investigate the information supplied by third parties.

City Council <citycouncil@cityofwatsonville.org>

Support for passenger rail transit

Jill Dion <jddion@me.com> Mon, Jun 22, 2020 at 4:03 PM
To: citycouncil@cityofwatsonville.org
Cc: cityclerk@cityofwatsonville.org

Dear Mayor and City Council,

Passenger rail in Santa Cruz County will improve the quality of life for everyone. Therefore, I urge you to support and adopt the resolution titled: RESOLUTION URGING SANTA CRUZ COUNTY REGIONAL TRANSPORTATION COMMISSION TO IMPLEMENT PASSENGER RAIL SERVICE ON THE SANTA CRUZ BRANCH RAIL LINE.

Thank You,

Jill Dion
1525 Laurent Street
Santa Cruz, CA 95060

Irwin Ortiz <irwin.ortiz@cityofwatsonville.org>

New eComment for City Council on 2020-06-23 4:00 PM - Remote Teleconference Meeting

noreply@granicusideas.com <noreply@granicusideas.com> Tue, Jun 23, 2020 at 5:13 PM
To: Cityclerk@cityofwatsonville.org, citycouncil@cityofwatsonville.org

SpeakUp

New eComment for City Council on 2020-06-23 4:00 PM - Remote Teleconference Meeting

Ed Acosta submitted a new eComment.

Meeting: City Council on 2020-06-23 4:00 PM - Remote Teleconference Meeting

Item: 6. CONSENT AGENDA

eComment: *Consent Agenda Item M:RESOLUTION URGING SANTA CRUZ COUNTY REGIONAL TRANSPORTATION COMMISSION TO IMPLEMENT PASSENGER RAIL SERVICE ON THE SANTA CRUZ BRANCH RAIL LINE: My name is Ed Acosta. My family and I have been lifetime residents of Watsonville. I remember growing up how important and imperative the rail system has been to our City of Watsonville. However, I am very concerned about the proposal for the current spending on the potential new rail system. Our City is currently experiencing a $6 million deficit that NEEDS to be addressed. Spending money on a current non-essential expenditure at this time does NOT make sense. This non-essential expenditure at this time demonstrates a want NOT a need for our City. The timing of this non-essential expenditure is NOT right. I urge the City Council to rethink the timing of this. Please do not write a check that our future generations of Watsonville cannot cash. Let’s revisit this in six months or a year. Regards, Ed Acosta

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City Council <citycouncil@cityofwatsonville.org>

Voting on Rall Service on Rail and Trail Corridor

Steve McGuirk <cerebralcartography@gmail.com> Wed, Jun 24, 2020 at 1:39 PM
To: citycouncil@cityofwatsonville.org, cityclerk@cityofwatsonville.org

Dear Mayor and City Council,

Because passenger rail service between Watsonville and Santa Cruz and connecting with Monterey County will provide new and better opportunities, positively impact the environment and improve the quality of life for everyone that lives, works and visits Watsonville and the entire County of Santa Cruz, I urge you to strongly support and adopt the resolution titled: RESOLUTION URGING SANTA CRUZ COUNTY REGIONAL TRANSPORTATION COMMISSION TO IMPLEMENT PASSENGER RAIL SERVICE ON THE SANTA CRUZ BRANCH RAIL LINE.

Thank you,

Steve Mc/Guirk
203-A Arbolado Drive
La Selva, CA 95076

ORDINANCE NO. FINAL ADOPTION (CM)

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WATSONVILLE REPEALING CHAPTER 53 (CANNABIS FACILITIES) OF TITLE 14 (ZONING) IN ITS ENTIRETY AND ADDING A NEW CHAPTER 53 OF TITLE 14 (ZONING) OF THE WATSONVILLE MUNICIPAL CODE REGARDING THE CULTIVATION, MANUFACTURE, DISTRIBUTION, TESTING, DELIVERY AND RETAIL SALES OF CANNABIS AND CANNABIS PRODUCTS

[Repeals Ordinance No's 1362-18 and 1364-18 (CM)]

WHEREAS, if cannabis facilities and cultivation were permitted to be established or if existing businesses were permitted to distribute, sell or cultivate cannabis without appropriate regulation, such uses might be established in areas that would conflict with the requirements of the General Plan, be inconsistent with surrounding uses, or be detrimental to the public health, safety and welfare; and

WHEREAS, the Council desires to enact an ordinance regulating cannabis facilities and cultivation so Watsonville residents may have safe and convenient access to cannabis, while ensuring that such uses do not conflict with the General Plan, are not inconsistent with surrounding uses, and are not detrimental to the public health, safety and welfare; and

WHEREAS, the Council mitigate the negative impacts and secondary effects associated with cannabis business activities including, but not limited to, demands placed on law enforcement and administrative resources, neighborhood disruptions; the exposure of children to cannabis; drug sales to minors and adults; robberies, burglaries; assaults; and other violent crimes. Cannabis facilities shall be permitted, upon application and approval of a regulatory permit in accordance with the criteria and procedures set forth in this code.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF WATSONVILLE, CALIFORNIA, DOES HEREBY ORDAIN AS FOLLOWS:

SECTION 1. ENACTMENT.

Title 14 (Zoning) is hereby amended by repealing Chapter 53 (Medical Cannabis Facilities) in its entirety and adding a new Chapter 53 (Cannabis Facilities) of the Watsonville Municipal Code to read in words and figures as follows:

o-0-o

TABLE OF CONTENTS

SECTION 1. ENACTMENT. 2
CHAPTER 53 CANNABIS FACILITIES 4
Article 1. General Provisions 4
Sec. 14-53.101 Purpose and intent. 4
Sec. 14-53.102 Legal Authority. 5
Sec. 14-53.103 Definitions. 5
Sec. 14-53.104 Cannabis Use Permit required to engage in cannabis business. 6
Sec. 14-53.105 Requirements for Cannabis Delivery by Businesses Outside City. 6
Sec. 14-53.106 Permit classes, numbers and location. 7
Sec. 14-53.107 Cannabis Equity Use Permit Set Aside 9
Sec. 14-53.108 Cannabis Use Permit Pre-Application. 10
Sec. 14-53.109 Cannabis Use Permit Application. 11
Sec. 14-53.110 Evidence of Cannabis Background Check Required. 11
Sec. 14-53.111 Approval of Cannabis Use Permit. 12
Sec. 14-53.112 Fees and Charges. 13
Sec. 14-53.113 Change in Location/Business Structure. 14
Sec. 14-53.114 Renewal or Revocation. 15
Sec. 14-53.115 Limitations on City's Liability. 19
Article 2. Required Findings 20
Sec. 14-53.201 Findings for Approval. 20
Article 3. Operating Conditions. 20
Sec. 14-53.301 Uniform Use Permit Conditions for all Cannabis Facilities. 20
Sec. 14-53.302 Type 1A, 2A or 3A Conditions (Cultivation). 25
Sec. 14-53.303 Type 6 and 7 Conditions (Manufacturing). 27
Sec. 14-53.304 Type 8 Conditions (Testing). 30
Sec. 14-53.305 Storefront and Non-storefront Delivery Conditions. 32
Sec. 14-53.306 Type 10 Conditions (Store Front Retail). 34
Sec. 14-53.307 Type 11 Conditions (Distribution). 38
Article 4. Operating Standards. 40
Sec. 14-53.401 Signs. 40

Sec. 14-53.402 Permissible Delivery Locations and Customers. 41
Sec. 14-53.403 Recordkeeping. 41
Sec. 14-53.404 Security. 44
Sec. 14-53.405 Video Surveillance. 49
Sec. 14-53.406 Identification Badge Display Requirements. 54
Sec. 14-53.407 Additional Terms and Conditions. 55
Article 5. Enforcement. 55
Sec. 14-53.501 Compliance. 55
Sec. 14-53.502 Inspections. 55
Sec. 14-53.503 Appeals. 57
Sec. 14-53.504 Violation is Misdemeanor. 57
SECTION 2. PUBLICATION. 57
SECTION 3. EFFECTIVE DATE. 57

CHAPTER 53 CANNABIS FACILITIES

ARTICLE 1. GENERAL PROVISIONS

Sec. 14-53.101 Purpose and intent.

(a) This Chapter is intended to implement the Medicinal and Adult Use Cannabis Regulation and Safety Act [Senate Bill 94, Approved by Governor June 27, 2017, filed with California Secretary of State on June 27, 2017] (hereafter "MAUCRSA") to accommodate the needs of medically-ill persons in need of cannabis for medicinal purposes as recommended by their health care provider(s), and to provide access to same.

(b) This Chapter to provide access to adult-use cannabis for persons aged 21 and over as authorized by the Control, Tax & Regulate the Adult Use Cannabis Act ("AUMA" or "Proposition 64" approved by California voters in 2016), while imposing sensible regulations on the use of land to protect the City's residents, neighborhoods, and businesses from disproportionately negative impacts. As such,

(c) It is the further purpose and intent of this Chapter to regulate the cultivation, processing, manufacturing testing, sale, delivery, distribution and transportation of cannabis and cannabis products in a responsible manner to protect the health, safety, and welfare of the residents of the City of Watsonville and to enforce rules and regulations consistent with state law.

(d) It is, in addition, the purpose of intent of this Chapter to require all commercial cannabis operators to obtain and renew annually a permit to operate within the City of Watsonville.

(e) Nothing in this Chapter is intended to authorize the possession, use, or provision of cannabis for purposes that violate state law.

(f) This Chapter is in addition to any other permits, licenses and approvals which may be required to conduct business in the City.

Sec. 14-53.102 Legal Authority.

Pursuant to Sections 5 and 7 of Article XI of the California Constitution, the provisions of MAUCRSA any subsequent state legislation and/or regulations regarding same, the City may adopt standards, requirements and regulations for the licensing and permitting of commercial cannabis activity. Any standards, requirements, and regulations regarding health and safety, security, and worker protections established by the State of California, or any of its departments or divisions, shall be the minimum standards applicable in the City to all commercial cannabis activity.

Sec. 14-53.103 Definitions.

The following definitions shall apply to this Ordinance.

The definitions promulgated for the California Cannabis Cultivation Program in Division 8 [Cannabis Cultivation] of Title 3 [Food and Agriculture] of the California Code of Regulations §§ 8000 et seq, 3 CCR 8000.

The definitions promulgated for the California Bureau of Cannabis Control in Division 42 [Bureau of Cannabis Control] of Title 16 [Professional and Vocational Regulations] of the California Code of Regulations §§ 5000 et seq, 16 CCR 5000.

(a) "Cannabis Processing" shall mean the drying, curing, grading, or trimming of cannabis within a permitted cannabis cultivation facility or as part of a stand-alone cannabis processing facility.

(b) "Facility" shall mean any building or structure used for or related to the cultivation, processing, testing, retail sales, delivery or manufacturing of cannabis.

(c) “Manager” shall mean a person who participates in the direction, control, or supervision of a permittee.

(d) “Owner” shall mean a person a person with an ownership interest of any kind in the permittee

(e) “Permittee” shall mean a person issued a cannabis use permit under this chapter to engage in commercial cannabis activity

Sec. 14-53.104 Cannabis Use Permit required to engage in cannabis business.

(a) A cannabis use permit shall be required before engaging in commercial cannabis activity in the City.

(b) An application for a cannabis use permit shall include the information and completed and verified documents as may be prescribed by the Zoning Administrator.

(c) All application fees shall be paid when the application is submitted.

(d) No application shall be complete until the Zoning Administrator notifies an applicant in writing that the Zoning Administrator deems their application complete.

Sec. 14-53.105 Requirements for Cannabis Delivery by Businesses Outside City.

No cannabis delivery business located outside the City shall deliver cannabis and/or cannabis products to a customer located inside the City unless all the following requirements are met:

(a) The business for delivery is properly licensed by the State of California and by any California city or county.

(b) The delivery business has first obtained, paid for and maintains in full force and effect a City business license under Chapter 4 of Title 3 of this Code.

(c) The delivery business has registered with the Police Department using forms approved by the Chief of Police and provided a copy of its state license and local government approval permitting it to engage in commercial cannabis delivery.

(d) The delivery business has obtained and continues to maintain in full force and effect the required state license or licenses for the commercial cannabis activities in which they are engaged.

Sec. 14-53.106 Permit classes, numbers and location.

(a) Cannabis use permit classifications are:

WATSONVILLE CANNABIS USE PERMIT CLASSIFICATIONS		
Classification	Activity	Description
1A	Cultivation;	Indoor. Up to five-thousand (5,000) square feet of canopy space
2A	Cultivation;	Indoor. Five thousand one (5,001) to ten thousand (10,000) square feet of canopy space.
3A	Cultivation;	Cultivation; Indoor. Ten thousand one (10,001) to twenty-two thousand (22,000) square feet of canopy space.
6	Manufacture	for products not using volatile solvents.
7	Manufacture	Manufacturer for products using volatile solvents.
8	Testing Laboratory	
9	Retailer Non-storefront	Must have a licensed premise but is not open to the public. Sales conducted exclusively by delivery.
10	Retailer	General
10A	Retailer	No more than three (3) retail sites
11	Distribution	Cannabis distribution
	Cannabis processing	A facility where cannabis is dried, cured, trimmed and/or graded

(b) Any cannabis use permit shall automatically expire if cannabis business activity ceases for ninety (90) calendar days or more.

(c) The number of cannabis facilities in the City shall not exceed:

	Permitted Numbers of Cannabis Use Permits	
Cannabis Use Permit Classifications	**Number of Equity Licenses**	**Maximum Facilities Allowed**
Type 1A, 2A, or 3A (Cultivation)	1	6
Type 6 or 7 (manufacturing)	1	15
Type 8 (testing)	1	No limit
Type 9 (non-storefront retail)		7 only those cultivation and/or manufacturing permittees holding a valid City Use Permit shall be eligible to obtain a Type 9 Cannabis Use Permit to sell only products cultivated/manufactured at their local Watsonville facility
Type 10 (store-front retail)	1	3
Type 11 (distribution)*	1	2 (stand alone)
Processing	1	3

*Distribution shall be allowed in conjunction with a valid permit for cultivation, manufacturing, and/or processing license with approval of an Administrative Use Permit.

A permittee may have only one of each of the following classes of cannabis use permits:

License Type	**Description**
1A, 2A, or 3A	cultivation
6 or 7	manufacturing
9	Non-storefront delivery
10	retail
11	Distribution
	Cannabis processing

(d) Type 1A, 2A, or 3A (Cultivation) cannabis use permits shall be limited to two parcels.

(e) More than one cannabis facility may be located on a single parcel. A separate permit is required for each cannabis facility on a parcel.

SEPARATION REQUIREMENTS[1]					
	Cultivation & Processing	Manufacture	Distribution	Testing	Retail
School (K-12)[1]	600’	600’	600’	600’	600’
Park	600'	600'	600'		600'
Residential District	250'	250'	250'		250'
Legal Residential Use	100'	100'	100'		100'
Faith based facility, licensed daycare, preschool or library	600'	600'	600'		600'

Sec. 14-53.107 Cannabis Equity Use Permit Set Aside

A minimum of one (1) cannabis use permit for each cannabis license type shall be reserved in order to provide for support of those businesses determined eligible under WMC Chapter 5-49 by the Certifying Officer. Such equity applications shall be processed in conformance with the provisions of this Chapter with the following exceptions:

1. Equity applications shall be scored against other equity applicants during the application process, and shall not compete with non-equity applicants
2. Entitlement permit fees for eligible equity applicants shall be waived
3. If during an application period, no equity applicants have been identified, the equity license shall be made available to a non-equity applicant
4. Eligibility as an equity applicant shall be determined prior to and/or during the Pre-Application process.

[1] Separation distance from K-12 schools shall be measured from property line to property line. Separation distance for cultivation facilities shall be measured from parcel line of sensitive use to nearest wall of cultivation facility. Separation distance for all other cannabis facilities shall be measured by path of travel from nearest parcel line of sensitive use to the front door of the facility. separation distance from K-12 schools shall be measured from property line to property line.

Renewal

In order to renew a cannabis equity use permit, an equity applicant must provide proof that it continues to satisfy the equity criteria at the time of its annual permit renewal.

An equity applicant that no longer satisfies the equity criteria but is compliant with all other requirements of Chapter 5-49 will be entitled to renew the cannabis use permit but will not be eligible for any other benefits of an equity assistance program.

Cannabis equity use permits are non-transferrable

The ownership structure of the cannabis equity business shall not be modified for three years after the cannabis equity permittee has commenced business, unless such modification maintains eligibility in the cannabis equity program as determined by the cannabis equity officer

Sec. 14-53.108 Cannabis Use Permit Pre-Application.

When the Zoning Administrator determines that number of active cannabis use permits in the City is less than the number of cannabis use permits allowed for a particular class, the Zoning Administrator shall advertise in at least one newspaper of general circulation and post on the City's website an announcement that the City will accept applications for additional cannabis use permit or permits. The notice shall identify the City's application webpage, requirements, application deadline(s), and contact information for questions.

The Zoning Administrator shall determine the form and requirements for a cannabis use permit pre-application.

(a) The Zoning Administrator shall determine an appropriate period within which to allow submittal of pre-applications.

(b) Applicants shall submit cannabis use permit pre-applications to the Zoning Administrator.

(c) Cannabis use permit pre-applicants shall be subject to a competitive, merit-based review to determine eligibility to apply for a cannabis use permit.

(d) Staff shall then schedule interviews with three more applicants than the number of cannabis use permits available for each available permit.

(e) City staff shall review and score all pre-applications after expiration of the pre-application period, a cannabis use permit pre-application selection committee shall consist of representatives of the Police Chief, Fire Chief, Community Development Director and City Manager and an independent third-party cannabis consultant selected by the Zoning Administrator shall convene to review applications and interview applicants. The cannabis use permit pre-applicants determined to best meet the community's needs shall then be asked to submit an application a cannabis use permit.

(f) If the cannabis use permit pre-applicant interview panel approves any cannabis use permit pre pre-application, the applicant shall then submit a cannabis use permit application to the Community Development Department for consideration.

Sec. 14-53.109 Cannabis Use Permit Application.

The Zoning Administrator shall determine and provide submittal requirements and instructions for cannabis use permit applications.

Sec. 14-53.110 Evidence of Cannabis Background Check Required.

(a) All applicants for a cannabis use permit must be legally authorized for Cannabis activity under state law.

(b) All applicants shall provide the Zoning Administrator with evidence of submittal of a Livescan criminal background check for all owners and managers.

(c) The criminal background checks completed by owner and managers must at a minimum disclose:

(1) Whether any owner or manager has ever pled guilty or no contest or been convicted of a violent felony as defined by subdivision (c) of California Penal Code 667.5, or equivalent offenses in other states or under the laws of the United States.;

(2) Whether any owner or manager has ever pled guilty or no contest or been convicted of a felony involving dishonesty, fraud or deceit, including but not limited to fraud, forgery, theft, or embezzlement as those offenses are defined in California Penal Code Sections 186.11, 470, 484, and 504a, respectively; or equivalent offenses in other states or under the laws of the United State; or

(3) Whether any owner or manager has ever pled guilty or no contest or been convicted of a felony, possession, transportation, distribution or similar activities related to controlled substances, as defined in the Federal Controlled Substances Act, not including Cannabis-related offenses for which the conviction occurred before the passage of MAUCRSA.

(d) Evidence that any owner or manager has plead guilty or no contest or been convicted of any the offenses enumerated in Section 14-53.109 of this Code may be grounds for denial of a cannabis use permit.

Sec. 14-53.111 Approval of Cannabis Use Permit.

Cannabis Use Permits shall be processed in accordance with the procedures described in Part 5 of Chapter 12 of Title 14 of this code.

Approval of a cannabis use permit shall also be contingent on the following:

(a) Applicant must have been identified as a potential cannabis use permit holder through the Pre-Application process; and

(b) Approval of a cannabis use permit within six months of selection as a potential cannabis use permit; and

(c) Obtaining all necessary state license(s) within six months of positive recommendation through the pre-application process.

If any one or more of the above items have not been satisfied, the cannabis use permit shall automatically expire.

Sec. 14-53.112 Fees and Charges.

An applicant, permittee, owner, manager and employee shall timely and fully pay required fees when due. The amount of the following required fees shall be established by Council resolution.

(a) A cannabis pre-application fee is due and payable in full when a cannabis pre-application is submitted;

(b) A cannabis pre-application interview fee is due and payable in full within ten (10) days of notice that a pre-application interview has been granted;

(c) A cannabis use permit application fee is due and payable in full when a qualified applicant submits a cannabis special use permit application;

(d) A cannabis use permit renewal fee is due and payable for each location when a cannabis use permit renewal application is submitted to the City.

(e) An annual cannabis Identification badge fee for each owner manager and employee of a cannabis facility is due and payable annually.

(f) Any other fees for inspection, auditing or investigation not included within the other fees associated with a cannabis use permit application or a cannabis use permit renewal application.

Sec. 14-53.113 Change in Location/Business Structure.

(a) A cannabis use permit does not run with the land. It is personal to the permittee. A permittee may apply to relocate contingent upon first obtaining a new cannabis use permit for the new location, and approval from the state licensing agency for the new location. The process and the fees for re-location shall be the same as the process and fees in Sections 14-53.108 and 14-53.112.

(b) Within fifteen (15) calendar days of any change in information provided in the application for a cannabis use permit or any change in status of compliance with the provisions of this chapter, including any change in the applicant‘s ownership or control, the permittee shall file an application for a new cannabis use permit with the Zoning Administrator and pay the applicable cannabis use permit fee.

(c) A permittee may change the form of its business entity upon application to the Zoning Administrator and presentation of a new business License application under Chapter 3-4 if membership of the new business entity is substantially similar to the original permittee, owner and managers.

(d) If the original permittee is an unincorporated association, mutual or public benefit corporation, agricultural or consumer cooperative and transitions to, or forms a new business entity as allowed under MAUCRSA; provided, that the board of directors (or in the case of an unincorporated association, the owners and managers) are substantially the same as the original permittee.

(e) Although an application for a new cannabis use permit is not required in these two circumstances, the permittee shall notify the Zoning Administrator in writing of the change within ten (10) days, by filing a new Business License application with a written explanation of the change. Failure to comply with this provision is grounds for cannabis use permit revocation.

(f) Any attempt to transfer a cannabis use permit directly or indirectly in violation of this section is void and is ground for revocation of the cannabis use permit.

Sec. 14-53.114 Renewal or Revocation.

(a) Each cannabis use permit shall be valid for a period not exceeding one year and require renewal each year on or before June 30. Renewal of cannabis use permit shall be as provided for in Section 14-53.115.

(b) No cannabis use permit issued under this chapter may be renewed unless:

(1) A new application has been filed as set forth in Section 14-53.115 no less than March 30 or ninety (90) days before expiration date of the use permit, whichever first occurs;

(2) The cannabis use permit renewal application fee in Section 14-53.113, has been paid; and

(3) The applicant satisfies all requirements of this chapter.

(c) Cannabis Use Permit Renewal Application.

(1) An application to renew a cannabis use permit/ shall be on forms provided by the Zoning Administrator. The forms shall be signed under penalty of perjury, and shall include, but not be limited to, the following information:

(i) The names of the applicant's owners and managers;

(ii) The street address;

(iii) The Santa Cruz County Tax Assessor's Parcel Number of the existing cannabis facility;

(iv) A copy of the recorded deed vesting ownership of the parcel in the current owner,

(v) A copy of the applicant's State-issued license to engage in a cannabis business;

(vii) The applicants' and owners' waiver and release of the City from any and all liability or arising from the application for a cannabis use permit, the issuance of the cannabis use permit, the denial of the cannabis use permit, or the enforcement of the conditions of the cannabis use permit;

(viii) Background information to be determined by the Zoning Administrator, including but not limited to a statement that the applicant(s) and owner(s) have submitted to a LiveScan background check no earlier than 30 days before the date the application for the cannabis use permit is submitted;

(ix) Federal Tax Identification name and number;

(x) Security plan and any security procedures form that the applicant submitted to the Bureau;

(xi) For facilities holding a cannabis use permit for cannabis delivery, the cannabis delivery procedures form that the applicant submitted to the Bureau;

(xii) Vehicle registration and proof of insurance for all delivery vehicles;

(xiii) For retail cannabis businesses, provide proof that at least 15% of product inventory is sourced from City of Watsonville cannabis businesses.

(xiv) Proof of compliance with workers' compensation State insurance requirements; and

(xv) Such other information as the Zoning Administrator deems reasonably necessary to a thorough review of the cannabis use permit renewal application.

(xvi) Identification of any changes to the information the applicant submitted on the original cannabis use permit renewal application;

(xvii) Any law enforcement or enforcement activity related to the permittee's operations during the past calendar year;

(xviii) A representation that the applicant continues to hold in good standing any license required by the State of California to operate a cannabis facility;

(xix) Such other information as the Zoning Administrator deems reasonably necessary to a thorough review of the application for renewal of the cannabis use permit renewal application.

(d) Review of the Use Permit Renewal Application.

(1) Upon receipt of an application for renewal of a cannabis use permit, the Zoning Administrator shall update the permittee's file and perform whatever investigation the Zoning Administrator deems

necessary to determine whether to grant or deny the cannabis use permit. The investigation may include a physical inspection of the facility and any delivery vehicles, at the discretion of the Zoning Administration.

(2) Issuance of a renewal cannabis use permit is a discretionary act. No applicant shall be automatically entitled to receive a use permit renewal based solely on meeting the basic requirements of this chapter. It is not necessary for the Zoning Administrator to issue findings before granting a use permit renewal to an applicant who is requesting to maintain already-approved business operations.

(e) The Zoning Administrator or designee may revoke or elect not to renew a cannabis use permit issued under this chapter if:

(1) The applicant or permittee and its owners and managers have not complied at all times with this ordinance.

(2) Any failure to comply with the cannabis use permit conditions of approval or the Municipal Code,

(3) Any other facts, circumstances or conditions which indicate that renewal of the cannabis use permit regulatory permit will be detrimental to the health, safety, or welfare of the residents of the City.

(4) The Zoning Administrator or designee is aware of any law enforcement or State license enforcement activity related to the permittee's operations either with the locally permitted facility or any other facility owned and/or operated by the permittee in any other jurisdiction during the past calendar year that led to a documented, material violation of one or more conditions of the facility's cannabis use permit.

Sec. 14-53.115 Limitations on City's Liability.

(a) To the fullest extent permitted by law, the City shall not be liable whatsoever, with respect to approving any permit pursuant to this chapter or the operation of any facility approved pursuant to this chapter. As a condition of approval of a cannabis use permit as provided in this chapter, the applicant or its legal representative shall:

(1) Execute an agreement, in a form approved by the City Attorney, agreeing to indemnify, defend (at applicant's sole cost and expense), and hold the City, its officers, elected and appointed officials, employees, representatives, and agents, harmless and defend from any and all claims, losses, damages, injuries, or liabilities of any kind arising out of, or are in any way related to, the City's issuance or denial of a cannabis use permit, the registration or operation of a cannabis facility, the process used by the City in making any decision, the alleged violation of any federal, state, or local laws by the applicant, or the prosecution of the applicant or permittee or its owners or managers for violation of Federal or State laws;

(2) Maintain insurance at the coverage limits and of the types required by the City's risk manager in compliance with State law;

(3) Name the City as an additional insured on all liability policies;

(4) Agree to reimburse the City for all costs and expenses, including any court costs and attorney fees that the City may be required to pay as a result of any legal challenge related to the City's approval of a cannabis use permit. The City may, at its sole discretion, participate at its own expense in the defense

of any such action, but such participation shall not relieve the permittee of its obligation hereunder.

ARTICLE 2. REQUIRED FINDINGS

Sec. 14-53.201 Findings for Approval.

When considering applications for a cannabis use permit, the Zoning Administrator or Planning Commission shall evaluate the impact of the proposed use on and its compatibility with surrounding properties and neighborhoods to ensure the appropriateness of the use at a particular location to determine whether it can make all required findings of Section 14-12.513 (Required Findings for Conditional Use Permits) of this Code.

ARTICLE 3. OPERATING CONDITIONS.

Sec. 14-53.301 Uniform Use Permit Conditions for all Cannabis Facilities.

All cannabis use permits shall be subject to all general conditions of this section and all specific conditions for the cannabis use permit class.

(a) Parking area lighting and exterior lighting mounted on the facility shall be balanced and shall not result in glare on adjoining properties, shall complement the security systems required in this chapter to ensure that all areas of the location are visible, and shall provide increased lighting at all entrances to the facility. The lighting required in this subsection shall be on from dusk to dawn.

(b) No person, other than a licensed security guard, shall be in possession of any firearm while on the premises without having first obtaining a license from the State and City authorizing the person to be in possession of such firearm.

(c) Each applicant or permittee shall notify the City immediately after discovering any of the following: diversion, theft, loss, or any criminal activity involving

the cannabis activity or operation of the facility; significant discrepancies identified during inventory; or any breach of security.

(d) No permittee shall be delinquent in the payment of any State and City taxes and fees.

(e) The permittee shall hold all required State licenses under the Cannabis Regulations and Safety Act (Business and Professions Code Section 19300, et seq.), as it may be amended, and under all other applicable State laws.

(f) At any time between 8:00 a.m. and 10:00 p.m. and without notice, City may enter the facility to observe compliance of the facility operation, and may inspect facility records, books, accounts, financial data, and all data and records relevant to its cannabis use permit for the purposes of conducting an audit or compliance review.

(g) It is unlawful for any person to refuse to allow, impede, obstruct, or interfere with an inspection, or the review of the copying of records and monitoring (including recordings) including, but not limited to, the concealment, destruction, and falsification of any paper, electronic or other records deemed necessary and reasonable to administer the requirements of this chapter.

(h) It shall be unlawful and a violation of this chapter for any person to employ any other person at a facility who is not at least eighteen (18) years of age.

(i) Odor control devices and techniques shall be incorporated in all facilities to ensure that odors from cannabis are not detectable off-site. Facilities shall provide a sufficient odor absorbing ventilation and air filtration system so that odor generated inside the facility that is distinctive to its operation is not detected outside of the facility, anywhere on adjacent property or public rights-of-way, on or about the exterior or interior common area walkways, hallways, breezeways, foyers, lobby areas, or any other areas available for use by common tenants or the visiting public, or within any

other unit located inside the same building as the facility. Facilities shall install and maintain the following equipment or any other equipment which the Chief of Police determines has the same or better effectiveness:

(1) A ventilation and air filtration system with odor control that prevents internal odors from being emitted externally;

(2) An air filtration system that creates negative air pressure between the facility's interior and exterior so that the odors generated inside the facility are not detectable on the outside of the facility.

(j) All weighing devices must be maintained in compliance with local, County, State, or Federal law and comply with applicable regulations regarding device registration with the Santa Cruz County Agricultural Commissioner.

(k) All facilities shall follow all local, County, State, and Federal requirements for solid waste and hazardous waste disposal. The County of Santa Cruz Environmental Health Division may inspect the facility at any time during business hours to ensure compliance with this section.

(l) Facilities shall employ security personnel as follows:

(1) All security personnel shall register and maintain valid registration status with the State of California's Department of Consumer Affairs. At no time shall any security personnel register with the State at any level that is less than that of a State-licensed private security officer. Proof of application and registration for all security personnel shall be maintained by the applicant or permittee and shall consist of copies of all relevant documentation including: application forms, receipts for application fees and live scan fees, and actual proof of registration.

(2) While on duty, all security personnel shall have a nameplate containing the security personnel's full name and the word "SECURITY" printed in bold, capital letters. The nameplate shall be exhibited prominently on the clothing, at chest level, and shall be visible and easily read at all times. The nameplate shall be a minimum of two (2") inches high and four (4") inches wide, with the required information printed in capital letters, at least three-fourths (3/4") inches high and in a contrasting color. As an alternative to a nameplate, the security personnel's name and the word "SECURITY" may be embroidered on the security personnel's outermost garment with the required information meeting the above specifications and located at chest level.

(m) Each permittee shall conspicuously display its cannabis use permit and State license within the facility. Each facility that engages in delivery or transportation services shall carry a copy of the facility cannabis use permit in all vehicles that deliver or transport cannabis.

(n) No applicant or permittee may hold a license from the State Department of Alcoholic Beverage Control to sell alcohol beverages, nor may the facility include a business that sells alcohol beverages. No alcohol may be stored, sold, dispensed or used on the facility.

(o) Consistent with the "Memorandum for all United States Attorneys," issued on or about August 29, 2013, by the U. S. Department of Justice, from James M. Cole, Deputy Attorney General (known as the "Cole Memo"), the facility shall take all necessary and reasonable steps, including the refusal of service to any patient of the applicant or permittee, to prevent:

(1) The distribution of cannabis to minors;

(2) Revenue from the sale or distribution of cannabis from going to criminal enterprises, gangs and cartels;

(3) The diversion of cannabis from California to any other state;

(4) State-authorized cannabis activity from being used as a cover or pretext for the trafficking of other illegal drugs or other illegal activity;

(5) Violence and the use of firearms in the cultivation and distribution of cannabis;

(6) Drugged driving or the exacerbation of other adverse public health consequences associated with cannabis use;

(7) Growing of cannabis on public lands and the attendant public safety and environmental dangers posed by cannabis production on public lands; and

(8) Cannabis possession or use on Federal property.

(p) All cannabis facilities shall include the following language on all job postings as well as all applications for employment in both English and Spanish in minimum 12-point font all caps:

THE CANNABIS INDUSTRY IS NOT A FEDERALLY RECOGNIZED BUSINESS, THEREFORE THERE MAY BE RISKS TO INDIVIDUALS WORKING IN THIS INDUSTRY, WHO MAY NEED TO DISCLOSE WORK INFORMATION ON FEDERAL APPLICATIONS**.**

(q) The manufacture and sale of flavored combustible products (intended for inhalation or vaporization) is prohibited.

(r) Microbusiness – Commercial Activity. All cultivation, manufacturing, distribution, and retail activities performed by a permittee under a Type 12-Microbusiness permit shall occur on the same licensed premises. Areas of the premises for manufacturing and cultivation shall be separated from the distribution and retail areas by a wall and all doors between the areas shall remain closed when not in use.

Sec. 14-53.302 Type 1A, 2A or 3A Conditions (Cultivation).

All cannabis use permit for Type 1A, 2A or cultivation facilities shall be approved only if subject to all of the conditions of this section.

(a) Outdoor commercial Cultivation is prohibited. All cultivation of cannabis must occur within a permanent, permitted structure.

(b) In no case, shall cannabis plants be visible from a public or private road, sidewalk, park or any common public viewing area.

(c) Commercial cannabis cultivation which is permitted in the City of Watsonville shall not exceed 22,000 square feet of canopy space permitted by state law with a valid cannabis use permit.

(d) A permittee may cultivate cannabis at more than one location if each location is separately permitted and the total square footage of cannabis cultivated does not exceed the total allowed under the license type (5,000 sf or 10,000 sf maximum)

(e) Cannabis cultivation shall be conducted in accordance with state and local laws related to land conversion, grading, electricity, water usage, water quality, woodland and riparian habitat protection, agricultural discharges, and similar matters.

(f) Pesticides and fertilizers shall be properly labeled and stored to avoid contamination through erosion, leakage or inadvertent damage from pests, rodents or other wildlife.

(g) Cultivation shall at all times occur in such a way as to ensure the health, safety, and welfare of the public, the employees working at the facility, visitors to the area, neighboring properties, and the end users of the cannabis being cultivated, to protect the environment from harm to streams, fish, and wildlife; to ensure the security of the cannabis being cultivated; and to safeguard against the diversion of cannabis.

(h) The applicant or permittee shall prohibit loitering by persons outside the facility, either on the premises or within one hundred (100') feet of the premises.

(i) The cultivation of cannabis shall not create hazards due to the use or storage of materials, processes, products, chemicals, fertilizers, or wastes.

(j) The interior and exterior of the facility, including driveways, sidewalks, parking strips, fire access roads and streets on or adjacent to the premises, shall be kept in a clean and safe condition.

(k) Exterior lighting on the premises and location shall ensure the safety of the public and the members and employees of the applicant or permittee while not disturbing surrounding residential or commercial areas.

(l) Each permittee shall operate in a manner such that the cultivation of cannabis does not adversely affect the health or safety of nearby properties through the creation of mold, mildew, dust, glare, heat, noise, noxious gases, odor, smoke, traffic, vibration, or other impacts.

(m) The facility shall follow all pesticide use requirements of local, State, and Federal law. City staff may inspect the facility at any time during business hours to ensure compliance with this section.

Sec. 14-53.303 Type 6 and 7 Conditions (Manufacturing).

All cannabis use permits for Type 6 or 7 Manufacturing facilities shall be approved only if subject to all conditions of this section. All cannabis use permits shall be subject to all of the general conditions of this section and the specific conditions of this Article for the specific permit type.

(a) Cannabis manufacturing shall only be permitted pursuant to Section 14-53.101 of this code or any subsequent created manufacturing state license as defined in MAUCRSA, and may be permitted to operate only within those zone districts as defined in Section 14-53.106 of this Code.

(b) No compressed gases used in the manufacturing may be stored in containers that exceed the amount approved by the Watsonville Fire Department and authorized by this cannabis use permit. Each facility shall be limited to a total number of tanks authorized by the Watsonville Fire Department.

(c) Cannabis manufacturing facilities may use heat, screens, presses, steam distillation, ice water, ethanol and other methods without employing solvents or gases to create kief, hashish, bubble hash, or infused dairy butter, or oils or fats derived from natural sources, and other extracts.

(d) If an extraction process uses a professional grade closed loop CO_2 gas extraction system every vessel must be certified by the manufacturer for its safe use. The CO_2 must be of at least ninety-nine percent purity.

(e) Closed loop systems for compressed gas extraction systems must be commercially manufactured and bear a permanently affixed and visible serial number.

(f) Certification from an engineer licensed by the State of California, or by a certified industrial hygienist, must be provided to the Community Development Department for a professional grade closed loop system to certify that the system was

commercially manufactured, is safe for its intended use, and was built to codes of recognized and generally accepted good engineering practices, including but not limited to:

(1) The American Society of Mechanical Engineers (ASME);

(2) American National Standards Institute (ANSI);

(3) Underwriters Laboratories (UL); or

(4) The American Society for Testing and Materials (ASTM)

(5) The certification must contain the signature and stamp of the professional engineer or industrial hygienist and serial number of the extraction unit being certified.

(g) Professional closed loop systems and other equipment used for extraction must be approved for use by the Watsonville Fire Department and meet all fire, safety, and building code requirements specified in the California Building Reference Codes.

(h) Facilities may use food grade glycerin, ethanol, and propylene glycol solvents to create or refine extracts. Ethanol should be removed from the extract in a manner to recapture the solvent and ensure that it is not vented into the atmosphere.

(i) Facilities creating cannabis extracts must develop standard operating procedures, good manufacturing practices, and a training plan prior to producing extracts for the marketplace.

(j) Any person using solvents or gases in a closed looped system to create cannabis extracts must be fully trained on how to use the system, have direct access to applicable material safety data sheets and handle and store the solvents and gases safely.

(k) Parts per million for one gram of finished extract cannot exceed state standards for any residual solvent or gas when quality assurance tested.

(l) Preparation of edible cannabis products.

1. All food products, food storage facilities, food-related utensils, equipment and materials shall be approved, used, managed and handled in accordance with the California Retail Food Code [§§ 113700 et seq of the California Health and Safety Code]. All food products shall be protected from contamination at all times, and

2. All food handlers shall be clean, in good health and free from communicable diseases.

Baked products (e.g., brownies, bars, cookies, cakes), tinctures, and other non-refrigerated type items may be sold or distributed at a cannabis retailer. The County of Santa Cruz Environmental Health Department may inspect the facility at any time during business hours to ensure compliance with this section.

3. Products with specific youth appeal and adverse health impacts, such as products that mix other addictive and psychoactive substances with cannabis (e.g., nicotine, alcohol, or added caffeine), artificial flavors or additives that increase underage appeal, cannabis "candies" produced in character shapes (gummy bears, Swedish Fish, animal-shaped chocolates) that would have higher appeal to youth, shall be awarded fewer points in the application process.

4. Cannabis products shall not be created in the shape of a human, animal, fruit, or any youth friendly depiction.

(m) Packaging of cannabis.

(1) Before sale or delivery of any edible cannabis or edible cannabis product the same shall be labeled and in tamper-evident packaging which at

least meets the requirements of California Business and Professions Code § 19347, as the same may be amended from time to time or superseded or replaced by subsequent State legislation or by any department or division of the State of California. The City Council may impose additional packaging and labeling requirements on cannabis or cannabis products.

(2) Cannabis or cannabis products shall be packaged in re-sealable, tamper-evident, child-proof, opaque packaging with text and adult-intended design. Packaging that has special appeal to youth, such as cartoons, recreational images (sports, musicians, etc.), names referencing pop culture figures, or bright, eye-catching colors, is prohibited.

Sec. 14-53.304 Type 8 Conditions (Testing).

All cannabis use permit for Type 8 Testing facilities shall be approved only if subject to all of the conditions of this section.

(a) Testing Labs shall be required to conduct all testing in a manner pursuant to Business and Professions Code Section 26100 and shall be subject to state and local law. Each Testing Lab shall be subject to additional regulations as determined from time to time as more regulations are developed under this Chapter and any subsequent State of California legislation regarding the same.

(b) Testing Labs shall conduct all testing in a manner consistent with general requirements for the competence of testing and calibrations activities, including sampling using verified methods.

(c) All cannabis testing laboratories performing testing shall obtain and maintain ISO/IEC 17025 accreditation as required by the Bureau.

(d) Testing labs shall destroy any harvest batch whose testing sample indicates noncompliance with health and safety standards required by the bureau unless remedial measures can bring the cannabis or cannabis products into compliance with quality standards as specified by law and implemented by the bureau.

(e) Each operator shall ensure that a testing laboratory employee takes the sample of cannabis or cannabis products from the distributor's premises for testing required by state law and that the testing laboratory employee transports the sample to the testing laboratory.

(f) Except as provided by state law, a testing laboratory shall not acquire or receive cannabis or cannabis products except from a permittee in accordance with state law, and shall not distribute, sell, or dispense cannabis, or cannabis products, from the licensed premises from which the cannabis or cannabis products were acquired or received. All transfer or transportation shall be performed pursuant to a specified chain of custody protocol.

(g) A testing laboratory may receive and test samples of cannabis or cannabis products from a qualified patient or primary caregiver only if the qualified patient or primary caregiver presents the qualified patient's valid physician's recommendation for cannabis for medicinal purpose. A testing lab shall not certify samples from a qualified patient or primary caregiver for resale or transfer to another party or permittee. All tests performed by a testing laboratory for a qualified patient or primary caregiver shall be recorded with the name of the qualified patient or primary caregiver and the amount of the cannabis or cannabis products received.

Sec. 14-53.305 Storefront and Non-storefront Delivery Conditions.

All cannabis use permits for Non-storefront and Storefront delivery facilities shall be approved only if subject to all of the conditions of this section.

(a) The business operating the delivery service shall provide the Chief of Police with evidence of a valid state license for a facility on whose authorization the delivery service is performing the delivery function.

(b) A cannabis business may receive orders for cannabis deliveries through any technology platform owned and controlled by the business, or independently approved by the Chief of Police, or his or her designee, that enables customers to arrange for or facilitate the transfer of cannabis and/or cannabis products by the cannabis business to registered customers.

(c) The business operating the delivery service shall furnish to the Chief of Police the year, make, model, color, license plate number, and numerical Vehicle Identification Number (VIN) for any and all vehicles that will be used to deliver cannabis goods.

(d) Non-storefront delivery by those cannabis cultivation and manufacturing facilities with valid local Use Permits shall be limited to only those products cultivated and/or manufactured by the licensed facility.

(e) Age Verification using an ID scanner at point of delivery that matches required state approved identification. This identification must match information and address on file as part of purchase.

(f) Delivery shall be only to the person named as the customer ordering. A signature shall be required upon transfer to be verified at delivery to match with all electronically or physically stored identification and signatures.

(g) Delivery hours are limited to 9am to 9pm with no new orders initiated after

8:30 pm for same day delivery.

(h) All cannabis products shall remain locked in vehicle.

(i) Detailed education about cannabis products (including concentration, dosage, titration and proper use warnings) shall be listed on the ordering platform and with product dissemination.

(j) Utilize GPS surveillance mapping to track delivery provider location.

(k) Delivery vehicles shall be equipped with a camera to enhance safety while conducting all deliveries.

(l) A cannabis delivery business shall not deliver cannabis or cannabis product to an individual if there is reason to believe that cannabis or cannabis product will be diverted to a person under twenty-one (21) years of age unless that person is a qualified patient or a person with an identification card, as those terms are defined in Health and Safety Code Section 11362.7.

(m) A cannabis business shall not deliver cannabis or cannabis product to any jurisdiction that prohibits deliveries.

(n) Incident Reporting Requirements

(1) Any vehicle accident resulting in injury to any person shall be reported to the local police department where the incident occurred, a manager of the retailer immediately, and to the Chief of Police, or his or her designee, within twenty-four (24) hours. The report shall include the date, time, location, involved vehicle and driver, circumstances and local police department case number.

(2) For any vehicle accident resulting in property damage only, the delivery driver shall exchange driver, vehicle, and insurance information with all involved parties, and the accident may be reported to the local police department

where the incident occurred, a manager of the retailer immediately, and the Chief of Police, or his or her designee, within 24 hours. The report shall include the date, time, location, involved vehicle and driver, circumstances, and local police department case number, as applicable.

(3) Any loss of cannabis, cannabis product, or money shall be reported to the local police department where the incident occurred and a manager of the retailer immediately, and to the Chief of Police, or his or her designee, within twenty-four (24) hours. The report shall include the date, time, location, involved vehicle and driver, circumstances and local police department case number. Any theft of cannabis, cannabis product, or money during the delivery process shall be immediately reported to the local police department where the incident occurred and a cannabis manager immediately, and, if the incident did not occur within the investigative jurisdiction of the City of Watsonville Police Department, a duplicate City of Watsonville Police Department notification will be made by calling the non-emergency citizen contact dispatch center number.

Sec. 14-53.306 Type 10 Conditions (Store Front Retail).

All cannabis use permits for Type 10 Store front retail facilities shall be approved only if subject to all of the conditions of this section.

(a) No more than the number of cannabis retailers adopted by resolution may operate within the City of Watsonville at any one time and shall be issued a permit by the City of Watsonville.

(b) Parking for retail cannabis facilities shall be a minimum of 1 parking space per 150 square feet of floor area dedicated to the business.

(c) Retailers shall verify the age and all necessary documentation of each individual to ensure the customer is not under the age of eighteen (18) years. If the potential customer is 18 to 20 years old, retailer shall confirm the customer's possession of a valid doctor's recommendation and/or H&S 11362.71 identification card (Medical Marijuana Card). For adult-use purchases, retailers shall verify that all customers are 21 years of age or older for the purchase of cannabis or cannabis products.

(d) Entrances into the retailer shall be locked at all times with entry strictly controlled. A "buzz-in" electronic/mechanical entry system shall be utilized to limit access to and entry to the retailer to separate it from the reception/lobby area. Individuals must show their government-issued identification, and, in the case of medical cannabis facilities, their physician's recommendation, or a cannabis card issued pursuant to Health and Safety Code Section 11362.71 in order to gain access into the retailer. The government-issued identification and, if applicable, doctor's recommendation or cannabis card must also be shown at the point of sale station at the time of purchase. Doctor recommendations are not to be obtained or provided at the retail location.

(e) Uniformed licensed security personnel shall be employed to monitor site activity, control loitering and site access, and to serve as a visual deterrent to unlawful activities. Security personnel may be allowed to carry firearms if authorized by the Chief of Police.

(f) Retailers may have only that quantity of cannabis and cannabis products to meet the daily demand readily available for sale on-site in the retail sales area of the retailer. Additional product may be stored in a secured, locked area to which customers, vendors, and visitors shall not have access.

(g) All restroom facilities shall remain locked and under the control of management.

(h) Retailers and microbusinesses authorized to conduct retail activities shall only serve customers who are within the licensed premises.

(1) The sale of cannabis goods shall not occur through a pass-through window or a slide-out tray to the exterior of the premises.

(i) Retailers or microbusinesses shall not operate as or with a drive-in or drive-through at which cannabis goods are sold to persons within or about a motor vehicle.

(j) No cannabis goods shall be sold and/or delivered by any means or method to any person within a motor vehicle.

(k) All cannabis goods sold by a retail business shall be contained in child-resistant packaging.

(l) Retailers shall record point-of-sale areas and areas where cannabis goods are displayed for sale on the video surveillance system. At each point-of-sale location, camera placement must allow for the recording of the facial features of any person purchasing or selling cannabis goods, or any person in the retail area, with enough clarity to determine identity.

(m) A retail permittee or microbusiness permittee who is engaged in retail sale shall hire or contract for security personnel who are at least 21 years of age to provide security services for the licensed retail premises. All security personnel hired or contracted for by the permittee shall be licensed by the Bureau of Security and Investigative Services and shall comply with Chapters 11.4 and 11.5 of Division 3 of the Business and Professions Code.

(n) Access to Retailer Premises.

(1) Access to the premises of a retail permittee/permittee shall be limited to individuals who are at least 21 years of age.

(2) Notwithstanding Section 14-53.204 (i) (1), individuals who are at least 18 years of age and in possession of a valid physician's recommendation shall be granted access to the premises of a retail permittee/permittee for the sole purpose of purchasing medicinal cannabis consistent with the physician's recommendation.

(o) Authorized Sales. A retailer shall only sell adult-use cannabis and adult-use cannabis products to individuals who are at least 21 years of age. A retailer shall only sell medicinal cannabis or medicinal cannabis products to individuals who are at least 18 years of age, but not yet 21, if those individuals are in possession of a valid physician's recommendation. Medicinal cannabis sales to individuals 21 years of age and older are unrestricted.

(p) Limited Access Areas. A retailer shall establish limited-access areas and permit only authorized individuals to enter the limited-access areas. Authorized individuals include individuals employed by the retailer as well as any outside vendors, contractors, or other individuals conducting business that requires access to the limited access area. All individuals granted access to the limited access area shall be at least 21 years of age, and if not employed by the retailer, shall be escorted at all times by an employee of the permittee/permittee. A retailer shall maintain a log of all individuals who are not employees who are granted access to the limited access area. These logs shall be made available to the Chief of Police or the Development Services Director upon request.

(q) Operating hours of the Store Front Retailer License shall be limited to the hours of 9:00 a.m. through 9:00 p.m., seven days a week.

(r) Store Front/Retail Security Requirements. All provisions incorporated within Section 14-53.404 of this Chapter (Security), are directly applicable to and binding on all facilities, including all Store Front/Retail businesses.

(s) “No smoking” signs shall be placed near the entrance and exit of the business.

(t) The retail cannabis premise shall have an independent exterior entrance that is not shared with any other business or residence.

(u) No self-service display is allowed, including vending machines.

(v) The retail facility shall maintain a minimum of fifteen percent (15%) of the retail display space dedicated to cannabis products grown and/or manufactured in the City of Watsonville.

(w) Retail facilities shall not charge a slotting fee to Watsonville cultivation/manufacturing businesses for the display of local product in the retail facility.

Sec. 14-53.307 Type 11 Conditions (Distribution).

All cannabis use permits for Type 11 Distribution facilities shall be approved only if subject to all conditions of this section.

(a) A distributor shall not store non-cannabis goods or non-cannabis accessories that are to be sold to another party on any licensed premises. Additionally, a distributor shall not distribute non-cannabis goods or non-cannabis accessories at a licensed premise. For the purposes of this section, non-cannabis goods are any goods that do not meet the definition of cannabis goods as defined in Section 5000(c) of the California Code of Regulations.

(b) After taking physical possession of a cannabis goods batch, the distributor shall contact a testing laboratory and arrange for a laboratory employee to come to the distributor's licensed premises to select a representative sample for laboratory testing.

(c) A distributor shall ensure that all cannabis goods batches are stored separately and distinctly from other cannabis goods batches on the distributor's premises.

(d) The distributor shall ensure that the batch size from which the sample is taken meets the requirements of state law, specifically the testing provisions within the California Code of Regulations.

(e) A distributor or an employee of the distributor shall be physically present to observe the laboratory employee obtain the sample of cannabis goods for testing and shall ensure that the increments are taken from throughout the batch. The sampling shall be video-recorded, and the recording kept available to state and local authorities for a minimum of 180 days, pursuant to Section 5305 of the California Code of Regulations.

(f) A distributor shall not transport cannabis or cannabis products to a licensed retail facility until and unless it has verified that the cannabis or cannabis products have been tested and certified by a testing lab as being in compliance with state health and safety requirements pursuant to Sections 5705, 5710 and 5714 of the California Code of Regulations.

(g) Each facility that engages in distribution services shall carry a copy of the use permit in all vehicles that distribute cannabis.

The distributor shall be in compliance with State and local cannabis regulations at all times, including California Business and Professions Code Division 10 (Cannabis), as may be amended.

ARTICLE 4. OPERATING STANDARDS.

Sec. 14-53.401 Signs.

Notwithstanding other sections of this Code, exterior signage for the facility shall be limited to one (1) exterior building sign per business location in compliance with the following standards:

(a) Signs may include only the name of the business and one green cross

(b) Sign area may not exceed twenty (20) square feet, or one square foot per linear frontage of the facility main building, whichever is less.

(c) Signs may not have any reference, through symbols or language, to cannabis, with the exception of one green cross.

(d) Signs shall not be directly illuminated except during operating hours.

(e) Signs shall also comply and be approved pursuant to Chapter 8-6 of this Code.

(f) A facility shall not print, publish, advertise, or disseminate in any way or by any means, other than a dedicated business Internet website accessible only through an age gate portal.

(g) A facility may provide an entry in the telephone directory with the name, location, and phone number of the facility. Such directory entry may identify the business as a “cannabis facility.” The telephone directory shall not include: pricing of products, details regarding specific cannabis products, or cannabis photography or graphics related to the cannabis plant or cannabis products.

(h) Banners, sandwich boards, flags, billboards, placards, and persons waving signs are prohibited.

Sec. 14-53.402 Permissible Delivery Locations and Customers.

Cannabis delivery businesses permitted to engage in delivery of cannabis and cannabis products inside the City of Watsonville are subject to the following requirements:

(a) A licensed facility shall not deliver cannabis goods to an address located on publicly owned land or any address on land or in a building leased by a public agency.

(b) A licensed facility shall comply with all requirements of state and local law pertaining to the cannabis permit and all subsequent policies, procedures and regulations which may be amended by the Community Development Department from time to in order to enforce this Chapter.

Sec. 14-53.403 Recordkeeping.

(a) Each facility shall maintain an inventory control and reporting system to track and report on all aspects of the facility including, but not limited to, such matters as cannabis tracking, inventory data, and gross sales (by weight and sale) and shall ensure that such information is compatible with the City's recordkeeping systems and complies with State law. The system must have the capability to produce historical transactional data for review by the City of Watsonville. All information provided to the City pursuant to this subsection shall be confidential and shall not be disclosed, except as otherwise may be required under the law. Such system must be authorized by the City Manager or their designee.

(b) Each applicant or permittee shall maintain at the premises all records and documents required by this chapter and all the information and records listed below:

(1) The name, address, and telephone number(s) of the owner, landlord and/or lessee of the location;

(2) The name, address, and telephone number of each patient and primary caregiver, along with a copy of the written documentation provided by each qualified patient designating his or her primary caregiver;

(3) The name, business address, and telephone number of each attending physician who provided a physician's recommendation for any patient of the applicant or permittee;

(4) The records of all qualified patients with a valid identification card and primary caregivers with a valid identification card may be maintained by the applicant or permittee using only the identification card number issued by the State pursuant to California Health and Safety Code Section 11362.7 et seq., in lieu of the information required by this section;

(5) Complete and up-to-date records regarding the amount of cannabis cultivated, produced, harvested, stored, or packaged at its cultivation site;

(6) Complete and up-to-date manifest records regarding cannabis transfers from the applicant or permittee's cultivation site to dispensing location(s), including the date and time of the transfer; the name and address of the cultivation facility and the name and address of the supplier if different from the cultivation facility; the amount, form, type,

batch and lot number of cannabis transferred; the time of departure from the cultivation facility; the time of arrival at the dispensing location; the names of the employees distributing the product; and the name of the employee who received the product at the dispensing location;

(7) Complete and up-to-date records documenting each transfer of cannabis from the applicant or permittee's dispensing location to patients including the amount provided, the form or product category in which the cannabis was provided, the date and time provided, the name of the employee making the transfer, and the amount of monetary or other transaction;

(8) All receipts of the applicant or permittee, including but not limited to all contributions and all expenditures incurred by the applicant or permittee for the cultivation and dispensing of cannabis;

(9) Records demonstrating compliance with State and Federal rules and regulations regarding reporting and taxation of income received; and

(c) All cannabis facilities shall perform an inventory on the first business day of each month and shall record the total quantity of each form of cannabis on the premises.

(d) All records required by this section shall be maintained by the applicant or permittee for a period of seven years and shall be made available by the applicant or permittee to the Zoning Administrator and any City official charged with enforcing the provisions of this Code upon request.

Sec. 14-53.404 Security.

(a) A permitted facility shall implement enough security measures to deter and prevent the unauthorized entrance into areas containing cannabis or cannabis products, and to deter and prevent the theft of cannabis or cannabis products at the facility. Except as may otherwise be determined by the City Manager or his/her designee(s), these security measures shall include, but shall not be limited to, all of the following:

(1) Alarm system (perimeter, fire, and panic buttons).

(2) Remote monitoring of alarm systems by licensed security professionals.

(3) Perimeter lighting systems (including motion sensors) for after-hours security.

(4) Perimeter security and lighting as approved by the Police Chief and Director of the Community Development Department or his/her designee.

(5) Preventing individuals from remaining on the premises of the facility if they are not engaging in an activity directly related to the permitted operations of the facility.

(6) Establishing limited access areas accessible only to authorized facility personnel.

(7) Except for live growing plants which are being cultivated at a cultivation operation, all cannabis and cannabis products shall be stored in a secured and locked vault or vault equivalent. All safes and vaults shall be compliant with Underwriter Laboratories burglary-resistant and fire-resistant standards. All cannabis and cannabis products, including live plants that are

being cultivated, shall be kept in a manner as to prevent diversion, theft, and loss.

(8) Installing 24-hour security surveillance cameras of at least HD-quality to monitor all entrances and exits to and from the premises, all interior spaces within the facility which are open and accessible to the public, all interior spaces where cannabis, cash or currency, is being stored for any period of time on a regular basis and all interior spaces where diversion of cannabis could reasonably occur. All cameras shall record in color. All exterior cameras shall be in weather-proof enclosures, shall be located so as to minimize the possibility of vandalism, and shall have the capability to automatically switch to black and white in low light conditions. The facility shall be responsible for ensuring that the security surveillance camera's footage is remotely accessible by the City Manager or his/her designee(s), and that it is compatible with the City 's software and hardware. In addition, remote and real-time, live access to the video footage from the cameras shall be provided to the City Manager or his/her designee(s). Video recordings shall be maintained for a minimum of ninety (90) days and shall be made available to the City Manager or his/her designee(s) upon request. Video shall be of sufficient quality for effective prosecution of any crime found to have occurred on the site of the facility and shall be capable of enlargement via projection or other means. Internet Protocol address information shall be provided to the Watsonville Police Department by the facility, to facilitate remote monitoring of security cameras by the Department or its designee.

(9) Sensors shall be installed to detect entry and exit from all secure areas and shall be monitored in real time by a security company licensed by the State of California Bureau of Security and Investigative Services.

(10) Panic buttons shall be installed in all facilities with direct notification to the Watsonville Police Department dispatch and shall be configured to immediately alert dispatch for the Watsonville Police Department.

(11) Having a professionally installed, maintained, and monitored real-time alarm system by a security company licensed by the State of California Department of Consumer Affairs Bureau of Security and Investigative Services.

(12) Any bars installed on the windows or the doors of the facility shall be installed only on the interior of the building.

(13) Security personnel shall be on-site 24 hours a day or alternative security as authorized by the City Manager or his/her designee(s), and must have a verified response security patrol when closed. Security personnel must be licensed by the State of California Bureau of Security and Investigative Services personnel and shall be subject to the prior review and approval of the City Manager or his/her designee(s), with such approval not to be unreasonably withheld. Firearms may be carried by security personnel while they are on duty if authorized by the Chief of Police.

(14) Each facility shall have the capability to remain secure during a power outage and shall ensure that all access doors are not solely controlled by an electronic access panel to ensure that locks are not released during a power outage.

(15) Entrance areas are to be locked at all times and under the control of a designated responsible party that is either; (a) an employee of the facility; or (b) a licensed security professional.

(16) Each facility shall have an accounting software system in place to provide point of sale data as well as audit trails or both product and cash, where applicable.

(17) Each facility shall demonstrate to the Chief of Police, City Manager or their designees, compliance with the state's track and trace system for cannabis and cannabis products, as soon as it is operational.

(18) Each facility shall have a professionally installed video surveillance system, access control and intrusion alarm systems designed to protect the inventory, facility, and employees. Each business shall have network security protocols that are certified by Underwriters Laboratories.

(19) Exterior vegetation shall be planted, altered and maintained in a fashion that precludes its use as a hiding place for persons on the premises.

(20) Emergency access and emergency evacuation plans that are in compliance with state and local fire safety standards.

(b) Each facility shall identify a designated security representative/liaison to the City of Watsonville, who shall be reasonably available to meet with the City Manager or his/her designee(s) regarding any security related measures or and operational issues**.** The designated security representative/liaison shall, on behalf of the cannabis facility, annually maintain a copy of the current security plan on the cannabis facility to present to the City Manager or his/her designee upon request that meets the following requirements:

(1) Confirms that a designated manager will be on duty during business hours and will be responsible for monitoring the behavior of employees.

(2) Identifies all managers of the cannabis facility and their contact phone numbers.

(3) Confirms that first aid supplies and operational fire extinguishers are in the service areas and the manager's office.

(4) Confirms that burglar, fire, and panic alarms are operational and monitored by a licensed security company 24-hours a day, seven days a week, and provides contact information for each licensed security company.

(5) Identify enough licensed, interior and exterior security personnel who will monitor individuals inside and outside the facility, the parking lot, and any adjacent property under the business' control.

(6) Confirm that the licensed security personnel shall regularly monitor the parking lot and any adjacent property to ensure that these areas are: (i) free of individuals loitering or causing a disturbance; (ii) are cleared of employees and their vehicles one-half hour after closing.

(c) As part of the application and permitting process each facility shall have a storage and transportation plan, which describes in detail the procedures for safely and securely storing and transporting all cannabis, cannabis products, any hazardous materials that may be used by the business, and any currency.

(d) The facility shall cooperate with the City whenever the City Manager or his/her designee(s) makes a request, with or without prior notice, to inspect or audit the effectiveness of any security plan or of any other requirement of this Chapter.

(e) A facility shall notify the City Manager or his/her designee(s) within twenty-four (24) hours after discovering any of the following:

(1) Significant discrepancies identified during inventory. The level of significance shall be determined by the regulations promulgated by the City Manager or his/her designee(s).

(2) Diversion, theft, loss, or any criminal activity involving the facility or any agent or employee of the facility.

(3) The loss or unauthorized alteration of records related to cannabis, customers or employees or agents of the facility.

(4) Any other breach of security.

(f) Compliance with the foregoing requirements shall be verified by the Zoning Administrator before commencing business operations. The Zoning Administrator may supplement these security requirements once operations begin upon request of the business owner.

Sec. 14-53.405 Video Surveillance.

(a) Minimum Requirements. The following video surveillance requirements shall apply to all facilities:

(1) Prior to exercising the privileges of a facility, an applicant must install a fully operational video surveillance and security camera recording system. The recording system must record in digital format and meet the requirements of this chapter.

(2) All video surveillance records and recordings must be stored in a secure area that is only accessible to an applicant or permittee's management staff.

(3) Video surveillance records and recordings must be made available upon request to the Division, the relevant local licensing authority, or any other

State or local law enforcement agency for a purpose authorized by the Municipal Code or for any other State or local law enforcement purpose.

(4) Video surveillance records and recordings of point-of-sale areas shall be held in confidence by all employees and representatives of the Division, except that the Division may provide such records and recordings to the relevant local licensing authority, or any other State or local law enforcement agency for a purpose authorized by the Municipal Code or for any other State or local law enforcement purpose.

(b) Video Surveillance Equipment.

(1) Video surveillance equipment shall, at a minimum, consist of digital or network video recorders, cameras capable of meeting the recording requirements described in this rule, video monitors, digital archiving devices, and a color printer capable of delivering still photos.

(2) All video surveillance systems must be equipped with a failure notification system that provides prompt notification to the applicant or permittee of any prolonged surveillance interruption and/or the complete failure of the surveillance system.

(3) Permittees are responsible for ensuring that all surveillance equipment is properly functioning and maintained so that the playback quality is suitable for viewing and the surveillance equipment is capturing the identity of all individuals and activities in the monitored areas.

(4) All video surveillance equipment shall have sufficient battery backup to support a minimum of four (4) hours of recording in the event of a power outage.

(c) Placement of Cameras and Required Camera Coverage.

(1) Camera coverage is required for all limited access areas, point-of-sale areas, security rooms, all points of ingress and egress to limited access areas, all areas where cannabis or cannabis-infused product is displayed for sale, and all points of ingress/egress to the exterior of the licensed premises.

(2) Camera placement shall be capable of identifying activity occurring within twenty (20') feet of all points of ingress and egress and shall allow for the clear and certain identification of any individual and activities on the licensed premises.

(3) At each point-of-sale location, camera coverage must enable recording of the patients, caregiver or customer(s) and employee(s) facial features with sufficient clarity to determine identity.

(4) All entrances and exits to the facility shall be recorded from both indoor and outdoor vantage points.

(5) The system shall be capable of recording all predetermined surveillance areas in any lighting conditions. If the licensed premises has a cannabis cultivation area, a rotating schedule of lighted conditions and zero-illumination can occur as long as ingress and egress points to flowering areas remain constantly illuminated for recording purposes.

(6) Areas where cannabis is grown, tested, cured, manufactured, or stored shall have camera placement in the room facing the primary entry door at a height which will provide a clear unobstructed view of activity without sight blockage from lighting hoods, fixtures, or other equipment.

(7) Cameras shall also be placed at each location where the following activities occur:

(i) Weighing, packaging, transport, preparation, or tagging of cannabis or cannabis products.

(ii) Storage and counting of cash.

(8) At least one (1) camera must be dedicated to record the access points to the secured surveillance recording area.

(d) Location and Maintenance of Surveillance Equipment.

(1) The surveillance room or surveillance area shall be a limited access area.

(2) Surveillance recording equipment must be housed in a designated, locked and secured room or other enclosure with access limited to authorized employees, agents of the City, County and State for a purpose authorized by this Code or for any other State or local law enforcement purpose, and service personnel or contractors.

(3) Permittees must keep a current list of all authorized employees and service personnel who have access to the surveillance system and/or room on the licensed premises. Permittees must keep a surveillance equipment maintenance activity log on the licensed premises to record all service activity including the identity of the individual(s) performing the service, the service date and time and the reason for service to the surveillance system.

(4) Off-site monitoring and video recording storage of the licensed premises by the permittee or an independent third party is authorized as long as standards exercised at the remote location meet or exceed all standards for on-site monitoring.

(5) Each cannabis licensed premises located in a common or shared building must have a separate surveillance room/area that is dedicated to that

specific licensed premises. Commonly owned facilities located in the same local jurisdiction may have one (1) central surveillance room located at one (1) of the commonly owned licensed premises which simultaneously serves all of the commonly owned facilities. The facility that does not house the central surveillance room is required to have a review station, printer, and map of camera placement on the premises. All minimum requirements for equipment and security standards as set forth in this section apply to the review station.

(e) Video Recording and Retention Requirements.

(1) All camera views of all limited access areas must be continuously recorded twenty-four (24) hours a day. The use of motion detection is authorized when a permittee can demonstrate that monitored activities are adequately recorded.

(2) All surveillance recordings must be kept for a minimum of forty (40) days and be in a format that can be easily accessed for viewing. Video recordings must be archived in a format that ensures authentication of the recording as legitimately captured video and guarantees that no alteration of the recorded image has taken place.

(3) The permittee's surveillance system or equipment must have the capabilities to produce a color still photograph from any camera image, live or recorded, of the licensed premises.

(4) The date and time must be embedded on all surveillance recordings without significantly obscuring the picture. The date and time must be synchronized with any point-of-sale system.

(5) Time is to be measured in accordance with the official United States time established by the National Institute of Standards and Technology and the U.S. Naval Observatory in Pacific time.

Sec. 14-53.406 Identification Badge Display Requirements.

(a) Each owner, manager and employee engaged in the cultivation, processing, manufacturing, delivery or dispensing of cannabis shall, at all times while engaged in the duties of his or her position for the collective, wear in plain sight, on his or her person and at chest level, a valid identification badge, issued by the Chief of Police, and containing such information, including a suitable photograph, as the Chief of Police may require.

(b) No owner, manager or employee engaged in the cultivation, processing, manufacturing, delivery or dispensing of cannabis shall engage in any activities with which he or she is registered, without first obtaining a valid identification badge.

(c) Identification badges shall expire one (1) year after issuance.

(d) Application for renewed identification badges shall be filed with the Chief of Police no later than thirty (30) days prior to the expiration of the current identification badge.

(e) Identification badges are the property of the City and shall be immediately collected by the facility and provided to the Chief of Police within twenty-four (24) hours of their expiration, or within twenty-four (24) hours of the termination of the employee's relationship with the owner, manager or individual member participating in the cultivation, processing, manufacturing, delivering or dispensing of cannabis. The applicant or permittee shall report any stolen or lost badges to the Chief of Police within forty-eight (48) hours of such loss or theft.

Sec. 14-53.407 Additional Terms and Conditions.

Based on the information set forth in the application, the Zoning Administrator or Planning Commission may impose reasonable terms and conditions on the proposed operations of the facility in addition to those specified in this chapter.

ARTICLE 5. ENFORCEMENT.

Sec. 14-53.501 Compliance.

(a) All cannabis facilities shall pay any applicable sales, use, business or other tax, and all license, registration, or other fees pursuant to Federal, State, County, and local law, or any other regulatory agencies as applicable.

(b) All cannabis facilities and their related permittees or cooperatives shall fully comply with all the provisions of the Compassionate Use Act of 1996, the Medical Cannabis Program Act, the 2008 Attorney General Guidelines, MAUCRSA, any subsequently enacted State law or regulatory, licensing, or certification requirement, all applicable provisions of this Code, and any specific, additional operating procedures and measures as may be imposed as conditions of approval of the regulatory permit.

(c) Nothing in this chapter shall be construed as authorizing any actions which violate State or local law regarding the cultivation, transportation, manufacture, provision, sale, transfer, or disposition of cannabis.

Sec. 14-53.502 Inspections.

(a) The Zoning Administrator shall have the right to enter all cannabis facilities from time to time unannounced during the facility's hours of operation for the purpose of making reasonable inspections to observe and enforce compliance with this chapter, to inspect and copy records required to be maintained under this chapter, or to inspect and

view recordings made by security cameras, all without requirement for a search warrant, subpoena, or court order.

(b) Nothing in this chapter requires the disclosure of any patient's private medical record.

(c) The Zoning Administrator may summarily suspend or revoke a cannabis regulatory permit, or disqualify an applicant from the registration process, or elect not to renew a regulatory permit if any of the following, singularly or in combination, occur:

(1) The Zoning Administrator determines that the facility has failed to comply with any requirement of this chapter or any condition of approval or a circumstance or situation has been created that would have permitted the Zoning Administrator to deny the regulatory permit pursuant to Section 14-53.202;

(2) The permittee or facility has conducted itself or is being conducted in a manner that creates or results in a public nuisance;

(3) Ownership is changed without the new owners securing a regulatory permit;

(4) The applicant or permittee relocates to a different location or premises;

(5) The facility fails to allow inspection and/or copying of the security recordings, the activity logs and records required under this chapter, or the premises by authorized City officials;

(6) Applicant violates State law or rulemaking for the purpose of compliance with the Cannabis Facilities Ordinance.

Sec. 14-53.503 Appeals.

Any decision regarding or pertaining to the regulatory permit process set forth in this chapter, or any action taken by the Zoning Administrator pursuant hereto, may be appealed per Section 14-10.1100 et seq of this Code.

Sec. 14-53.504 Violation is Misdemeanor.

As provided in Section 1-2.01 of this Code, any violation of this chapter is a misdemeanor.

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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ORDINANCE NO. FINAL ADOPTION (CM)

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WATSONVILLE AMENDING CERTAIN SECTIONS OF CHAPTER 14-16 (DISTRICT REGULATIONS) OF TITLE 14 (ZONING) OF THE WATSONVILLE MUNICIPAL CODE FOR THE REGULATION OF CANNABIS BUSINESSES LOCATED WITHIN THE CITY

Amends Ordinance No.'s 1327-16 and 1369-18 (CM)

WHEREAS, on or about January 14, 2020, the Watsonville Planning Commission adopted Resolution No. 3-18 (PC) recommending that the City Council amend Chapter 14-16 (District Regulations), in accordance with the Findings attached hereto and marked as Exhibit "A"; identifying those zoning districts where cannabis related uses 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:

SECTION 1. ENACTMENT.

Section 14-16.503(a) (Conditional Uses) of Part 5: IP – Industrial Park District of Chapter 14-16 (District Regulations) of Title 14 (Zoning) of the Watsonville Municipal Code is hereby amended to read in words and figures as follows:

CHAPTER 14-16 DISTRICT REGULATIONS

PART 5: IP-Industrial Park District

Sec. 14-16.503 Conditional Uses.

(a) The following uses require an Administrative Use Permit: temporary buildings, structures, storage areas, or office uses in conjunction with a valid building permit application for remodeling or new construction.

DLU		
	115	Cannabis distribution facility (Type 11 license)
	115	Type 9 cannabis delivery for cultivation/manufacturing facilities only
	2	Cannabis manufacturing (Type 6 or 7 license) volatile and/or non-volatile solvents
	6291	Cannabis testing lab (Type 8 license)
	91	Cannabis Processing

Section 14-16.503(b) (Conditional Uses) of Part 5: IP – Industrial Park District of Chapter 14-16 (District Regulations) of Title 14 (Zoning) of the Watsonville Municipal Code is hereby amended by adding DLU and amending GLU uses to read in words and figures as follows:

(b) The following uses require a Special Use Permit.

DLU		

	50	Retail Cannabis facility (Type 10 license only)

GLU		
	91	Indoor cultivation of cannabis up to twenty-two thousand (22,000) square feet (Type 1A, 2A or 3A license)
	91	Cannabis Processing

Section 14-16.603(a) (Conditional Uses) of Part 6: IG – General Industrial District of Chapter 14-16 (District Regulations) of Title 14 (Zoning) of the Watsonville Municipal Code is hereby amended to read in words and figures as follows:

Part 6: IG-General Industrial District

Sec. 14-16.603 Conditional Uses

(a) The following uses require an Administrative Use Permit: temporary buildings, structures, outdoor storage areas, office uses in conjunction with a valid building permit application for remodeling or new construction.

DLU		
	115	Cannabis distribution facility (Type 11 license)

	115	Type 9 cannabis delivery for cultivation/manufacturing facilities only
	2	Cannabis manufacturing (Type 6 or 7 license) volatile and/or non-volatile solvents
	6291	Cannabis testing lab (Type 8 license)

Section 14-16.603(b) (Conditional Uses) of Part 6: IG – General Industrial District of Chapter 14-16 (District Regulations) of Title 14 (Zoning) of the Watsonville Municipal Code is hereby amended by adding DLU, and amending GLU uses to read in words and figures as follows:

(b) The following uses require a Special Use Permit.

DLU		
	50	Retail Cannabis facility (Type 10 license only)
GLU		
	91	Indoor cultivation of cannabis up to twenty-two thousand (22,000) square feet (Type 1A, 2A or 3A license)

Section 14-16.603(b) (Conditional Uses) of Part 6: IG – General Industrial District of Chapter 14-16 (District Regulations) of Title 14 (Zoning) of the Watsonville Municipal Code is hereby amended by deleting use GLU 913 in its entirety.

Section 14-16.1503 (Conditional Uses) of Part 15: CO – Office District of Chapter 14-16 (District Regulations) of Title 14 (Zoning) of the Watsonville Municipal Code is hereby amended to read in words and figures as follows:

Part 15: CO-Office District

Sec. 14-16.1503 Conditional uses.

(a) The following uses require an Administrative Use Permit:

DLU		
	6291	Cannabis testing lab (Type 8 license)

(b) The following uses require a Special Use Permit:

DLU		
	197	Veterinary hospitals and clinics Exclusion: kennels
	2082	Brewpub
	4119	Ambulance firms

	48	Communication
	5811	Restaurant
	5811	Restaurant with beer and wine sales
	5811	Restaurant with liquor sales
	5811	Restaurant with bar
	6149	Instruction schools
	616	Mortuaries
	628	Vocational schools, commercial
	736	Health Clinics
	75	Hospitals
	7924	Athletic clubs

(c) Any lot or portion thereof being lawfully used for any of the purposes enumerated in this section when such property is first classified in a zone wherein such use is not permitted by right or when the use is prohibited by this or any future amendment to this title, shall nonetheless be deemed to be an approved site for such permitted conditional use, which may be continued thereon. The conditions included in any district ordinance, Conditional Use Permit or Variance which authorized such use

shall also continue in effect. However, when a substantial change of mode or character of the operation of such property occurs, continuation of such use shall require approval by means of a Conditional Use Permit which permit may be granted notwithstanding that the pre-existing nonconforming use is otherwise not permitted by right or is a prohibited use within the zone.

(d) As used herein, the phrase “substantial change of mode or character of operation” shall include, but not be limited to: a transfer of ownership of any type of regulatory license required specifically for that use; a pattern of conduct in violation of any city, state or federal regulation, ordinance or statute; or a cessation of use for a period of six (6) months or more or as set forth in subdivision Section 14-25.030.

(e) Any permitted use operating pursuant to a Conditional Use Permit as required by this section, shall require approval de novo of a Conditional Use Permit upon a substantial change of mode or character of operation of such property.

Section 14-16.1603(b) (Conditional Uses) of Part 16: CV – Visitor Commercial District of Chapter 14-16 (District Regulations) of Title 14 (Zoning) of the Watsonville Municipal Code is hereby amended to read in words and figures as follows:

Part 16: CV-Visitor Commercial District

Sec. 14-16.1603 Conditional uses.

(b) The following uses require a Special Use Permit.

DLU		

	50	Retail Cannabis facility (Type 10 license only)

SECTION 2. PUBLICATION.

This ordinance shall be published in the Watsonville Register Pajaronina 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
Community Development Department

M E M O R A N D U M

DATE: **June 18, 2020**

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

FROM: **Suzi Merriam, Community Development Director**
Carlos Landaverry, Housing Manager

SUBJECT: **Amendment to funding commitment to MidPen Housing Corporation to assist in the construction of a 72 unit multi-family affordable housing development at 139-161 Miles Lane and 201 Kimberly Lane**

AGENDA ITEM: **June 23, 2020** **City Council**

RECOMMENDATION

It is recommended that the City Council adopt a resolution approving a $2,335,000 funding commitment by the City of Watsonville to MidPen Housing Corporation (MidPen) for pre-development and acquisition of land for the construction of 72 affordable apartments at 139-161 Miles Lane and 201 Kimberly Lane as follows:

1) Approve a $1,535,000 allocation from the Successor Housing Agency Fund for a pre-development and acquisition loan to MidPen
2) Approve a $800,000 allocation from the Inclusionary Housing Fund for a pre-development and acquisition loan to MidPen, and
2) Authorize the City Manager to execute loan documents for a total funding commitment of $2,335,000 for a pre-development and acquisition loan to MidPen.

BACKGROUND

Background: The Housing Division reviews loan requests from non-profit housing developers to assist with the cost of developing affordable housing units in the City. The City has two main funding sources for loans for affordable housing developments. These are the Successor Agency Housing Fund and the Inclusionary Housing Fund. The Successor Agency Housing Fund includes payments received on prior loans. The Inclusionary Housing Fund is from developer paid in-lieu affordable housing fees per Watsonville Municipal Code (WMC) Chapter 14-46.070 (Affordable housing in-lieu fees).

On March 26, 2019, the City Council adopted Joint Council-Successor Housing Agency resolution numbers 37-19 (CM) and 1-19 (SHA)) approving a $1,800,000 loan commitment to MidPen from the Inclusionary Housing Fund and Successor Agency Housing Fund for

pre-development and acquisition for construction of 61 affordable rental units located at 139-161 Miles Lane and 201 Kimberly Lane.

DISCUSSION

MidPen has now submitted a request for additional financial assistance from the City of Watsonville for acquisition and pre-development funding for slightly more units on the same property(ies). Resolution numbers 37-19 (CM) and 1-19 (SHA)) were for pre-development funding, and acquisition for construction of 61 affordable apartment units. MidPen now proposes to increase the number of affordable units from 61 to 72 as permitted by the most recent changes in the State Density Bonus Law.

The Inclusionary Housing Fund has a balance of approximately $1.8 million. The Successor Housing Agency Fund has a balance of approximately $3.7 million. In addition, based on the funding packages passed by the State in recent years, additional money for affordable housing may be made available to the City in the next couple of years. The City has not made a substantial loan to a non-profit housing development since the Pippin Apartments in 2014, for $1 million to construct 21 affordable units.

The Successor Housing Agency Fund's current balance is expected to grow as outstanding obligations are settled. Because of the Successor Housing Agency's restrictive affordability requirements, only certain projects may use these funds. Providing assistance from the Successor Housing Fund to Mid-Pen for the Project would not only fulfill the Agency's purpose and legal requirements in providing units at lower affordable levels, but also reduce the Fund's surplus that would otherwise be returned to the State. The loan terms would be consistent with similar Successor Housing Agency loans in that the loan will be subordinate to all other permanent financing and repayment will be based on a pro rata share of residual receipts (income after expenses) at zero percent interest.

Staff proposes to increase the appropriation from the Successor Agency Housing Fund from $1,000,000 to $1,535,000 and leave the Inclusionary Housing Fund commitment unchanged at $800,000 for a total funding commitment of $2,335,000.

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 2018-20 Strategic Plan identifies six goals: housing, fiscal health, infrastructure and environment, economic development, community engagement and well-being, and public safety.

The financial commitment from the Successor Agency Housing Fund and Inclusionary Housing Fund to assist in the development of 72 affordable housing units directly addresses the priority to provide more affordable housing units for the community.

FINANCIAL IMPACT

Funding for the project would be taken from the City's Inclusionary Housing Fund and the Successor Agency Housing Fund and will be repaid over 30 years. Both funds are incrementally replenished through loan repayments and the payment of affordable housing impact fees.

Sources		
Inclusionary Housing Fund (0347)	Fund Balance	$800,000
Successor Agency Housing Fund (0204)	Fund Balance	$1,535,000
Uses		
Inclusionary Housing Fund (0347)	Loans & Grants (7367)	$800,000
Successor Agency Housing Fund (0204)	Loans & Grants (7367)	$1,535,000

ALTERNATIVES
The City Council could choose not to commit funds to MidPen or could modify the proposed amount.

ATTACHMENTS
None

cc: City Council

RESOLUTION NO._____ (CM)
RESOLUTION NO._____ (SHA)

A JOINT RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WATSONVILLE AND IN ITS CAPACITY AS SUCCESSOR TO THE HOUSING ASSETS AND FUNCTIONS OF THE FORMER REDEVELOPMENT AGENCY (1) APPROVING $2,335,000 LOAN COMMITMENT TO MIDPEN HOUSING CORPORATION FOR CONSTRUCTION OF 72 UNIT MULTI-FAMILY AFFORDABLE HOUSING DEVELOPMENT AT 139-161 MILES LANE & 201 KIMBERLY LANE (APNS: 016-491-01, -02, -03 AND 016-111-44), CONTINGENT UPON ALL REQUIREMENTS FROM THE CITY'S COMMUNITY DEVELOPMENT DEPARTMENT AND CEQA COMPLIANCE (2) AUTHORIZING AND DIRECTING CITY MANAGER TO NEGOTIATE AND EXECUTE LOAN ; AND (3) AUTHORIZING $1,535,000 BUDGET APPROPRIATION FROM THE SUCCESSOR HOUSING AGENCY FUND AND $800,000 FROM THE INCLUSIONARY HOUSING FUND

Rescinds Resolution No.'s 37-19 (CM) and 1-19 (SHA)

WHEREAS, on March 26, 2019, the City Council adopted Resolutions No. 37-19 (CM), and 1-19 (SHA) approving a $1,800,000 funding commitment from its Successor Agency Housing Fund and Inclusionary Housing Fund to MidPen Housing Corporation (MidPen) for the construction of 61 affordable rental units at 139-161 Miles Lane and 201 Kimberly Lane; and

WHEREAS, MidPen's first request was for pre-development and acquisition funding for 61 affordable apartment units; and

WHEREAS, MidPen now proposes to increase the number of affordable units from 61 to 72 and requests a $550,000 increase in pre-development and acquisition thereby increasing such funding from $1,800,000 to $2,350,000.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL AND THE CITY COUNCIL IN ITS CAPACITY AS THE SUCCESSOR TO THE HOUSING ASSETS AND FUNCTIONS OF THE FORMER REDEVELOPMENT AGENCY OF THE CITY OF WATSONVILLE, CALIFORNIA, AS FOLLOWS:

1. That the City Council hereby approves a $2,335,000 funding commitment to MidPen, for pre-development and acquisition of land for the construction of a 72 unit multi-family affordable housing project located at 139 – 161 Miles Lane and 201 Kimberly Lane (APNs: 016-491-01, -02, -03, and 016-111-44), Watsonville, contingent upon all requirements from the City's Community Development Department and compliance with CEQA.

2. That the City Council authorizes and directs the City Manager to negotiate and execute a Loan Agreement with MidPen in the amount of $2,335,000 for pre-development and acquisition of a 72 unit multi-family affordable housing project at 139 – 161 Miles Lane and 201 Kimberly Lane (APNs: 016-491-01, -02, -03, and 016-111-44), Watsonville, and all related documents necessary for the implementation of the commitment for and on behalf of the City of Watsonville.

3. That a budget appropriation of $1,535,000 from the Successor Housing Agency Fund (0204) is hereby authorized

4. That a budget appropriation of $800,000 from the Inclusionary Housing Fund (0204) is hereby authorized.

5. That the City Council hereby directs the City Clerk to append a copy of the executed Loan Agreement to this resolution after it is recorded.

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City of Watsonville
Finance Department

M E M O R A N D U M

DATE: **June 18, 2020**

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

FROM: **Cindy Czerwin, Administrative Services Director**
Marissa Duran, Assistant Finance Director

SUBJECT: **Recommended Budget for 2020-21, Five Year Capital Improvement Plan and related resolutions**

AGENDA ITEM: **June 23, 2020** **Joint City Council, Successor Agency, & Successor Housing Agency**

RECOMMENDATION:
It is recommended that the Council and Successor Agency and Successor Housing Agency Boards of the City of Watsonville review the proposed 2020-21 Budget plan and take the following actions:

a) Joint resolution adopting the FY 2020-21 Budget plan, providing certain transfers of funds & approve the Five-Year Capital Improvement Program
b) Resolution authorizing the use of $2.2 million in Emergency Reserves
c) Adopt a resolution establishing the "Total Annual Appropriations" pursuant to State Constitution Article XIII-B for Fiscal Year FY 2020-21 and FY 2019-20 (Proposition 4 GANN spending limit)
d) Introduce and adopt an Ordinance for final adoption[1] instructing Santa Cruz County to levy and collect property tax on taxable property within the City of Watsonville for fiscal year beginning July 1, 2020 to June 30, 2021 at the levy rate of 0.077% and allocating proceed to the Retirement Fund
e) Resolution approving an amendment to the fee schedule for the Community Development Department
f) As Successor Housing Agency, adopt a Resolution authorizing the expenditure of low and moderate-income housing funds
g) As Successor Agency, adopt a Resolution finding that the use of taxes allocated from the Watsonville 2000 Redevelopment Project outside the project area will be of benefit to the project area

DISCUSSION:

[1] Subdivision (c) of Watsonville Charter § 608

1) FY 2020-21 Budget plan and Five-Year Capital Improvement Program

The Budget for Fiscal Year 2020-2021 for the City of Watsonville totals $160,020,410. Appropriation details by fund are included in Exhibit A. The Budget in its entirety was discussed and presented to the Council at the public hearing on June 9, 2020. That staff report and its detailed discussion of the proposed budget is included for reference as exhibit B.

In the weeks following the June 9, 2020 hearing some changes have been made to the proposed budget. They are:

Inclusion of Sports Programming

The initial draft of the budget anticipated the elimination of the Sports division within the Parks and Community Services Department due to restrictions on the City's ability to provide these services and programs to the community. Since that initial recommendation was made the State and the County have taken several actions to move to reopen activities as the State and the City advance through the various stages of reopening through this pandemic. We are now hopeful that we will be able to provide these services at some point during the upcoming fiscal year, though as of the writing of this report when that might occur or with what restrictions is unknown. We are therefore recommending a limited budget for sports programming as shown below.

Proposed Sports Division Budget

Program Revenues	$138,000.00
Other Revenues	$56,349.00
Salaries and Benefits	$170,349.00
Non Personnel	$24,000.00
Total Expenditures	**$194,349.00**

This recommended budget assumes a September 1, 2020, re-opening of the Sports Program. It assumes resuming some but not all programs and resuming them in limited capacity. This budget contains many unknowns. We do not know which program(s) will be allowed to restart and if any restrictions will be imposed on the programs that may affect the cost of offering those programs. As presented, this budget includes a funding gap of $56,349. We know that this budget will have to be adjusted based on the timing of the reopening and any new restrictions that programs will have to abide by. When that information is known staff will return to council with an updated budget. However, having a budget in place will allow for the department to resume programming when it is allowed. The funding gap of $56,349 may grow or shrink depending on all the above discussion. When the budget for sports returns to Council we will also come prepared with an updated funding gap and proposals of how to fill it, which may include updated City revenues, stimulus funding, or support from our community partners.

Other changes

Other material changes relate to truing up carryforward capital requests with actual spending information. The Administrative Services Director may further revise these requests downward as final invoices for FY 2020-21 are paid.

There are no other material changes from the proposed budget presented on July 9, 2020.

Next Steps

The financial landscape is shifting daily in response to the pandemic and subsequent recession. As such our budget and financial management also have to be flexible as we respond to these changes. Much is still unknown about how much City revenues will be impacted, if and when stimulus money might be received by cities, and which programs and services we will have to adjust in our service to the community. We will be watching the changing landscape closely and bringing updated to Council at least quarterly. Those updates will include information on City revenues, changes to social distancing restrictions and recommended expenditure changes to comply with new information.

2) Resolution authorizing the use of $2.2 million in Emergency Reserve

On February 27, 2018, the Council adopted an Emergency Reserve Policy to be used in a limited number of circumstances including during revenue shortfalls. At it's meeting on April 14, 2020 the Council made an additional deposit of $1,250,000 into that reserve fund bringing the total to $4,400,000. In order to balance the FY 2020-21 budget which includes a $4.7 million revenue shortfall we are recommending the Council approve use of $2.2 million, or half of the available reserve, which is the maximum allowed under the adopted Emergency Reserve Policy . This leaves $2.2 million for future budget years if necessary and approved by Council.

3) Gann Limit:

Resolution establishing the "Total Annual Appropriations" pursuant to State Constitution Article XIII-B for Fiscal Year FY 2020-21 (Proposition 4 GANN spending limit); and reapproving the same for Fiscal Year 2019-20.

4) Property Tax levy:

That the City Council adopt an ordinance to instruct the Santa Cruz County Assessor and Collector to levy and collect property tax on taxable property within the City of Watsonville for the fiscal year beginning July 1, 2020 to June 30, 2021 at the levy rate of 0.077% and allocating to the Retirement Fund; and

5) Correction to Community Development Department Fee Schedule:

A Building Plan Check fee covers the cost to review plans for compliance with the Building Code, while a Building Permit fee covers the cost to provide inspections during construction. Historically the Building Permit Plan Review fee was charged as at 65% of the Building Permit fee. During the drafting of the ordinance update, the name of the "Building Permit Fee" was changed to "Plan Check and Inspection Fee," which is incorrect. Furthermore, the percentage charged was reduced from 65% to 40% of the Building Permit fee. In order to provide for more clarity and to continue to recover the cost to provide the plan review and inspection services, staff requests that the metric be converted back to charging the plan review fee at 65% of the Building Permit Fee.

For consideration by the Council in its capacity as the Housing Successor Agency

6) Expenditures of housing funds:

That the Housing Successor Agency adopt a resolution to authorize the expenditure of low and moderate-income housing funds for planning and general administrative costs for the purpose of producing, improving, and preserving the community's supply of low and moderate-income housing; and

7) Redevelopment Project:

Find that the use of taxes allocated from the Watsonville 2000 Redevelopment Project for producing, improving and preserving the supply of low and moderate-income housing outside the project area will be of benefit to the project area.

STRATEGIC PLAN:

The current balance budget meets Strategic Plan goal Number 2 of fiscal health by presenting a balanced budget, preserving the General Fund Reserve, and looking ahead to ensure the long-term financial health of the City.

FINANCIAL IMPACT:

Appropriate Fiscal Year 2020-21 spending of $160,020,410.

ALTERNATIVES:

The City Council may direct staff to present different alternatives for the budget or make changes to the current recommendation.

ATTACHMENTS:

1) Summary Appropriations by Fund
2) Staff Report from the June 9, 2020 public hearing

cc: City Attorney

CITY OF WATSONVILLE & SUCCESSOR AGENCY

BUDGET APPROPRIATIONS BY FUND OF THE REDEVELOPMENT AGENCY OF THE CITY OF WATSONVILLE

BUDGET APPROPRIATIONS

BY FUND

NUMBER	DESCRIPTION	FISCAL YEAR 20/21
0150	GENERAL FUND	41,078,892
0160	RETIREMENT FUND	3,561,139
0202	RDA_OBLIGATION RETIREMENT FUND	2,268,255
0204	RDA_HOUSING	630,828
0205	COMMUNITY DEV BLOCK GRANT	1,651,244
0209	H.O.M.E. GRANTS	483,178
0210	CAL HOME GRANT	319,267
0215	RELOCATION REVOLVING	85,000
0221	AFFORDABLE HOUSING	991,604
0225	BUSINESS DEVELOPMENT	97,900
0245	ABONDONED VEHICLE AUTHORITY	60,000
0246	CIVIC CENTER COMMON AREA	268,780
0250	LIBRARY	3,308,728
0260	SPECIAL GRANTS	5,729,323
0265	PUBLIC EDUCATION FEE -CABLE TV	32,889
0281	PARKS DEVELOPMENT	150,000
0285	LLMAD-GONZALEZ STREET	600
0290	GREEN BUILDING FEE	5,000
0291	CANNABIS REVENUE FUND	1,010,000
0305	GAS TAX	947,436
0306	SB 1 - GAS TAX FUNDING	2,133,908
0309	PARKING GARAGE	172,832
0310	SALES TAX MEASURE G	3,771,342
0312	MEASURE D -TRANSPORTATION FUND	2,875,682
0340	IMPACT: CITY-WIDE TRAFFIC	98,425
0344	IMPACT: EAST HIGHWAY 1 AREA	193,996
0347	IMPACT: ERRINGTON/CLIFFORD AR	272,164
0349	IMPACT: PUBLIC FACILITIES	64,044
0354	LLMAD (SPECIAL DISTRICTS FUND)	215,707
0510	DEBT SERVICE FUND	863,671
0710	WASTE WATER	22,135,285
0720	WATER	27,834,765
0730	AIRPORT	2,863,378
0740	SOLID WASTE	18,524,335
0741	LANDFILL CLOSURE	360,761
0765	COMPUTER REPLACEMENT	-
0780	WORKERS COMP/ LIABILITY	3,603,430
0785	HEALTH INSURANCE	13,671
0787	HEALTH INSURANCE - NEW	8,037,675
0789	FIBER OPTIC FUND	100,000
0790	INFORMATION & TECHNOLOGY ISF	3,095,276
0825	NARCOTICS FORFEITURE AWARD	110,000
TOTAL APPROPRIATIONS		**160,020,410**

City Of Watsonville	157,121,327
Housing Successor Agency of the Former Redevelopment Agency	630,828
Successor Agency of the Former Redevelopment Agency	2,268,255
Total Appropriations	**160,020,410**

City of Watsonville
Finance Department

M E M O R A N D U M

DATE: **June 15, 2020**

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

FROM: **Cindy Czerwin, Administrative Services Director**
Marissa Duran, Assistant Finance Director

SUBJECT: **Recommended Budget for 2020-21, Five Year Capital Improvement Plan and related resolutions**

AGENDA ITEM: **June 9, 2020** **Joint City Council, Successor Agency, & Successor Housing Agency**

RECOMMENDATION:
Staff recommends that the Council and Successor Agency and Successor Housing Agency Boards of the City of Watsonville review the proposed 2020-2021 Budget Plan and adopt the following Resolution and give any additional direction by appropriate motion(s):

1) Resolution Fixing Date and Time as June 23, 2020, at 6:30 p.m. for a Public Hearing to Consider Adoption of the Budget for Fiscal 2020-2021 and Directing the City Clerk to Give Notice Thereof

DISCUSSION:
The City Council and Successor Agency and Successor Housing Agency Board of the City of Watsonville will consider the following actions at its June 23, 2020, Meeting:

1) Resolution adopting the FY 2020-21 Budget Plan, authorizing certain transfers of funds & approve the FY 2020-21 Five-Year Capital Improvement Program
2) Resolution establishing the "Total Annual Appropriations" pursuant to State Constitution Article XIII-B for Fiscal Year FY 2020-21 (Proposition 4 GANN spending limit)
3) Ordinance instructing Santa Cruz County to levy and collect property tax on taxable property within the City of Watsonville for fiscal year beginning July 1, 2020 to June 30, 2021 at the levy rate of 0.077% and allocating proceed to the Retirement Fund
4) Resolution approving the current Salary Schedule
5) Successor Housing Resolution authorizing the expenditure of low and moderate-income housing funds
6) Successor Agency Resolution find that the use of taxes allocated from the Watsonville 2000 Redevelopment Project outside the Project Area will be of benefit to the Project Area

Attachment 2

Budget Highlights

The Budget for Fiscal Year 2020-2021 for the City of Watsonville totals $159,179,856 million as summarized below.

Draft Budget Summary FY 2020/21

	0150 - GENERAL FUND	TOTAL SPECIAL REVENUE FUNDS	0510 - DEBT SERVICE FUND	TOTAL ENTERPRISE FUNDS	TOTAL INTERNAL SERVICE FUNDS	PRIVATE TRUST FUND	TOTAL ALL FUNDS
Projected Resources 2020-21							
Revenues	34,389,360	21,814,247	52,581	55,938,572	13,322,786	2,201,790	127,719,336
Transfers In	3,952,808	254,141	811,090	150,761	13,671	-	5,182,471
Total Resources	**38,342,168**	**22,068,388**	**863,671**	**56,089,333**	**13,336,457**	**2,201,790**	**132,901,807**
Projected Expentures							
Operations	39,932,854	11,712,771	-	46,676,622	12,484,583	83,305	110,890,135
Capital	709,237	12,842,719	-	25,488,062	865,203	-	39,905,221
Transfers Out	221,314	4,304,439	-	396,297	13,671	246,750	5,182,471
Debt Service	-	-	863,671	400,158	-	1,938,200	3,202,029
Total Uses	**40,863,405**	**28,859,929**	**863,671**	**72,961,139**	**13,363,457**	**2,268,255**	**159,179,856**

The Covid-19 Coronavirus pandemic is wreaking financial havoc across the Country and the world. Watsonville is no exception. This Budget Plan was put together in fast reaction to a new financial reality. We lack solid information on which to base our assumptions. These are unprecedented times. Past recessions do not compare to the abrupt halt in financial activity that we are experiencing. No one knows how long it will last, what stages of reopening will look like, or if we will have future waves of infections and therefore need to shut down businesses again. This Budget Plan was put together based on our best assumptions and information we have available at this time. We have balanced with a combination of difficult reductions and use of built up fund balances as we strive to maintain services to the community until we have solid information upon which to make more permanent decisions. We are committed to returning to Council every quarter to make updates and adjustments to this Budget Plan as data and experience prove or disprove our projections.

General Fund

The General Fund is projected to see a loss of approximately 15% in revenues, and we are budgeting for an 11% reduction in expenditures. The balance is proposed to be made up by $2,200,000 in use of emergency reserves. In Fiscal Year 2020-21 we are assuming what economists call a U shaped curve recession. In general, we are assuming a severely restricted first quarter, slight increases in activity in the 2nd and 3rd, and even more increases come the 4th quarter. These are by no means worst case scenario assumptions nor are they what some economists are now referring to as an L shaped recession. Should economic activity not return to more normal (albeit recessionary) levels, revenue projections will have to be revised downward and expenditures further reduced.

Revenues:

Property Tax- We are budgeting base property tax to be 3% below estimated FY 2019-20 collections for a total of $12,171,268. Property taxes are collected based on County Assessor rolls that were formally closed in January of 2020, prior to the pandemic. However, actual dispersement of taxes to local jurisdictions from the County can be affected by owners defaulting on their property tax payments. The 3% reduction is based on modeling from the prior recession. To the extent that home values decline or Proposition 8 reductions in assessed value are implemented, we expect to see those impacts affect property rolls in FY 2021-22. We will have information to update these assumptions in January 2021, when the first of two FY 2020-21 property tax installments are received.

Sales Tax – Sales tax will be the most immediately affected tax revenue for the City, with many of our largest sales tax generators significantly impacted by the pandemic and public health orders. The Governor has also allowed businesses to defer reporting and remitting up to $1 million of taxes from March until July 1, 2020, when they will then also have to report the quarter of April to June, 2020. Therefore, where we normally receive quarterly information that would help us gauge the effects of the pandemic, we will likely not have solid information until August or September, 2020. With this in mind, we have created projections based on information from tax consultants, economists, and communication with other cities and CFO's in the area. We are assuming sales tax revenue will be down approximately 26% compared to FY 2018-19 receipts. Those assumptions by business category are summarized below.

	FY 21 Decrease
Auto and Transport	-60.0%
Building and Construction	-23.6%
Business and Industry	-20.4%
Food and Drugs	2.6%
Fuel and Service Stations	-30.0%
General Consumer Goods	-25.7%
Restaurants and Hotels	-50.0%
Transfers and Unidentified	-53.9%
State and County pools	22.5%
	-26.3%

Sales Tax is 21% of General Fund revenue. The City also is supported by sales tax in a number of special funds including the Library, the Measure Y Public Safety Measure, and Measure D transportation. Staff expects each of these funds will be impacted by similar assumptions discussed later in this report.

Hotel Tax – Hotel tax (also known as the transient occupancy tax) is a much smaller percentage of the City's overall revenue mix. Nevertheless, the dramatic reduction in hotel activity is adding to our revenue decline. We are assuming hotel tax receipts will drop by 50% as shelter in place orders restrict travel, and that consumers will be reluctant to travel even when allowed, and that hotels will have to lower prices to attract customers. Hotel taxes are

remitted to the City after the quarter closes therefore we will have better actual information on the effects on this industry in August when their fourth quarter payments are due.

Utility User Tax- Utility User Tax represents about 10% of General Fund revenues. This tax stream tends to be more stable as it is a tax on telecommunication services, electricity, gas and water. However, we may see a decline in this revenue as utility providers reduce rates in order to help struggling clients and as households make decisions to reduce telecommunication services to maintain their household budgets. We are assuming an 8% decrease in this revenue, modeled after the experience of the last recession.

Community Development Department Revenues – The Community Development Department charges fees for many of its services including inspections, plan check, and permit issuance. Their volume fluctuates with the construction industry. In the month of April, we saw their revenues drop 74% compared to average. Thus far that trend seems to be continuing into the month of May. Based on this limited information we are projecting that this revenue category will be down 40% overall in FY 2020-21. This again assumes that the first quarter has very little activity, similar to what we are seeing in April and May, but later in the year activity increases somewhat.

Parks and Community Services Revenues – The Parks and Community Services department is one of those hardest hit by the pandemic and many of the recreational programming and services they normally provide to the community are not allowed under the shelter in place and social distancing orders. Already, the City has made the difficult decision to cancel all large gathering special events for the year. April and May have literally seen the department with zero revenues in what normally would be their busy time as they gear up for summer programming and as properties get rented out for graduation parties and spring and summer gatherings. We are assuming the Department will not be able to resume many of its services in the next fiscal year (FY 2020-21) and that rental activity will continue to remain low as large social gatherings will continue to be discouraged. Their Department revenues are budgeted at only 27% of normal.

Other General Fund revenues make up smaller portions of the overall revenues and we are projecting fewer fluctuations. This includes items like business licenses and parking permits, franchise fees, lease revenues and interest. Each item was analyzed on its own and reviewing past experience. These projections will be updated as information becomes available.

We also made an operational decision this year to move two divisions out of the General Fund. The Innovation and Technology Department has been moved to an internal service fund, and the Municipal Service Center has been moved to the Solid Waste Fund. These moves take the revenues but also the expenses with them.

The table below summarizes all the revenue impacts described above.

General Fund Revenue Summary

	FY 2018/19 Actual	FY 2019/20 Projected	FY 2020/21 Proposed Budget
Property Tax	12,305,478	12,793,670	12,171,268
Sales Tax	10,910,992	9,765,164	8,173,255
Hotel Tax	1,173,440	1,155,785	586,720
Utility User Tax	4,010,802	4,187,984	3,852,945
CDD Revenue	1,411,782	1,034,769	809,534
PCS Revenue	992,084	671,591	262,469
Move MSC and IT to other funds	2,604,963	2,630,784	-
Other Revenue	13,589,556	13,561,929	12,485,977
Total GF Revenues	**46,999,097**	**45,801,676**	**38,342,168**

Expenditures

Even before the pandemic Watsonville was facing some expenditure pressure from scheduled raises for employees, rising costs of retirement benefits, and the addition of a new Senior Center program. Those costs combined with the revenue shortfalls described above meant the City faced a $6.5million deficit for FY 2020-2021.

Salaries and Benefits – Salaries and benefits make up 81% of General Fund expenditures and therefore is where the majority of the reductions came from, $3 million. Efforts were made to reduce costs with the least effect on employees as possible. Reductions came in several forms:

Vacant positions: Departments across the General Fund eliminated vacant positions for a savings of $1.3 million. Across the City a total of 26.75 vacant positions were eliminated from department operating budgets.

Temporary Positions: Similarly we reduced all non-essential temporary positions for a savings of $372k.

Voluntary Time Off and Early Retirements: On April 28th, the Council took action approving Voluntary Time Off and Early Retirement programs. A few individuals agreed to participate for $156k in savings.

Sworn staff turnover: As has been discussed in the past, the simple normal turnover of classic CalPERs sworn members often results in significant savings for the city. The Police Department had three officers turn over this year for $272k in savings.

Furloughs / Delay of Raises: The non-sworn bargaining units of Confidential, Mid management, Management, and Executive employees are scheduled to receive a raise on July 1. These groups were asked to defer their raises until the end of December, 2020 or take 6 unpaid furlough days between now and December with the intent on achieving some savings until we have more solid information on the pandemic's economic impact. Details of these

arrangements are still being worked out but the savings from either option are similar. Total savings are $287k.

Layoffs: The most difficult decisions are the reductions of filled positions. This Budget Plan proposes seven layoffs, six in the General Fund. Five of these are in areas where work is not available for the individuals to do their normal jobs. This includes three from the Parks and Community Services Department and two from Community Development Department where, as described above, demand for services has fallen dramatically or we are unable to provide the services because of social distancing protocols. Of the seven individuals receiving layoff notices we believe two will be able to be placed into other positions for which they are qualified within the City. The remaining individuals will remain on the City's rehire list for up to a year and will have first rights at job openings in their departments for which they are qualified. These position reductions result in $671k in savings.

Non position savings – Total non position savings came through a variety of means including reducing travel, training, supplies, and contract expenditures throughout the City. Capital plan expenditures were also reduced despite an unfilled capital need of over $40 million. The new Measure Y allocation was used to preserve Parks and Youth services, and cannabis revenues and fund balance were used to support General Fund expenses. $1.3 million in savings were achieved through these efforts.

Parks and Community Services Impacts- Included in the various savings listed above is the complete elimination of two Parks and Community Services divisions, the divisions of Special Events and Sports programs. These two divisions in particular were identified as areas where we are unable to safely provide services to the community while maintaining social distancing protocols and as areas unlikely to return to normal in the near future. We hope to be able to provide those services again when it is safe to do so but are not anticipating being able to do that within this budget cycle.

Use of Emergency Reserve – In February of 2018 the Council established an Emergency Reserve which could be used in extreme emergency circumstances including economic ones. In April of 2020 the Council made an additional $1.25 million deposit into that reserve bringing its total to $4.4 million. The policy acknowledges that most recessions or emergencies have more than a one-year financial impact and allows for up to half of the reserve to be used in the first year of an emergency. Therefore this Budget Plan proposes to use $2.2 million in emergency reserve to assist in closing the City's General Fund budget deficit.

A summary of measures taken to balance the General Fund is shown below.

General Fund Balancing Summary

	(In thousands
Total Deficit	$ (6,489)
Elimination of Vacant Positions	1,278
Reduction of Temprary Salaries	372
VTO and Early Retiremetns	156
Sworn Staff Turnover	272
Furloughs / Delay of Raises	287
Layoffs	671
Total Personnel Savings	$ 3,036
Non Personnel Savings	$ 1,253
Use of Emergency Reserves	$ 2,200

Five Year Outlook

It is difficult enough this year to make financial projections for one year, let alone five. However if we follow the story of a U shaped recession through to the next five years, we quickly come to an unsustainable position and the exhaustion of our reserves. The major assumptions of this projection are as follows:

Property Tax: Modeled after the last recession we are assuming a 10% reduction in FY 2021-22 due to reduced valuations. Property tax then remains relatively flat before beginning to recover

Sales Tax: In 2021-22 sales tax moves from “pandemic levels” of the prior year, to recessionary levels of approximately 15% below the prior peak for FY 2018-19 when it then begins a slow recovery. We assume it takes the entire five year period to fully recover, which would in reality be faster than the prior recession’s recovery.

Community Development: Similarly, we assume that FY 2020-21 is the worst year for Community Development revenues. We assume they return to approximately 75% of their normal revenues and demand for services in FY 2021-22 and therefore also need some expenditures added back to meet demand for services.

Parks and Community Services Department: We assume that by FY 2021-22 Shelter in Place orders and lifted and the department is once again able to provide Sports and Special events activities for our community. We assume enrollment and revenues still remain depressed as the economic effects of the recession remain.

Salaries: We assume salaries for city employees remain flat in FY 2021-22 except in the Community Development and Parks and Community Services departments where some

amount is added back to serve increasing demand, as the economy reopens. In the last three years we assume salaries grow very gradually, only 2%.

Retirement Costs: The City's unfunded liability had already been expected to grow by hundreds of thousands each year. The effects of CalPERs not reaching their 7% discount rate target in FY 2019-20 will begin adding to our unfunded liability in FY 2022-23. The normal cost will increase at similar rates to our expected salaries. Retirement costs are a major driver of expenditure increase, increasing by over $2 million over the five year period.

The City will have another $2.2 million in emergency reserves available to be used in FY 2021-22. Even with the use of the reserve, FY 2021-22 will have an $881k deficit. Then, this five year plan predicts that by FY 2022-23 the net deficit will be over $3million and fund balance will dip below the council's goal of 20% of operating expenditures. By the end of the 5 year period, General Fund balance is projected to be on $309k. Clearly this is unsustainable. If these assumptions hold difficult decisions will have to be made to balance the City's General Fund.

General Fund Five Year Outlook

	2020/21	2021/22	2022/23	2023/24	2024/25
Revenues	38,342,168	39,483,191	40,947,916	42,638,238	44,123,968
Use of FB	2,521,237	2,200,000			
Total Sources	**40,863,405**	**41,683,191**	**40,947,916**	**42,638,238**	**44,123,968**
Expenditures	**40,863,405**	**42,565,039**	**44,041,553**	**45,553,358**	**46,273,104**
Net Deficit	**-**	**(881,849)**	**(3,093,637)**	**(2,915,119)**	**(2,149,136)**
Ending Fund Balance	**11,549,396**	**8,467,547**	**5,373,910**	**2,458,791**	**309,655**

Select Special Revenue Funds

	Projected Starting Balance	Revenues	Expenditures	Surplus / (Shortfall)	Projected Ending Balance
Library	1,371,185	2,685,696	3,308,728	(623,032)	748,153
Cannabis	513,472	550,000	1,010,000	(460,000)	53,472
Gas Tax	-	947,436	947,436	-	-
Measure G	2,124,227	2,935,100	3,768,908	(833,808)	1,290,419

Library Fund

The Library Fund is supported through a County special sales and use tax. As such, we expect its funding to be reduced in similar percentages as described in sales tax above, representing an approximately 26% decline. The Library has reduced its operations by four positions. They also reduced temporary salaries and non personnel expenditures. Even with these changes, the Library is projected to have an operating shortfall of $623k or 45% of its

Fund balance. The Fund is still projected to end the year with $748k in Fund balance or 23% of operating expenditures. This is reasonable should FY 2020-21 be the worst of the sales tax crisis. Should tax levels not pick back up as projected, further operating reductions will need to be make.

Cannabis Fund

Cannabis taxes are not expected to decrease, in fact we are budgeting an increase of 10% in this tax revenue due to the anticipated addition of retail permits within the City of Watsonville. This increase is being used to support each of the departments to which it gets allocated. Furthermore, the Cannabis Fund, due to its uncertain funding has built up some amount of fund balance that we are further proposing to use. $315k is being used for capital projects that the General Fund can no longer afford and $145k is being used to offset operational expenses. This is one-time money that will not be available in future years. But we anticipate that some of the ordinance and taxation changes that are going before the Council will allow this source of revenue to grow in the future.

Gas Tax

The gas tax fund is expected to experience a 30% revenue reduction this year as low prices and reduced driving affect collections. The streets department has reduced one vacant position and is reviewing its plans and schedule for capital projections. The transportation arm of the Public Works department has been very successful in recent years in receiving grants, so despite reductions they are optimistic about completing the City's priority projects.

Measure G / Measure Y

In March 2020, Watsonville voters overwhelmingly approved Measure Y to renew the existing half-cent public safety sales and use tax. Starting July 1 those funds will be allocated 54% to Police; 38% to Fire and 8% to Parks and Community Services. This revenue is similarly estimated to drop by 26%. In order to maintain sworn staffing levels as much as possible both the Police and Fire departments are greatly reducing their capital spending and are planning to use approximately one third of their existing reserves, which will leave them both with approximately 60% reserves. Both the Police and Fire departments are also reducing their operations by one staff member each. The Fire Department is eliminating one vacant firefighter position and the Police Department is eliminating a Police Service Specialist who is able to fill a vacant Parking Control Officer position. The Parks and Community Services Department is planning to spend their allocation on preserving parks and recreation services. Spending plans may have to be further adjusted as the actual economic effect of the pandemic becomes clearer.

Select Enterprise Funds

	Projected Starting Balance	Revenues	Expenditures	Surplus / (Shortfall)	Projected Ending Balance
Wastewater	7,735,889	17,724,877	22,162,724	(4,437,847)	3,298,042
Water	21,280,259	19,259,317	27,620,315	(8,360,998)	12,919,261
Solid Waste	4,212,153	15,981,400	19,844,361	(3,862,961)	349,192
Airport	118,000	2,872,978	2,872,978	-	118,000

The utility enterprises of Wastewater, Water, and Solid Waste are at this point proposing minimal changes to their operating budgets. These enterprises are driven by revenue from charges for services and do not yet have enough information to know how the pandemic will affect their revenues. They had been planning to ask for a rate increase to support their capital planning needs. That rate increase is now postponed, and revenues are budgeted to be flat in comparison to the prior year. All enterprises have healthy cash balances that can be used to partially offset losses in one year. However, those cash balances were planned to be used to fund capital projects. The enterprises plan to keep working on design of major capital projects and delay actual construction if need be. Having design completed will also help them be ready should grant, stimulus, or low interest loan funding become available. The enterprises already operate with a lean workforce and of course utilities are critical services for our community. The enterprises are hesitant to make changes without having actual revenue impact information. This will be an area of focus when the Budget Plan comes back to the Council for its first quarter update.

The Airport Fund is supported through three revenue streams, leasing commercial properties, leasing hangers, and aircraft fuel sales. The Airport Enterprise expects a reduction in all three of these areas due to the pandemic. The Airport has assumed a 25% reduction in their rental revenues and an approximately 30% reduction in aircraft fuel sales. Although the aircraft fuel revenue reductions are partially offset by reduced fuel expenses. The Airport has also reduced its full time equivalent FTE employee count by three FTE and is limiting its capital expenditures.

Five Year Capital Improvement Plan

The Five-Year Capital Plan helps the City prioritize its funding and planning for longer term structural needs. All departments were asked to submit their capital needs to the Capital Planning Committee. Departments were encouraged to submit all their known capital needs knowing that the City may not be able to fund all projects but to inform the scope of need within the City. Several departments have recently been through Master Planning processes which informed their requests. The Committee process and funding was cut short due to the corona virus outbreak; however, we attempted to keep the process as comprehensive as possible.

The prioritization and decision process differed depending on funding source. For the General Fund, this year's guiding principles were:

1) To group like projects together as much as possible in order to create efficiencies by collaborating across the City;

2) To match or sync up with grant or other funding activities occurring at the same time; and

3) Projects required by changes in law or operational necessity.

General Fund departments were also able to augment their capital funding through use of some cannabis revenue and grants. Particularly you will see a lot of emphasis on Ramsay Park in the upcoming fiscal year. That is to coincide with a $1.4 million grant that the Parks and Recreation Department received. The Program has been reviewed and agreed to by all departments involved.

Most capital projects are not General Fund and will be managed by the Public Works and Utilities Department. Both the Wastewater and Water enterprises completed comprehensive master plans this year which informed their proposals.

Wastewater Master Plan

In December 2018, staff began working on the Master Plan to identify aging infrastructure needs and develop a capital improvement program. The Master Plan scope included the following:

- Treatment Facility Condition Assessment and Hazard Vulnerability: An assessment of the condition and natural hazard vulnerability of prioritized wastewater treatment plant infrastructure including a majority of the liquid and solids treatment facilities.
- Collection System Pump Stations Condition Assessment and Flooding Vulnerability: An assessment of needs, priorities, and timing of projects at 12 storm water or sanitary sewer collection system pump stations that were visually assessed by City staff.
- Capital Improvement Recommendations: Development and prioritization of future project recommendations with planning-level cost estimates for consideration with the City's Capital Improvement Plan (CIP).

Water System Master Plan

In May 2019, staff began working on a Water System Master Plan to develop operational and maintenance recommendations and a capital improvement program that addresses aging infrastructure and future development needs. The Water System Master Plan scope included the following tasks:

- Condition Assessment and Hazard Vulnerability: An assessment of the condition and preliminary natural hazard vulnerability of most water infrastructure including 11 wells, 4 steel tanks, 2 distribution pump-station buildings and 2 earthen reservoirs.
- Future Water Demand Projections and Existing System Capacity: An evaluation of future water demand and related impact on existing system infrastructure capacity using a hydraulic model developed by City staff.
- Capital and Maintenance Improvement Recommendations: Development and prioritization of future project recommendations with planning-level cost estimates for consideration with the City's Capital Improvement Plan (CIP).

Transportation

Transportation projects were selected for the Capital Improvement Program due to need and available funding. Need is often based on safety. Facilities become unsafe when they wear out, grow old or become outdated. Major arterial roads have more traffic and wear out quicker than lesser-travelled roads. Sidewalks and pedestrian or bike trails grow old and break up.

Streetlights, traffic lights, striping and signage must be updated to use new and more effective technology. Changing conditions, such as increased population, may require that facilities be upgraded or expanded.

Funding comes from many sources and each has its own requirements. Three of the sources, Gas Tax, Measure D, and SB1 have similar requirements and can be used on design and construction of transportation projects that include road repair and rehabilitation, traffic signals, safety improvements and bicycle and pedestrian improvements. The City also secures grant funding through the State and Federal government that is awarded on a competitive basis. These grants often focus on an area, such as safety, pedestrian facilities, bicycle facilities or reducing pollution. Another source of funding is developer fees, which are collected for specific improvements in an area and use restricted to that purpose.

Unfunded Capital Needs

Despite a plan which expects to fund over $100 million of capital projects over the next five years, we still have over $40 million of unfunded capital projects. The majority of these are not for "wish list" items but for basic maintenance and updates to our facilities and equipment. Capital investment was neglected after the 2008 recession and has left the City with a huge backlog of needs to our police and fire stations, our parks, our community buildings, and our sports facilities. We will continue to seek grants and other funds to invest in our capital assets, but we need to also find ways to balance our operations with our capital needs even as we approach a new recession.

5 year Capital Improvement Program by Funding Source

	FY 2020-21	FY 2021-22	FY 2022-23	FY 2023-24	FY 2024-25	Total
General Fund	388,000	740,000	808,000	1,064,000	1,055,000	**4,055,000**
Special Revenue Funds	1,903,500	651,000	1,217,538	1,141,000	1,815,000	**6,728,038**
Grants	1,221,526	1,825,000	1,085,000	125,000	360,000	**4,616,526**
Transportion Funds	1,965,788	4,195,000	2,835,000	1,725,000	300,000	**11,020,788**
Debt	-	-	26,100,000	-	5,500,000	**31,600,000**
Airport	40,000	145,000	265,000	10,000	-	**460,000**
Water	6,437,165	3,135,000	2,725,000	3,056,000	3,318,000	**18,671,165**
Wastewater	4,664,000	4,263,000	3,470,000	4,346,000	1,857,000	**18,600,000**
Solid Waste / Landfill	1,925,000	1,965,000	3,080,000	1,330,000	900,000	**9,200,000**
Total	**18,544,979**	**16,919,000**	**41,585,538**	**12,797,000**	**15,105,000**	**104,951,517**
Unfunded Capital Needs	**10,737,454**	**6,024,675**	**4,092,000**	**9,532,672**	**10,197,721**	**40,584,522**

Budget Legislation

Each year the passage of the budget requires the Council to pass a number of legislative items. Below is a list of items and brief description. These shall be requested to be adopted at the June 23, 2020 council meeting.

That the Joint City Council, the City Council in its capacity as the Housing Successor Agency shall:

1) **Budget and CIP**: approve a resolution adopting the FY 2020-21 Budget Plan, providing certain transfers of funds and approve the Five-Year Capital Improvement Program, as highlighted and summarized above.

That the City Council shall adopt the following resolutions or ordinances:

2) **Gann Limit**: Resolution establishing the “Total Annual Appropriations” pursuant to State Constitution Article XIII-B for Fiscal Year FY 2020-21 (Proposition 4 GANN spending limit); and

Proposition 4 Calculation
For Fiscal Year 2020-21

Spending Limit Calculation

[a]	2019-20 Limit		$ 141,491,991
	Calculation of Growth Factor		
	Change in Population	3.730%	
	Non-resident, New Const. Assessment Growth	0	
	Change in California Per Capita Person Income	0.220%	
[b]	Growth Factor (1.0373 multiplied by 1.0022)		1.03958206
[c]	2020-21 Limit (**[a]** multiplied by **[b]**)		$ 147,092,535

2020-21 Gann Limit Proposed Spending

	Proposed General Fund Spending	$ 38,342,168
	Less Non-tax General Fund Revenues:	
	Transfers In (non-tax)	(144,919)
	Use of Money and Property	(2,677,590)
	Fees	(6,975,860)
	In-lieu Charges	-
	Other non-tax revenue	-
[d]	Spending Subject to the Gann Limit	$ 28,543,799
	Remaining Capacity (**[d]** subtracted from **[c]**)	$ 118,548,736

3) **Property Tax levy:** That the Council adopt an ordinance to instruct Santa Cruz County to levy and collect property tax on taxable property within the City of Watsonville for fiscal year beginning July 1, 2020 to June 30, 2021 at the levy rate of 0.077% and allocating to the Retirement Fund; and

4) **Salary Schedule**: Adopt a resolution approved the current City of Watsonville Salary Schedule. The budgeted salaries are based on this; and

That Council in its capacity as the Housing Successor Agency

5) **Expenditures of housing funds**: That the Housing Successor Agency shall adopt a resolution to authorize the expenditure of low and moderate-income housing funds for planning and general administrative costs for the purpose of producing, improving, and preserving the community's supply of low and moderate-income housing; and

6) **Redevelopment Project**: Find that the use of taxes allocated from the Watsonville 2000 Redevelopment Project for producing, improving and preserving the supply of low and moderate-income housing outside the Project Area will be of benefit to the Project Area.

STRATEGIC PLAN:
The FY 2020-21 balanced Budget Plan meets Strategic Plan goal Number 2 of fiscal health by presenting a balanced budget, preserving the General Fund Reserve, and looking ahead to ensure the long-term financial health of the City.

FINANCIAL IMPACT:
Appropriate Fiscal Year 2020-21 spending of nearly $159,179,856.

ALTERNATIVES:
The City Council may direct staff to present different alternatives for the Budget Plan or make changes to the current recommendation.

ATTACHMENTS:
1) Proposed 2020-21 Budget Available Online Here
2) Proposed CIP 2020-2025

cc: City Attorney

FY 2020-21
PROPOSED BUDGET

June 23, 2020

GUIDING PRINCIPALS

Phase 1:

1. Limit permanent changes, based on temporary circumstances

2. Position reductions will be data drive, based on a drop in demand for service and/or decline in revenues

3. Careful use of emergency reserves and fund balance

FY 2020-21 Budget Summary

	General Fund	Special Revenue Funds	Debt Service Fund	Enterprise Funds	Internal Service Funds	Private Trust Fund	Total
Projected Resources							
Revenues	34,668,584	21,814,247	52,581	55,910,769	14,695,710	2,201,790	129,343,681
Transfers In	3,952,808	254,141	811,090	150,761	13,671	-	5,182,471
Total Resources	**38,621,392**	**22,068,388**	**863,671**	**56,061,530**	**14,709,381**	**2,201,790**	**134,526,152**
Projected Expentures							
Operations	40,212,078	12,388,173	-	46,695,522	13,871,178	83,305	113,250,256
Capital	645,500	12,548,404	-	24,326,547	865,203	-	38,385,654
Transfers Out	221,314	4,304,439	-	396,297	13,671	246,750	5,182,471
Debt Service	-	-	863,671	400,158	-	1,938,200	3,202,029
Total Uses	**41,078,892**	**29,241,016**	**863,671**	**71,818,524**	**14,750,052**	**2,268,255**	**160,020,410**
Surplus / (Shortfall)	**(2,457,500)**	**(7,172,628)**	**-**	**(15,756,994)**	**(40,671)**	**(66,465)**	**(25,494,258)**

REVENUE ASSUMPTIONS

Property Tax — 3%

Utility User Tax — 8%

CDD Revenue — 40%

Sales Tax — 26%

Business Licenses — 25%

PCS Revenue — 73%

Hotel Tax — 50%

Transfer from Ret. Tax Fund — 3%

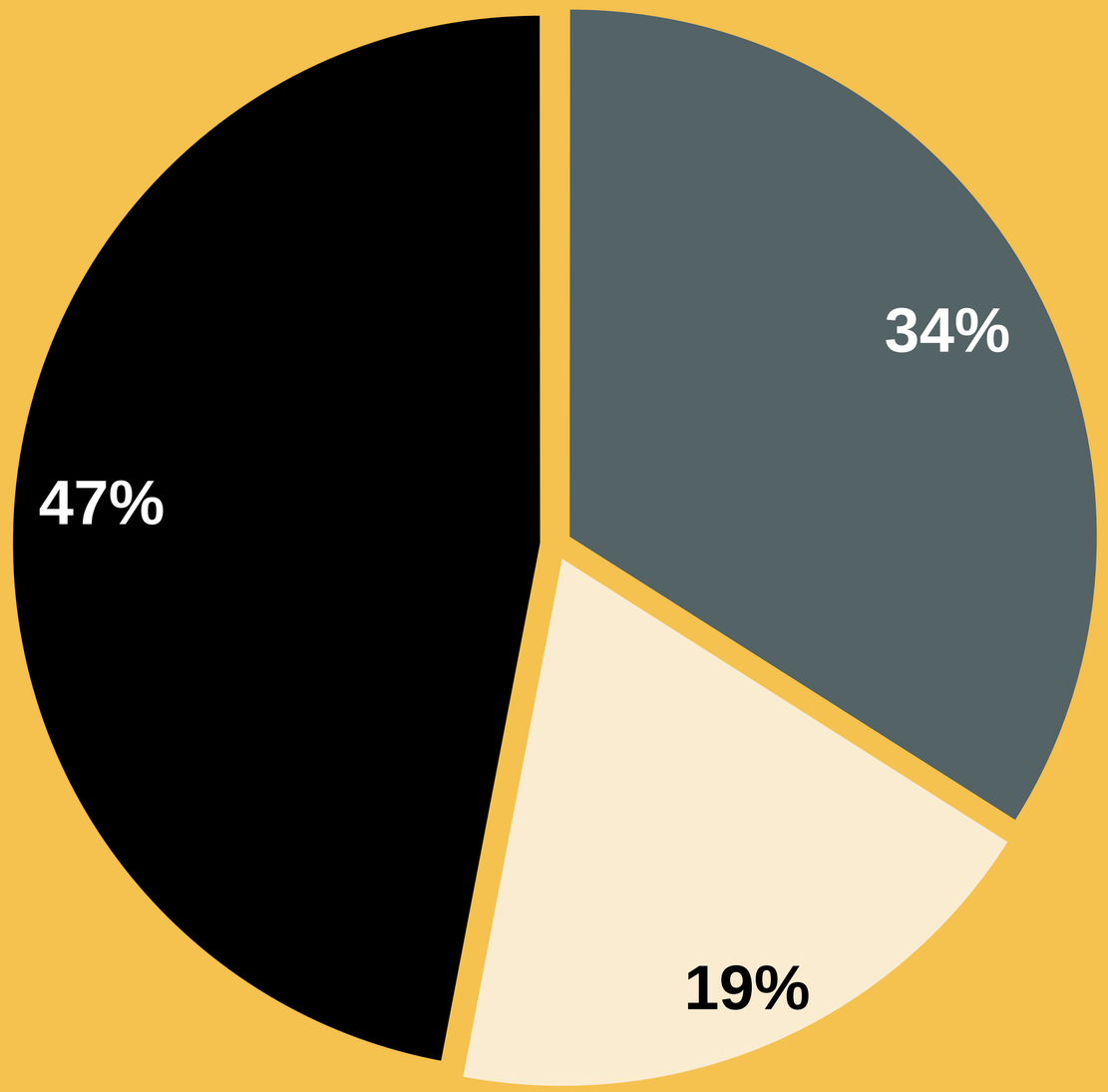
Other Gen. Revenues — 28%

FY 2019 - $46,999,097

FY 2020 - $38,621,392

18%

SUMMARY



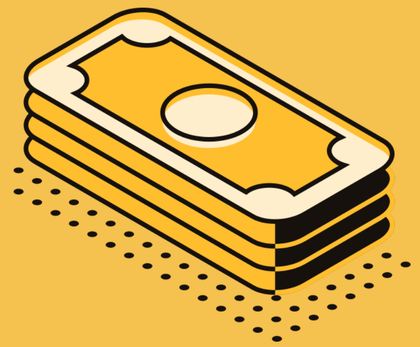
Emergency Funds - $2,200,000

Non-Positions - $1,253,002

Personnel & Salary - $3,035,844

FY 2020 Budget Solutions - $6,488,846

FY 2020 Budget Deficit - $6,488,846



OPERATIONAL IMPACTS

Community Development and Parks and Community Services Departments

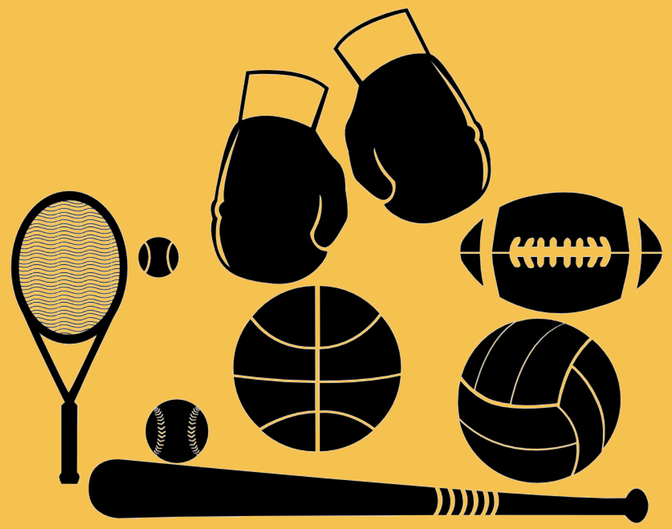
Community Development

- Budget is 40% reduction in revenues, 25% reduction in expense
- 3 position reductions. Including 2 layoffs, 1 was able to go to Public Works department
- Strategy is to monitor revenue and permit activity adjust as necessary

Parks and Community Services

- Driven by Shelter in Place Orders
- Eliminate Special Events for time being
- Special Events is 60% revenue funded, costs General Fund $113,000

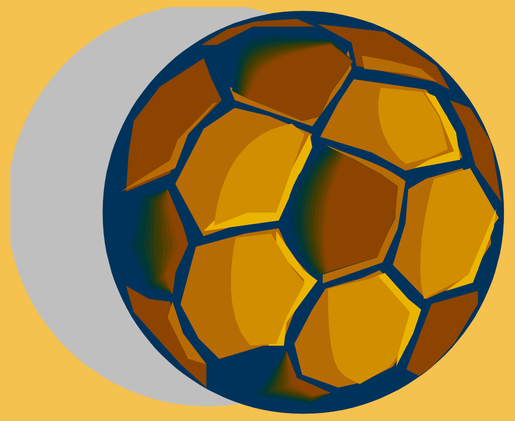
Sports Program



- Budget now includes a limited budget for a Sports Division that remains frozen until Sports are allowed by the State
- Assumes a September 1 start date, but the date will be determined by guidance from the state
- Based on anticipated guidelines from the State and County, will be updated when actual guidance is received
- Sports Programming as of June 23, 2020 is still not allowed by the State

Sports Program Proposed Budget

Program Revenues	$138,000
Other Revenues	$56,349
Salaries and Benefits	$170,349
Non Personnel	$24,000
Total Expenditures	$194,349



Next Steps

- Await guidance from the State
- Revise budget based on program restrictions
- Return to Council with an updated budget

Sales Tax

	FY 19-20 Budget	FY 20-21 Budget	Decrease
General Fund	10,477,384	8,173,255	(2,304,129)
Library	3,790,000	2,578,696	(1,211,304)
Gas Tax	1,326,001	943,236	(382,765)
SB1	817,840	575,000	(242,840)
Measure G / Y	3,952,000	2,900,000	(1,052,000)
Measure D	879,820	621,600	(258,220)

ENTERPRISE FUNDS

	Projected Starting Balance	Revenues	Expenditures	Surplus / (Shortfall)	Projected Ending Balance
Wastewater	7,735,889	17,724,877	22,162,724	(4,437,847)	3,298,042
Water	21,280,259	19,259,317	27,620,315	(8,360,998)	12,919,261
Solid Waste	4,212,153	15,981,400	19,844,361	(3,862,961)	349,192
Airport	118,000	2,872,978	2,872,978	-	118,000

CAPITAL IMPROVEMENT PLAN

	FY 2020-21	FY 2021-22	FY 2022-23	FY 2023-24	FY 2024-25	Total
General Fund	388,000	740,000	808,000	1,064,000	1,055,000	4,055,000
Special Revenue Funds	1,903,500	651,000	1,217,538	1,141,000	1,815,000	6,728,038
Grants	1,221,526	1,825,000	1,085,000	125,000	360,000	4,616,526
Transportion Funds	1,965,788	4,195,000	2,835,000	1,725,000	300,000	11,020,788
Debt	-	-	26,100,000	-	5,500,000	31,600,000
Airport	40,000	145,000	265,000	10,000	-	460,000
Water	6,437,165	3,135,000	2,725,000	3,056,000	3,318,000	18,671,165
Wastewater	4,664,000	4,263,000	3,470,000	4,346,000	1,857,000	18,600,000
Solid Waste / Landfill	1,925,000	1,965,000	3,080,000	1,330,000	900,000	9,200,000
Total	18,544,979	16,919,000	41,585,538	12,797,000	15,105,000	104,951,517
Unfunded Capital Needs	10,737,454	6,024,675	4,092,000	9,532,672	10,197,721	40,584,522

Uncertainty

- Economic Crisis
- Public Health Crisis
- Social Unrest

What to Watch

- Revenues
- Stimulus Funding
- Social Distancing Changes
- Department Spending, especially overtime at Fire and Police Departments
- Enterprise Funds

TIMELINE

July - ?

August 25 – Year End Property and Sales Tax Update

November 10 – Q1 Update

February 9 – Q2 Update and Budget Outlook

Actions

- Joint resolution adopting the FY 2020-21 Budget plan, providing certain transfers of funds & approve the Five-Year Capital Improvement Program

- Resolution authorizing the use of $2.2 million in Emergency Reserves

- Adopt a resolution establishing the “Total Annual Appropriations” pursuant to State Constitution Article XIII-B for Fiscal Year FY 2020-21 and FY 2019-20 (Proposition 4 GANN spending limit)

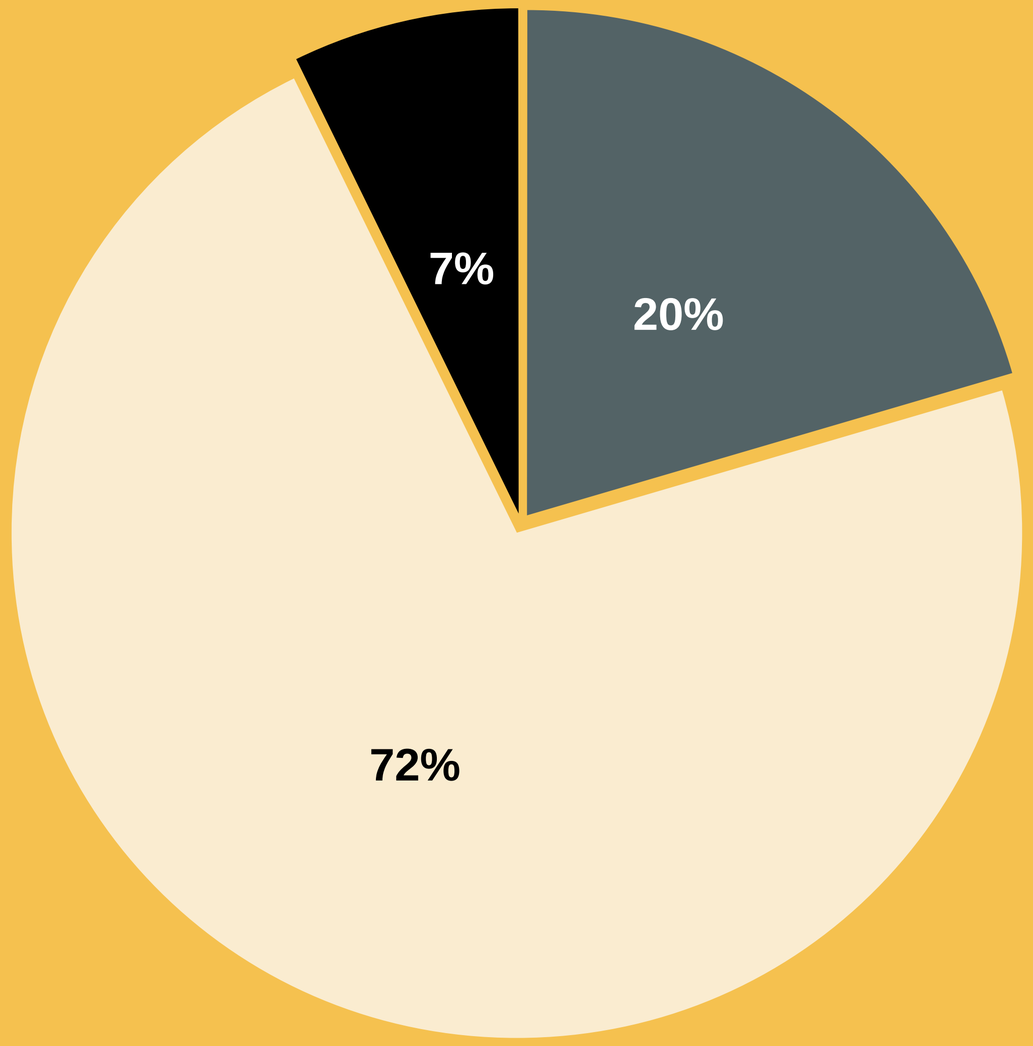
- Introduce and adopt an Ordinance for final adoption1 instructing Santa Cruz County to levy and collect property tax on taxable property within the City of Watsonville for fiscal year beginning July 1, 2020 to June 30, 2021 at the levy rate of 0.077% and allocating proceed to the Retirement Fund

Actions Cont’d

- Resolution approving an amendment to the fee schedule for the Community Development Department
- As Successor Housing Agency, adopt a Resolution authorizing the expenditure of low and moderate-income housing funds
- As Successor Agency, adopt a Resolution finding that the use of taxes allocated from the Watsonville 2000 Redevelopment Project outside the project area will be of benefit to the project area
- Resolution Acknowledging Receipt of annual fire inspections reports for 2018 and 2019

QUESTIONS

BUDGET DEFICIT



Starting Deficit - $1,328,081

Revenue Reduction - $4,690,364

Expenditure Increases - $470,401

FY 2020 - $6,488,846

REVENUE ASSUMPTIONS

Property Tax
3%

Utility User Tax
8%

CDD Revenue
40%

Sales Tax
26%

Business Licenses
25%

PCS Revenue
73%

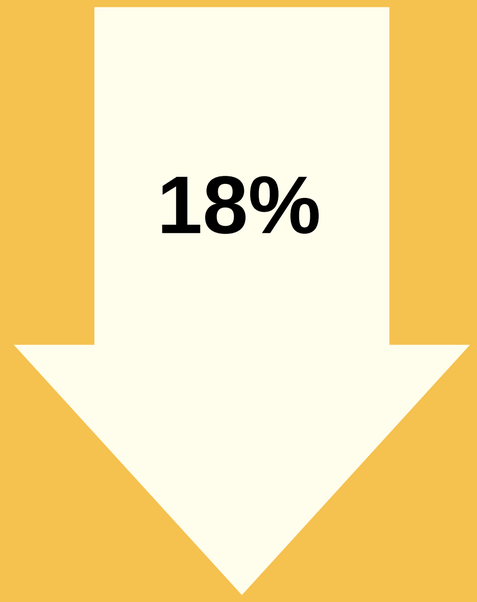
Hotel Tax
50%

Transfer from Ret. Tax Fund
3%

Other Gen. Revenues
28%

FY 2019 - $46,999,097

FY 2020 - $38,342,168



SOLUTIONS

Use $2,200,000 from Emergency Reserves

Starting Budget Deficit	($6,488,846)
Emergency Reserves	- 2,200,000
	($4,288,846)

SOLUTIONS
Non Position

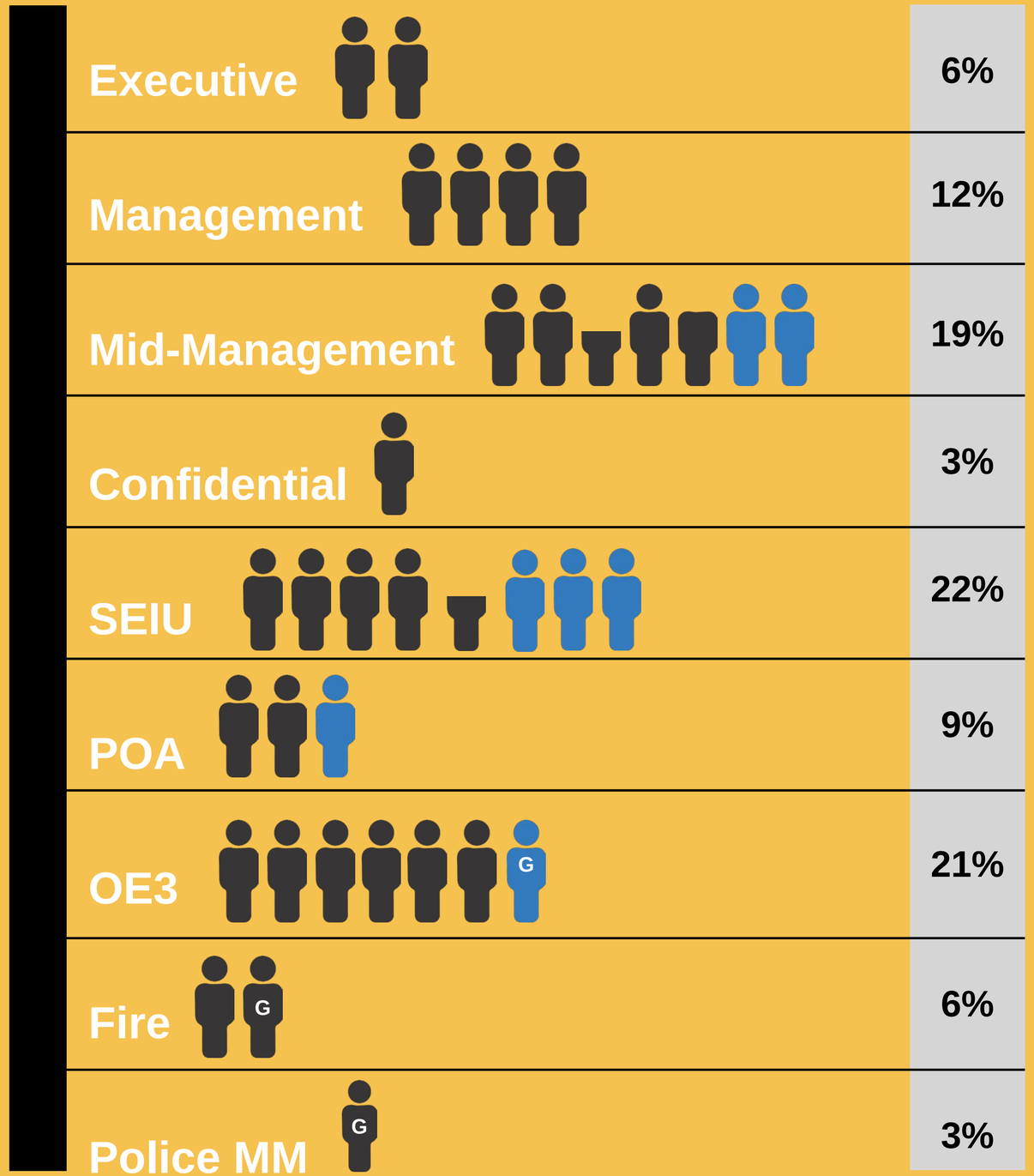
Reduction of Cap. Spending	125,366
Varius Operational Reductions	353,663
Use of cannabis funds	384,718
New Measure Y Revenue for PCS	224,000
Eliminate Special Events Division	165,255
	TOTAL - $1,253,002

Starting Budget Deficit	($6,488,846)
Emergency Reserves	- 2,200,000
Non- Positions	- $1,253,002
	($3,035,844)

SOLUTIONS
Personnel & Salary

Turnover of 3 Sworn Positions at Police	271,898
Reducing Temp Salaries	372,051
Eliminating Vacant Positions	1,278,045
VTO and Retirements	155,820
Position Reductions	671,205
6 Day Furlough for Exec, Management, Mid Management, Confidential	286,826
	TOTAL - $3,035,844

Starting Budget Deficit	($6,488,846)
Emergency Reserves	- 2,200,000
Non- Positions	- $1,253,002
Positions	- $3,035,844
	0



SOLUTIONS

Position Reductions - Details

Vacant Filled

$3,131,580

Filled	7
Vacant	26.75
	33.75 Total Positions

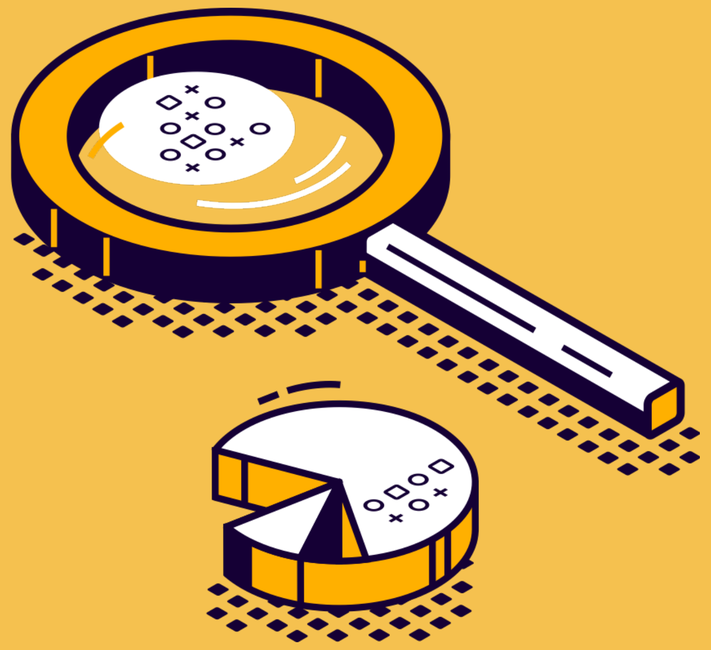
OPERATIONAL IMPACTS

Community Development Department

- May Revenue, $37,000. Average $110,000
  33% of Normal
- Budget is 40% reduction in revenues, 25% reduction in expense
- 4 position reductions. Including 2 layoffs, 1 was able to go to Public Works department
- Strategy is to monitor revenue and permit activity adjust as necessary

OPERATIONAL IMPACTS

Parks & Community Services Department



- Driven by Shelter in Place Orders
- Eliminate Special Events and Sports Divisions for time being
- Special Events is 60% revenue funded, costs General Fund $113,000
- Sports is 75% fee funded, costs General Fund $87,000
- Department wide reduced 4 positions including 3 layoffs
- Overall budgeting 73% decline in revenues, 21% decrease in expenditures

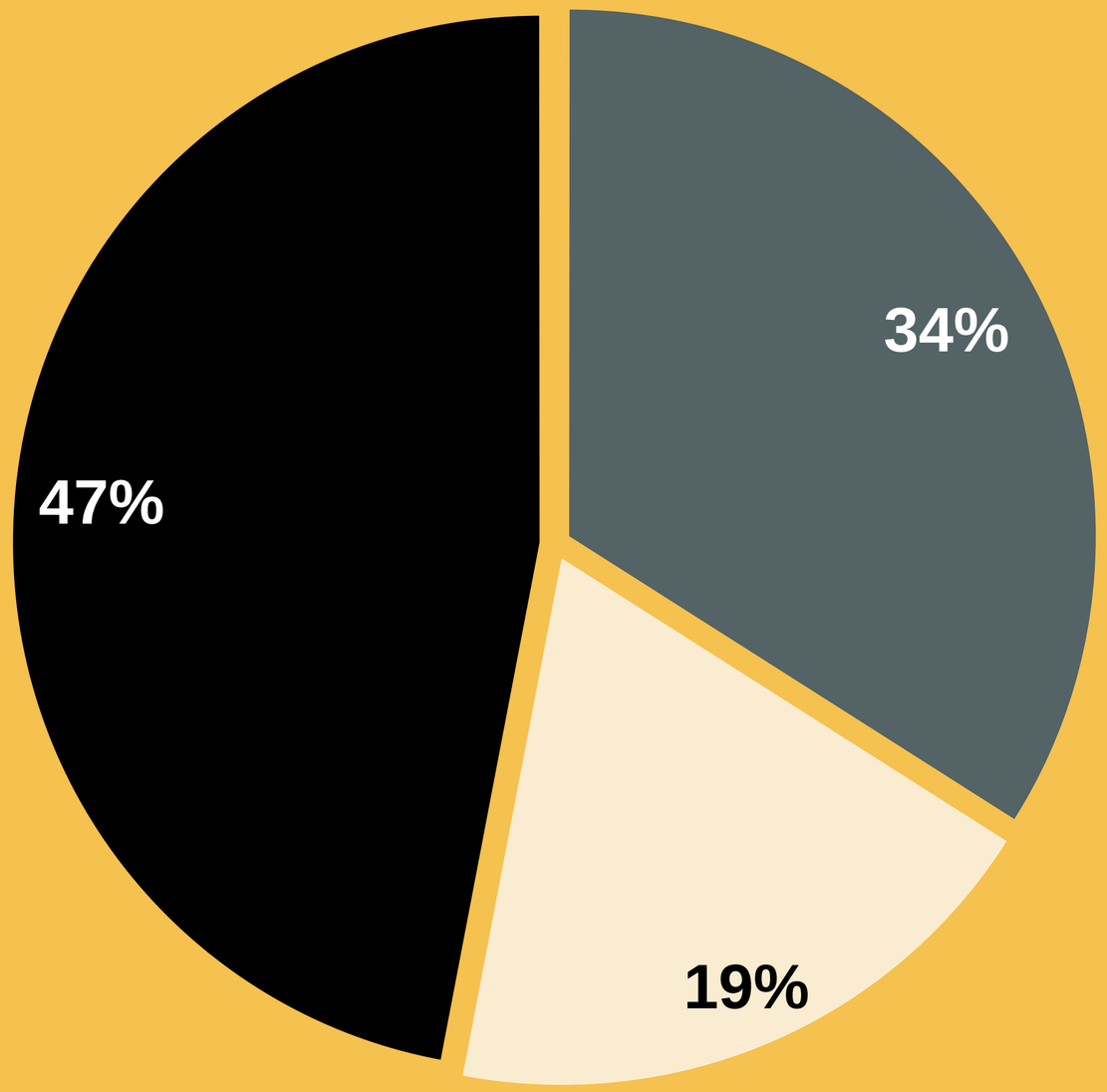
OPERATIONAL IMPACTS

Parks & Community Services Department

Strategy

- Operate Safely within the confines of the Pandemic; currently sports and large gatherings / Special Events are prohibited
- Maintain Services that have greatest social impact including arks and outdoor spaces, and free youth programs
- Continue to monitor changes in Stages of Reopening to determine if / when/ how these activities can be resumed

SUMMARY



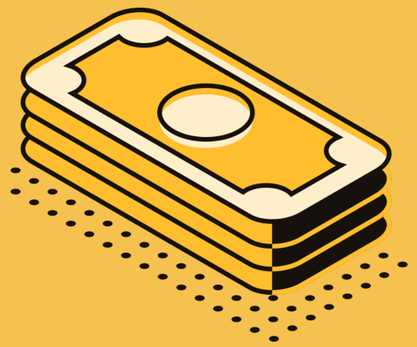
Emergency Funds - $2,200,000

Non-Positions - $1,253,002

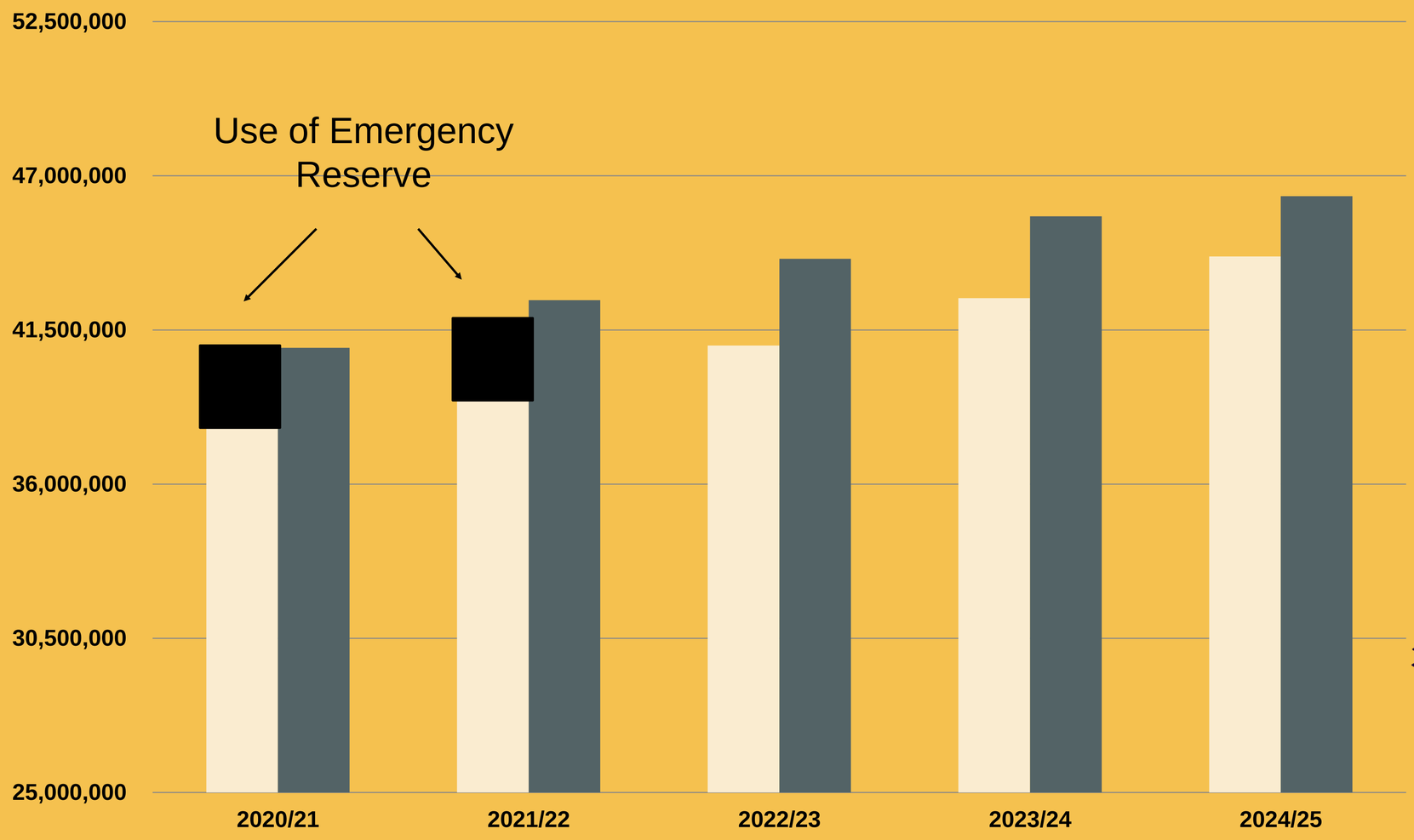
Personnel & Salary - $3,035,844

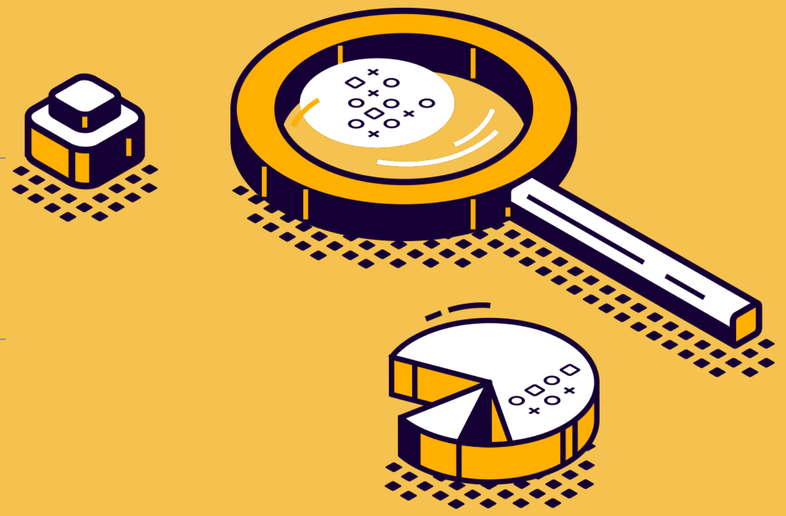
FY 2020 Budget Solutions - $6,488,846

FY 2020 Budget Deficit - $6,488,846



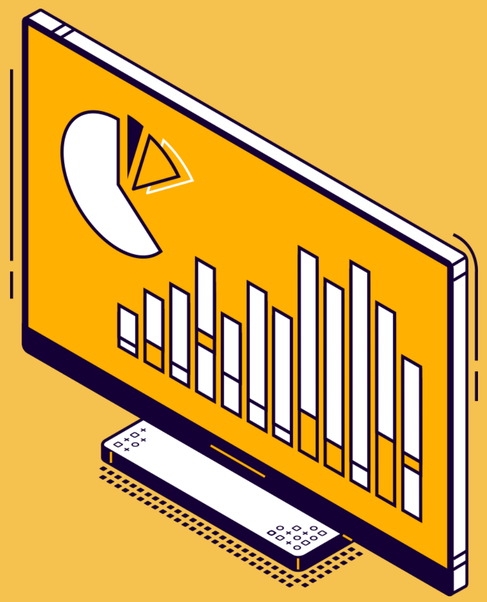
FIVE YEAR OUTLOOK





SPECIAL REVENUE FUNDS

	Projected Starting Balance	Revenues	Expenditures	Surplus / (Shortfall)	Projected Ending Balance
Library	1,371,185	2,685,696	3,308,728	(623,032)	748,153
Cannabis	513,472	550,000	1,010,000	(460,000)	53,472
Gas Tax	-	947,436	947,436	-	-
Measure G	2,124,227	2,935,100	3,768,908	(833,808)	1,290,419

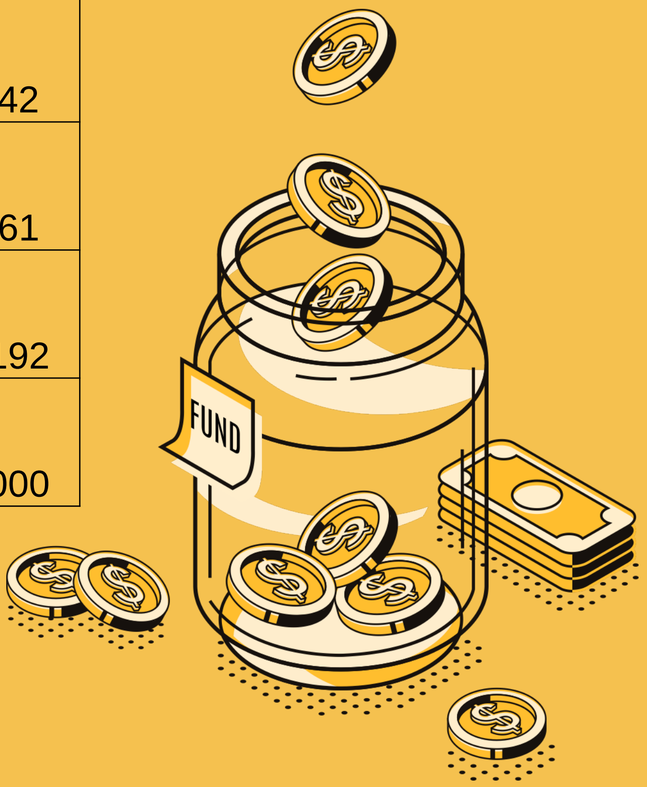


MEASURE G

MEASURE Y - FY 2020-21 BUDGET SUMMARY				
Revenues	Police	Fire	PCS	Totals
Measure G	$ 1,566,000	$ 1,102,000	$ 232,000	$2,900,000
Interest / Other	$ 20,100	$ 15,000		$ 35,100
Total Revenues	$ 1,586,100	$ 1,117,000	$ 232,000	$2,935,100
Expenses				
Operations	$ 1,912,162	$ 1,131,139	$ 208,800	$3,252,101
Capital	$ 106,500	$ -	$ -	$ 106,500
Debt Service	$ -	$ 286,307	$ -	$ 286,307
Reappropriated Capital	$ 49,000	$ 75,000	$ -	$ 124,000
Total Expenses	$ 2,067,662	$ 1,492,446	$ 208,800	$3,768,908
Revenue - Expenses	$ (481,562)	$ (375,446)	$ 23,200	$ (833,808)
Est. Reserves 06/30/2020	$ 1,413,879	$ 1,034,070	$ -	$2,447,949
Net Reserves 06/30/2021	$ 932,317	$ 658,624	$ 23,200	$1,614,141
	60%	60%	10%	56%

ENTERPRISE FUNDS

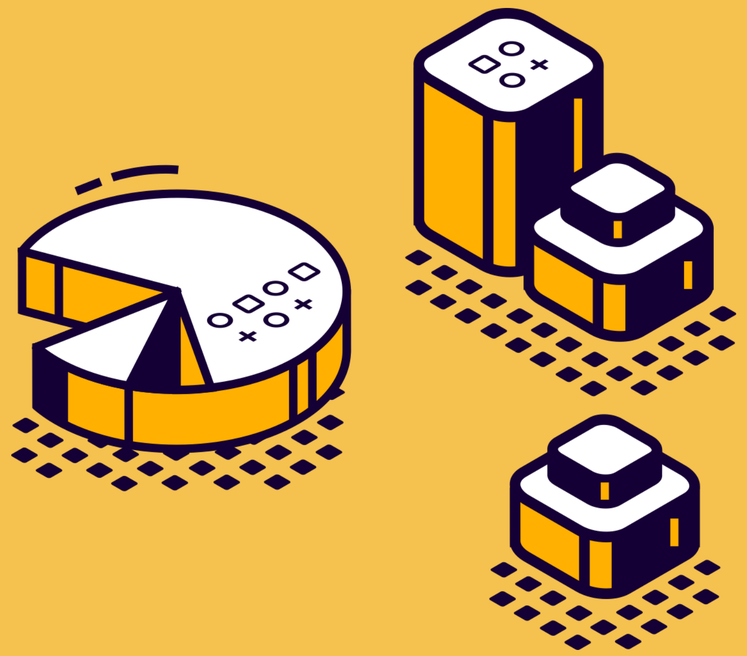
	Projected Starting Balance	Revenues	Expenditures	Surplus / (Shortfall)	Projected Ending Balance
Wastewater	7,735,889	17,724,877	22,162,724	(4,437,847)	3,298,042
Water	21,280,259	19,259,317	27,620,315	(8,360,998)	12,919,261
Solid Waste	4,212,153	15,981,400	19,844,361	(3,862,961)	349,192
Airport	118,000	2,872,978	2,872,978	-	118,000



CAPITAL IMPROVEMENT PLAN

	FY 2020-21	FY 2021-22	FY 2022-23	FY 2023-24	FY 2024-25	Total
General Fund	388,000	740,000	808,000	1,064,000	1,055,000	4,055,000
Special Revenue Funds	1,903,500	651,000	1,217,538	1,141,000	1,815,000	6,728,038
Grants	1,221,526	1,825,000	1,085,000	125,000	360,000	4,616,526
Transportion Funds	1,965,788	4,195,000	2,835,000	1,725,000	300,000	11,020,788
Debt	-	-	26,100,000	-	5,500,000	31,600,000
Airport	40,000	145,000	265,000	10,000	-	460,000
Water	6,437,165	3,135,000	2,725,000	3,056,000	3,318,000	18,671,165
Wastewater	4,664,000	4,263,000	3,470,000	4,346,000	1,857,000	18,600,000
Solid Waste / Landfill	1,925,000	1,965,000	3,080,000	1,330,000	900,000	9,200,000
Total	18,544,979	16,919,000	41,585,538	12,797,000	15,105,000	104,951,517
Unfunded Capital Needs	10,737,454	6,024,675	4,092,000	9,532,672	10,197,721	40,584,522

CAPITAL IMPROVEMENT PLAN



Guiding Principles

- To group like projects together as much as possible in order to create efficiencies by collaborating across the City;
- To match or sync up with grant or other funding activities occurring at the same time; and
- Projects required by changes in law or operational necessity.

CAPITAL IMPROVEMENT PLAN

Examples of Funded Projects

Parks

- Emphasis on Ramsay Park to coincide with grant funded work
- Facilities Maintenance and Upgrades

Police and Fire

- Facilities Repairs at stations, vehicles

Public Works

- HVAC upgrades, parking resurfacing, beach street garage doors and elevators

Transportation

- Various improvements to paving, curbs, signage, signals, pedestrian crossings and trails, sidewalks, bike lanes and facilities, and ADA improvements

CAPITAL IMPROVEMENT PLAN

Examples Cont’d

Airport

- **Fuel Island Dispensers, Parking lot construction, Aircraft tie down enlargement, Runway repairs and extension**

Sewer

- **Upgrades and replacement of pipes, sewers, main switchgear and energy recovery electrical, and digester upgrade**

Water

- **Replace meters, pipes and equipment, new reservoirs, and new wells**

Solid Waste and Landfill

- **New administration building, and landfill closure**

Parks and Community Services

Parks repairs, playground renovations,
miscellaneous building repairs, parking resurfacing

CAPITAL IMPROVEMENT PLAN

Freedom Blvd. Reconstruction: Alta Vista to Green Valley

Reconstruction of the roadway, including striping, pavement markings and signs; provisions for accessible sidewalks and installation of curb ramps. Installation of traffic signal at intersection of Freedom Boulevard and Sydney Avenue.

CAPITAL IMPROVEMENT PLAN

New Reservoirs at Airport Booster Station

Construct a new 0.5 MG reservoir to partner with Airport Reservoir and install additional Airport Booster Station pump

CAPITAL IMPROVEMENT PLAN

Main Switchgear and Energy Recovery Electrical

This project will replace the main electrical switchgear and backup generation system and mitigate the potential for future flood damage.

Uncertainty

- Economic Crisis
- Public Health Crisis
- Social Unrest

What to Watch

- Revenues
- Social Distancing Changes
- Overtime at Fire and Police Departments
- Enterprise Funds

TIMELINE

August 25 – Year End Property and Sales Tax Update

November 10 – Q1 Update

February 9 – Q2 Update and Budget Outlook

TODAY’S ACTION

Resolution Fixing Date and Time as June 23, 2019, at 6:30 p.m. for a Public Hearing to Consider Adoption of the Biennial Budget for Fiscal Years 2019-2020 & 2020-201 and Directing the City Clerk to Give Notice Thereof

RESOLUTION NO. _____ (CM)
RESOLUTION NO. _____ (SHA)
RESOLUTION NO. _____ (SA)

A JOINT RESOLUTION OF THE CITY COUNCIL AND THE CITY COUNCIL IN ITS CAPACITY AS THE SUCCESSOR TO THE HOUSING ASSETS AND FUNCTIONS OF THE FORMER REDEVELOPMENT AGENCY OF THE CITY OF WATSONVILLE, AND THE SUCCESSOR AGENCY OF THE FORMER REDEVELOPMENT AGENCY, ADOPTING THE FINAL BUDGET FOR FISCAL YEAR 2020-2021, PROVIDING FOR CERTAIN TRANSFERS OF FUNDS, AND APPROVING FIVE YEAR (2020-2025) CAPITAL IMPROVEMENT PROGRAM (CIP)

WHEREAS, the City Manager pursuant to and in compliance with § 1103 of the Charter of the City of Watsonville submitted a proposed budget for fiscal year 2020/2021 to the City Council; and

WHEREAS, pursuant to § 1104 of the Charter, the Council fixed the time and place for holding the public hearing on the proposed budget; and

3. **WHEREAS,** copies of the proposed budget have been and are available for inspection by the public at the Office of the City Clerk at least ten (10) days before the hearing to consider final adoption; however because of COVID-19, copies of the draft Budget have been and are also available on line; and

WHEREAS, pursuant to § 1104 of the City Charter, a public hearing was held to consider the adoption of the proposed budget after due notice as provided by law at which time interested persons desiring to be heard were given such opportunity; and

WHEREAS, after the conclusion of the public hearing the Council further considered the proposed budget and made any revisions thereto that it deemed advisable; and

WHEREAS, the appropriate officers, departments, boards, and commissions of the City identified all public improvements proposed in Watsonville; and

WHEREAS, on May 5, 2020, the Planning Commission reviewed said identified public improvements and listed and classified same with a coordinated program of proposed public improvements for the 2020-2025 period according to a logical order or priority; and

WHEREAS, the Planning Commission recommended a coordinated program of proposed public improvements for the 2020-2025 period to the City Manager and Council; and

WHEREAS, § 1105 of the Charter provides after submission of the proposed budget, but before the beginning of the ensuing fiscal year, the Council shall adopt a final budget with revisions, if any.

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

Section 1. Approval of 2020-2021 Budget. That the City Council of the City of Watsonville and the City Council in its Capacity as the Housing Successor Agency of the Former Redevelopment Agency of the City of Watsonville proposed budget 2020-2021 presented by the City Manager to the members of the City Council, and filed with the City Clerk, and as thereafter amended by the City Council, a copy of which budget is on file in the Office of the City Clerk, is hereby approved as to form in the amount of $160.0 Million for fiscal year ending June 30, 2021.

Section 2. Approval of 2020-2021 Successor Agency Budget. That the Successor Agency of the Former Redevelopment Agency of the City of Watsonville proposed budget 2020-2021 presented by the City Manager to the members of the Agency, and filed with the City Clerk, and as thereafter amended by the Agency Members, a copy of which budget is included in the budget and is on file in the Office of

the City Clerk, is hereby approved as to form in the amount of $2.9 million for the fiscal year for fiscal year ending June 30, 2021.

Section 3. Adoption of 2020-2021 Budget. That the portion of the proposed budget for 2020-2021 fiscal year presented by the City Manager to the members of the City Council, and filed with the City Clerk, and as thereafter amended by the City Council, a copy of which budget is on file in the Office of the City Clerk, is hereby approved as the final budget in the amount of $160.0 Million for the fiscal year ending June 30, 2021, and the several amounts stated therein as proposed expenditures are hereby appropriated for the objects therein described on Exhibit "A," attached hereto and incorporated herein.

Section 4. Appropriations. That from the effective date of the adopted budget, the amounts stated in said budget as proposed expenditures are hereby appropriated to the offices, agencies and departments for the respective objects specified in said adopted budget.

Section 5. Council Transfers. That the City Council is authorized pursuant to § 1107 of the Charter of the City of Watsonville, after adoption of the budget, to amend or supplement the budget as to authorize the transfer of unused balances appropriated from one purpose to another purpose, or to appropriate available revenue not appropriated in the budget.

Section 6. Fund Balance. That the City Council is authorized to amend the final budget to state the exact fund balance on July 1, 2020, in lieu of the estimates contained in the proposed budget.

Section 7. Lapse of Appropriations. Pursuant to § 1107 of the Charter, all such appropriations shall lapse at the end of the 2020-2021 fiscal year except to the extent that they shall have been expended or lawfully encumbered.

Section 8. Manager Transfers. That the City Manager is authorized to transfer appropriations within fund budgets; provided, however, that the total appropriations are not increased thereby.

Section 9. Finance Transfers. That the Administrative Services Director is authorized to transfer appropriations among the items within departmental budgets, excepting there from Salary and Capital accounts.

Section 10. Capital Improvement Program. That the Capital Improvement Program for 2020-2025, attached as a part of the 2020-2021 budget, as amended by the City Council, is hereby approved, except for the General Fund CIP Expenditure items. Capital projects carried over from prior periods (re-appropriated), as amended by Council are hereby approved. Those amounts may be amended by the Administrative Services Director to reflect actual spending in prior fiscal years so long as the total appropriations are not increased.

Section 11. Excess Expenditures. Pursuant to § 1107 of the Charter, except to the extent provided in this resolution, no officer, department or agency of the City shall, during any fiscal year, expend or incur any obligation to expend money for any purposes not authorized by or in excess of the amounts appropriated by this budget, as amended, for a given classification or expenditure. For purposes of expending or incurring such obligation, classification means the same as the term "fund" defined in the Budget.

4. **Section 12. Public Copy Available.** Pursuant to § 1105 of the Charter, a copy of the adopted budget, certified by the City Clerk shall be placed on file in the office of the City Clerk where it shall be available for public inspection, however because of COVID-19, copies of the Budget will also be available on line. Certified copies shall be reproduced and copies made available for use by all officers, offices, departments and other agencies of the City and for use by civic organizations

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CITY OF WATSONVILLE & SUCCESSOR AGENCY

BUDGET APPROPRIATIONS BY FUND OF THE REDEVELOPMENT AGENCY OF THE CITY OF WATSONVILLE

BUDGET APPROPRIATIONS

BY FUND

NUMBER	DESCRIPTION	FISCAL YEAR 20/21
0150	GENERAL FUND	41,078,892
0160	RETIREMENT FUND	3,561,139
0202	RDA_OBLIGATION RETIREMENT FUND	2,268,255
0204	RDA_HOUSING	630,828
0205	COMMUNITY DEV BLOCK GRANT	1,651,244
0209	H.O.M.E. GRANTS	483,178
0210	CAL HOME GRANT	319,267
0215	RELOCATION REVOLVING	85,000
0221	AFFORDABLE HOUSING	991,604
0225	BUSINESS DEVELOPMENT	97,900
0245	ABONDONED VEHICLE AUTHORITY	60,000
0246	CIVIC CENTER COMMON AREA	268,780
0250	LIBRARY	3,308,728
0260	SPECIAL GRANTS	5,729,323
0265	PUBLIC EDUCATION FEE -CABLE TV	32,889
0281	PARKS DEVELOPMENT	150,000
0285	LLMAD-GONZALEZ STREET	600
0290	GREEN BUILDING FEE	5,000
0291	CANNABIS REVENUE FUND	1,010,000
0305	GAS TAX	947,436
0306	SB 1 - GAS TAX FUNDING	2,133,908
0309	PARKING GARAGE	172,832
0310	SALES TAX MEASURE G	3,771,342
0312	MEASURE D -TRANSPORTATION FUND	2,875,682
0340	IMPACT: CITY-WIDE TRAFFIC	98,425
0344	IMPACT: EAST HIGHWAY 1 AREA	193,996
0347	IMPACT: ERRINGTON/CLIFFORD AR	272,164
0349	IMPACT: PUBLIC FACILITIES	64,044
0354	LLMAD (SPECIAL DISTRICTS FUND)	215,707
0510	DEBT SERVICE FUND	863,671
0710	WASTE WATER	22,135,285
0720	WATER	27,834,765
0730	AIRPORT	2,863,378
0740	SOLID WASTE	18,524,335
0741	LANDFILL CLOSURE	360,761
0765	COMPUTER REPLACEMENT	-
0780	WORKERS COMP/ LIABILITY	3,603,430
0785	HEALTH INSURANCE	13,671
0787	HEALTH INSURANCE - NEW	8,037,675
0789	FIBER OPTIC FUND	100,000
0790	INFORMATION & TECHNOLOGY ISF	3,095,276
0825	NARCOTICS FORFEITURE AWARD	110,000
TOTAL APPROPRIATIONS		**160,020,410**

City Of Watsonville	157,121,327
Housing Successor Agency of the Former Redevelopment Agency	630,828
Successor Agency of the Former Redevelopment Agency	2,268,255
Total Appropriations	**160,020,410**

Exhibit "A"

RESOLUTION NO._____ (CM)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WATSONVILLE AUTHORIZING THE USE OF $2.2 MILLION FROM THE EMERGENCY RESERVE IN ORDER TO BALANCE THE BUDGET FOR FY 2020/2021

WHEREAS, on or about February 27, 2018, the Council adopted Resolution No. 35-18 (CM), adopting the City's "Financial Reserve Policy" and committing $1,650,000 as initial funding to an emergency reserve; and

WHEREAS, on or about February 26, 2019, the City Council adopted Resolution No. 23-19 (CM) committing an additional $1.5 million; and

WHEREAS, on or about April 14, 2020, the City Council made an additional deposit of $1,250,000 into the reserve bringing the total to $4,400,000; and

WHEREAS, in order to balance the Budget for FY 2020-21 which includes a $4.7 million revenue shortfall, staff is recommending the Council to approve use of $2.2 million, or half of the available reserve which is the maximum allowed under the adopted policy.

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

That the City Council hereby authorizes use of $2.2 million from the Emergency Reserve in order to balance the Budget for FY2020-21.

****

RESOLUTION NO. _____ (CM)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WATSONVILLE ESTABLISHING TOTAL ANNUAL APPROPRIATIONS PURSUANT TO CALIFORNIA STATE CONSTITUTION ARTICLE XIII-B FOR FISCAL YEAR 2019-2020

Rescinds Resolution No. 102-19 (CM)

[Proposition 4 Gann Spending Limit]

WHEREAS, the initiative commonly referred to as Proposition 4 Gann spending limit adopted November 6, 1979, by the state electorate provided for Article XIII-B of the State Constitution to establish government spending limitations, and requires the establishment of total annual appropriations subject to certain limitations and adjustments for change.

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

That the total annual appropriations limit (Proposition 4 Gann spending limit) for the City of Watsonville General Fund during the fiscal year 2019-2020 is $140,238,603; the amended budget subject to the spending limit is $31,341,041, as set forth in Exhibit "A," a copy of which is attached hereto, and is hereby approved and adopted.

****

Exhibit "A"

Proposition 4 Calculation
For Fiscal Year 2019-20

Spending Limit Calculation

[a]	2018-19 Limit		$ 135,609,138
	Calculation of Growth Factor		
	Change in Population	3.850%	
	Non-resident, New Const. Assessment Growth	0	
	Change in California Per Capita Person Income	0.470%	
[b]	Growth Factor (1.0385 * .9958)		1.03413830
[c]	2019-20 Limit (**[a]** multiplied by **[b]**)		$ 140,238,603

2019-20 Gann Limit Proposed Spending

	Proposed General Fund Spending	$ 45,155,798
	Less Non-tax General Fund Revenues:	
	Transfers In (non-tax)	(144,919)
	Use of Money and Property	(2,677,590)
	Fees	(10,992,248)
	In-lieu Charges	-
	Other non-tax revenue	-
[d]	Spending Subject to the Gann Limit	$ 31,341,041
	Remaining Capacity (**[d]** subtracted from **[c]**)	$ 108,897,562

P:\Budget 2020-21\GANN\[GANN 19-20.xlsx]Exhbit A 2020-21

A. **Price Factor**: Article XIII B specifies that local jurisdictions select their cost of living factor to compute their appropriation limit by a vote of their governing body. The cost of living factor provided here is per capita personal income. If the percentage change in per capita personal income is selected, the percentage change to be used in setting the fiscal year 2019-20 appropriation limit is:

Per Capita Personal Income

Fiscal Year (FY)	Percentage change over prior year
2019-20	3.85

B. Following is an example using sample population change and the change in California per capita personal income as growth factors in computing a 2019-20 appropriation limit.

2019-20:

Per Capita Cost of Living Change = 3.85 percent
Population Change = 0.47 percent

Per Capita Cost of Living converted to a ratio: $\frac{3.85 + 100}{100} = 1.0385$

Population converted to a ratio: $\frac{0.47 + 100}{100} = 1.0047$

Calculation of factor for FY 2019-20: 1.0385 x 1.0047 = 1.0434

Attachment B
Annual Percent Change in Population Minus Exclusions*
January 1, 2018 to January 1, 2019 and Total Population, January 1, 2019

County City	Percent Change 2018-2019	--- Population Minus Exclusions --- 1-1-18	 1-1-19	Total Population 1-1-2019
Santa Cruz				
Capitola	-0.75	10,317	10,240	10,240
Santa Cruz	0.03	65,784	65,807	65,807
Scotts Valley	-0.66	12,162	12,082	12,082
Watsonville	-0.42	53,246	53,021	53,021
Unincorporated	-0.63	134,467	133,624	133,721
County Total	-0.44	275,976	274,774	274,871

*Exclusions include residents on federal military installations and group quarters residents in state mental institutions, state and federal correctional institutions and veteran homes.

RESOLUTION NO._____(CM)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WATSONVILLE ESTABLISHING TOTAL ANNUAL APPROPRIATIONS PURSUANT TO CALIFORNIA STATE CONSTITUTION ARTICLE XIII-B FOR FISCAL YEAR 2020-2021

[Proposition 4 Gann spending limit]

WHEREAS, the initiative commonly referred to as Proposition 4 Gann spending limit adopted November 6, 1979, by the state electorate provided for Article XIII-B of the State Constitution to establish government spending limitations, and requires the establishment of total annual appropriations subject to certain limitations and adjustments for change.

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

That the total annual appropriations limit (Proposition 4 Gann spending limit) for the City of Watsonville during the fiscal year 2020-2021 is $145,033,094; the amended budget subject to the spending limit is $29,373,023 as set forth in Exhibit "A," a copy of which is attached hereto, and is hereby approved and adopted.

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Exhibit "A"

Proposition 4 Calculation
For Fiscal Year 2020-21

Spending Limit Calculation

[a]	2019-20 Limit		$ 140,238,603
	Calculation of Growth Factor		
	Change in Population	3.730%	
	Non-resident, New Const. Assessment Growth	0	
	Change in California Per Capita Person Income	0.220%	
[b]	Growth Factor (1.0373 * .9970)		1.03418810
[c]	2020-21 Limit (**[a]** multiplied by **[b]**)		$ 145,033,094

2020-21 Gann Limit Proposed Spending

	Proposed General Fund Spending	$ 39,171,392
	Less Non-tax General Fund Revenues:	
	Transfers In (non-tax)	(144,919)
	Use of Money and Property	(2,677,590)
	Fees	(6,975,860)
	In-lieu Charges	-
	Other non-tax revenue	-
[d]	Spending Subject to the Gann Limit	$ 29,373,023
	Remaining Capacity (**[d]** subtracted from **[c]**)	$ 115,660,071

P:\Budget 2020-21\GANN\[GANN 20-21.xlsx]Exhbit A 2020-21

ORDINANCE NO. _____ (CM)

AN UNCODIFIED ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WATSONVILLE INSTRUCTING THE COUNTY OF SANTA CRUZ TO LEVY AND COLLECT A PROPERTY TAX ON TAXABLE PROPERTY IN THE CITY OF WATSONVILLE FOR THE FISCAL YEAR BEGINNING JULY 1, 2020, FIXING THE RATE OF 0.077% THEREOF AND ALLOCATING IT TO THE RETIREMENT FUND

WHEREAS, Proposition 13 [Article XIII of the State Constitution] does not apply to measures approved by the voters prior to the effective date of the Article XIII of the State Constitution; and

WHEREAS, participation in the State Employees Retirement System or other system for the retirement of City employees, hereinafter set forth, is a measure approved by the voters of the City of Watsonville prior to the effective date of Article XIII-A; and

WHEREAS, pursuant to Ordinance No. 437-78 (CM), as amended by Ordinance No. 670-85 (CM), the County of Santa Cruz is authorized to levy and collect ad valorem taxes on taxable property within the City of Watsonville; and

WHEREAS, on November 7, 2006, at a Special Municipal Election, the voters of the City of Watsonville approved Subdivision (3)(b) of Section 1122 of Article XI of the Charter of the City of Watsonville establishing the rate to be collected not to exceed 7.7 cents on each One Hundred and no/100th ($100.00) Dollars of assessed valued.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF WATSONVILLE, CALIFORNIA, DOES HEREBY ORDAIN AS FOLLOWS:

SECTION 1. ENACTMENT. The County of Santa Cruz is hereby instructed to levy upon the taxable property of the City of Watsonville for fiscal year beginning July 1, 2020, a property tax which is hereby fixed at the rate of 0.077% (pursuant to Subsection

1122(b)(3) of the Charter of the City of Watsonville), designated and to be allocated and divided among the funds of the City, as described and attached hereto on Exhibit “A.”

SECTION 2. EFFECTIVE DATE. This ordinance shall take effect immediately upon the adoption in accordance with Section 608(c) of the Charter.

SECTION 3. PUBLICATION. The City Clerk is hereby directed to cause this ordinance to be published in one regular issue of the Watsonville Register-Pajaronian and/or Santa Cruz Sentinel in compliance with the provisions of the Charter of the City of Watsonville within fifteen (15) days after its adoption.

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CITY OF WATSONVILLE
Final Retirement Tax Calculations
with Levy Rate of 0.077%
Fiscal Year 2020-21

		Retirement System Costs
General Fund Public Safety Departments		
Police Department		
	Police PERS	3,104,866
	Police Social Security &/or Medicare	206,207
	Alternate 457 for Temporary employees	2,540
Fire Department		
	Fire PERS	1,640,313
	Fire Social Security &/or Medicare	63,721
	Alternate 457 for Temporary employees	1,340
General Fund- Remaining Departments		
	PERS	1,970,086
	Social Security	698,522
	Alternate 457 for Temporary employees	14,053
	Administration Fee Allocation Costs	-
	Grand Total Needed	7,701,648
	Less: Allowance for Turnover	(150,000)
	Estimated General Fund Pension Costs	**$ 7,551,648**
	Less: Estimated Levy Proceeds (48% of total costs)	3,724,200
	Amount supported by General Fund	**$ 3,827,448**

CITY OF WATSONVILLE
Final Retirement Tax Calculations
with Levy Rate of 0.077%
Fiscal Year 2020-21

General Fund Retirement Program Costs

Police Department	$	3,313,613
Fire Department		1,705,374
Other non-safety departments		2,682,661
Grand Total Needed		7,701,648
Less: Allowance for Turnover		(150,000)
Estimated General Fund Pension Costs	$	7,551,648
Less: Estimated Levy Proceeds (48% of total costs)		3,724,200
Amount supported by General Fund	$	3,827,448

RESOLUTION NO._____ (CM)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WATSONVILLE AMENDING FEES, RATES AND CHARGES FOR THE COMMUNITY DEVELOPMENT DEPARTMENT

Amends Resolution No. 12-20 (CM)

WHEREAS, Resolution No. 12-20 (CM) established fees, rates, and charges for City services provided by the Community Development Department adopted by Council on or about February 11, 2020; and

WHEREAS, during the drafting of the fee schedule, the metric of 40% for "Plan Check and Inspection Fee" found on page 8 of Exhibit "A" (Fee Schedule) was found to be incorrect.

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

That the amendment to page 8 of Exhibit "A" (Fee Schedule) for services provided by the Community Development Department, attached hereto and incorporated herein by this reference, is hereby approved.

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I. Community Development Department

11b	Building water service: additional building water service, per 100 ft	Each	$49.00
12a	Gas yard piping up to 200 linear lf.		$135.00
12b	Gas yard piping each additional 100 linear lf.		$49.00
13	Solar Water Heating		$135.00
14	Gray water system	Each	$185.00
15	Swimming Pool/Spa Piping Systems (up to 1000 s.f.)		$235.00
16	Pool/Spa Pre-Site Inspection		$49.00

* Plan review fee is 65% of Building Permit fee and is collected upon Plan submittal.

**Residential Repair Permits that do not include project plans shall be charged a minimum of 2 hours of inspection time plus permit issuance fee. Additional inspection charges may be assessed based on a staff estimate of the number of inspections required to complete the project

RESOLUTION NO. _____ (SHA)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WATSONVILLE IN ITS CAPACITY AS THE SUCCESSOR TO THE HOUSING ASSETS AND FUNCTIONS OF THE FORMER REDEVELOPMENT AGENCY OF THE CITY OF WATSONVILLE FINDING THAT THE USE OF FUNDS FROM THE LOW AND MODERATE INCOME HOUSING ASSET FUND FOR PLANNING AND GENERAL ADMINISTRATIVE COSTS IS NECESSARY FOR THE PURPOSE OF PRODUCING, IMPROVING, AND PRESERVING THE COMMUNITY'S SUPPLY OF LOW AND MODERATE-INCOME HOUSING

WHEREAS, in accord with the provisions of the California Community Redevelopment Law (Health and Safety Code Section 33000, et seq. ("**CRL**"), the City Council of the City of Watsonville ("**City**") previously established the Redevelopment Agency of the City of Watsonville, a public body, corporate and politic ("**Agency**") to carry out the purposes of and exercise the powers granted to community redevelopment agencies under the CRL; and

WHEREAS, on February 1, 2012, the Agency was dissolved pursuant to Assembly Bill 1X26 (Stats. 2011, 1st Ex. Sess., Ch. 5) ("**AB 26**"), and its rights, powers, duties and obligations were transferred to a "successor agency" (as defined by CRL Section 34171(j) and Section 34173); and

WHEREAS, CRL Section 34176 provides that the City, as the former Agency's creating entity, could elect to retain the housing assets and functions of the former Agency and to assume its rights, powers, duties, obligations; and

WHEREAS, in accord with Section 34176, the City elected to retain the former Agency's housing assets and functions and to become the successor ("**Housing Successor**") to the former Agency's housing rights and duties; and

WHEREAS, as the Housing Successor, the City holds the former Agency's housing funds and assets; and

WHEREAS, as required by CRL section 34176(d), the City has created among the City's accounts a **"Low and Moderate Income Housing Asset Fund"** (**"LMIHAF"**) and has deposited the former Agency's housing funds (and income from the former Agency's housing assets) into the LMIHAF; and

WHEREAS, CRL Section 34176 provides that the funds in the LMIHAF may be used only in accord with the CRL's applicable housing-related provisions; and

WHEREAS, the City, as Housing Successor, proposes to expend funds from the LMIHAF for the purposes allowed under the CRL's housing-related provisions, including for planning and administrative expenses directly related to programs and activities authorized by CRL Section 33334.2(e) and Section 33334.3(e); and

WHEREAS, in accordance with CRL Section 33334.3(d), the Housing Successor may expend money from the LMIHAF for planning and general administrative activities directly associated with the development, improvement and preservation of affordable housing which is not disproportionate to the amount actually spent for the costs of the production, improvement, or preservation of that housing; and

WHEREAS, CRL Section 33334.3(d) requires that the Housing Successor determine annually that the planning and administrative expenses paid for with housing funds are necessary for the production, improvement, or preservation of low- and moderate-income housing.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF WATSONVILLE IN ITS CAPACITY AS THE SUCCESSOR TO THE HOUSING ASSETS AND FUNCTIONS OF THE FORMER REDEVELOPMENT AGENCY OF THE CITY OF WATSONVILLE , CALIFORNIA, AS FOLLOWS:

Section 1. In accord with CRL Section 33334.3(d), the City Council determines that the Housing Successor's use of funds from the LMIHAF to pay for planning and administrative expenses is necessary for the production, improvement, or preservation of low- and moderate-income housing.

Section 2. In accord with CRL Section 33334.3(e), the City Council authorizes the Housing Successor's use of funds from the LMIHAF for planning and administrative costs directly related to programs and activities authorized by CRL Section 33334.2(e) and Section 33334.3(e).

Section 3. The findings and determinations set forth in this Resolution are final and conclusive.

Section 4. The City Clerk will certify the adoption of this Resolution and cause it to be processed in the manner required by law.

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RESOLUTION NO. _____ (CM)
RESOLUTION NO. _____ (SHA)

A JOINT RESOLUTION OF THE CITY COUNCIL AND CITY COUNCIL IN ITS CAPACITY AS THE SUCCESSOR TO THE HOUSING ASSETS AND FUNCTIONS OF THE FORMER REDEVELOPMENT AGENCY OF THE CITY OF WATSONVILLE FINDING THAT THE USE OF THE FORMER AGENCY'S FUNDS AND OTHER ASSETS GENERATED FROM THE WATSONVILLE 2000 REDEVELOPMENT PROJECT AREA FOR THE PURPOSE OF IMPROVING, INCREASING, AND PRESERVING THE COMMUNITY'S SUPPLY OF LOW AND MODERATE INCOME HOUSING OUTSIDE THE PROJECT AREA WILL BENEFIT THE PROJECT AREA

WHEREAS, in accord with the California Community Redevelopment Law (Health and Safety Code sections 33000, et seq.) (the "CRL"), the City Council of the City of Watsonville ("City") previously established the Redevelopment Agency of the City of Watsonville ("Agency"); and

WHEREAS, in accord with CRL section 33334.2(a), not less than twenty percent (20%) of all tax increment that was allocated to the Agency from the Watsonville 2000 Redevelopment Project Area ("Project Area") was placed into the Agency's Low and Moderate Income Housing Fund ("LMIHF") and used to increase, improve and preserve the community's supply of low and moderate income housing; and

WHEREAS, in accord with Assembly Bill 1X26 ("AB26") and Assembly Bill 1484 ("AB1484") (AB26 and AB1484, collectively, the "Dissolution Acts"), the Agency was dissolved and its assets, functions, and obligations were assumed by other public agencies; and

WHEREAS, in accord with CRL section 34176, the City of Watsonville ("City") elected to become the Agency's housing successor agency ("Housing Successor") and to assume the Agency's low and moderate income housing responsibilities, including

those related to the LMIHF and the income attributable to the repayment of loans made from the LMIHF and the sale of assets purchased with LMIHF funds (all of the foregoing, collectively, "Housing Assets"); and

WHEREAS, in accord with CRL section 34176(d), the Housing Successor has established in its accounts a separate "Low and Moderate Income Housing Asset Fund" ("LMIHAF") and has placed all Housing Assets which it received from the Agency into the LMIHAF and will likewise place any future Housing Assets it receives into the LMIHAF; and

WHEREAS, under the Dissolution Acts, the Housing Successor's use of the LMIHAF is subject to the CRL's housing-related requirements; and

WHEREAS, CRL section 33334.2(g) provides that funds in the LMIHF may be used outside the Project Area only if the Agency's governing and legislative bodies determined that the proposed use would benefit the Project Area; and

WHEREAS, as the Housing Successor's legislative and governing body, the City Council may make the findings required by CRL section 33334.2(g) with respect to the use of funds in the LMIHAF outside of the Project Area; and

WHEREAS, the General Plan of the City of Watsonville demonstrates a need for affordable housing throughout the community; and

WHEREAS, the Housing Successor proposes to use funds in the LMIHAF outside of the Project Area for various projects designed to increase, improve, and preserve the City's supply of decent, safe, and sanitary affordable housing.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL AND THE CITY COUNCIL IN ITS CAPACITY AS THE SUCCESSOR TO THE HOUSING

ASSETS AND FUNCTIONS OF THE FORMER REDEVELOPMENT AGENCY OF THE CITY OF WATSONVILLE :

Section 1. Based on the written and oral information presented to it, the City Council determines as follows:

A. The use of LMIHAF funds for the development of low and moderate income housing outside of the Project Area will benefit the Project Area, since there is the need for additional affordable housing throughout the community, as indicated by the City of Watsonville General Plan, and since more land is needed to develop sufficient affordable housing in the community than is available within the Project Area.

B. The use of LMIHAF funds outside the Project Area is authorized. The Housing Successor's use of LMIHAF funds is subject to the same CRL requirements as the Agency's use of LMIHF funds would have been.

Section 2. The findings and determinations set forth in this Resolution are final and conclusive.

Section 3. The City Clerk will certify the adoption of this Resolution and will cause it to be processed in the manner required by law.

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City of Watsonville
Fire Department

M E M O R A N D U M

DATE: **June 18, 2020**

TO: **Matt Huffaker, City Manager**

FROM: **Rudy Lopez Sr., Fire Chief**

SUBJECT: **Fire Department Inspection Reports for 2018 and 2019**

AGENDA ITEM: **June 23, 2020** **City Council**

RECOMMENDATION:
It is recommended that the City Council adopt a resolution acknowledging receipt of the annual fire inspection reports required by California Health & Safety Code §§ 13146.2 and 13146.3.

DISCUSSION:

The Governor signed SB 1205 on September 27, 2018 after the tragic Ghost Ship Fire (December 2016) spotlighted fire safety laws and fire inspections. It became effective January 1, 2019. SB1205 enacted a new section in the California Health & Safety Code, codified at § 13146.4 which requires local fire departments to annually report on compliance with State required inspections. Specifically, SB1205 requires:

1) The Fire Department to perform annual inspections (pursuant to California Health & Safety Code §§ 13146.2 and 13146.3) and to annually report to the Council on compliance.

2) The Fire Department report on compliance when the Council discusses its annual budget, or at another time determined by the Council.

3) The Council acknowledges receipt of the Report in a resolution or a similar formal document.

The Council has not adopted a time different than when the Council discusses its annual Budget.

The attached Resolution satisfies the requirement that the Council acknowledges receipt of the inspection.

FINANCIAL IMPACT:
There is no financial impact.

ATTACHMENTS:
1. SB 1205, filed September 27, 2018

cc: City Attorney

STATE OF CALIFORNIA
AUTHENTICATED
ELECTRONIC LEGAL MATERIAL

Senate Bill No. 1205

CHAPTER 854

An act to add Section 13146.4 to the Health and Safety Code, relating to fire protection.

[Approved by Governor September 27, 2018. Filed with Secretary of State September 27, 2018.]

LEGISLATIVE COUNSEL'S DIGEST

SB 1205, Hill. Fire protection services: inspections: compliance reporting.

Existing law requires the chief of any city or county fire department or district providing fire protection services and his or her authorized representatives to inspect every building used as a public or private school within his or her jurisdiction, for the purpose of enforcing specified building standards, not less than once each year, as provided. Existing law requires every city or county fire department or district providing fire protection services that is required to enforce specified building standards to annually inspect certain structures, including hotels, motels, lodging houses, and apartment houses, for compliance with building standards, as provided.

This bill would require every city or county fire department, city and county fire department, or district required to perform the above-described inspections to report annually to its administering authority, as defined, on the department's or district's compliance with the above-described inspection requirements, as provided. The bill would require the administering authority to acknowledge receipt of the report in a resolution or a similar formal document. To the extent this bill would expand the responsibility of a local agency, the bill would create a state-mandated local program.

The California Constitution requires the state to reimburse local agencies and school districts for certain costs mandated by the state. Statutory provisions establish procedures for making that reimbursement.

This bill would provide that, if the Commission on State Mandates determines that the bill contains costs mandated by the state, reimbursement for those costs shall be made pursuant to the statutory provisions noted above.

The people of the State of California do enact as follows:

SECTION 1. Section 13146.4 is added to the Health and Safety Code, to read:

13146.4. (a) Every city or county fire department, city and county fire department, or district required to perform an annual inspection pursuant

to Sections 13146.2 and 13146.3 shall report annually to its administering authority on its compliance with Sections 13146.2 and 13146.3.

(b) The report made pursuant to subdivision (a) shall occur when the administering authority discusses its annual budget, or at another time determined by the administering authority.

(c) The administering authority shall acknowledge receipt of the report made pursuant to subdivision (a) in a resolution or a similar formal document.

(d) For purposes of this section, "administering authority" means a city council, county board of supervisors, or district board, as the case may be.

SEC. 2. If the Commission on State Mandates determines that this act contains costs mandated by the state, reimbursement to local agencies and school districts for those costs shall be made pursuant to Part 7 (commencing with Section 17500) of Division 4 of Title 2 of the Government Code.

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RESOLUTION NO._____ (CM)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WATSONVILLE ACKNOWLEDGING RECEIPT OF INSPECTIONS REPORT FOR 2018 AND 2019 MADE BY THE FIRE CHIEF OF THE WATSONVILLE FIRE DEPARTMENT IN COMPLIANCE WITH THE ANNUAL INSPECTION OF CERTAIN OCCUPANCIES PURSUANT TO SECTIONS 13146.2 AND 13146.3 OF THE CALIFORNIA HEALTH & SAFETY CODE

WHEREAS, on or about September 27, 2018, Senate Bill 1205 was enacted, adding Health & Safety Code Section 13146.4, becoming effective January 1, 2019, requiring City and County Fire Departments to report annually to its administering authority or City Council, a State Mandate Compliance report; and

WHEREAS, California Health & Safety Code Section 13146.2 and 13146.3 requires all fire departments that provide fire inspection services to perform annual inspections in every building identified as a public or private school, hotel, motel, lodging house, apartment house, and certain identified residential care facilities for compliance with building standards, as provided; and

WHEREAS, this resolution will fulfill the requirements of the California Health & Safety Code 13146.4 acknowledging the Watsonville Fire Department's compliance with California Health & Safety Code Sections 13146.2 and 13146.3.

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

1. That the City Council of the City of Watsonville hereby acknowledges receipt of the Watsonville Fire Department Title 19 Inspections Report for 2018 and 2019 in compliance with Health & Safety Code sections 13146.2 and 13146.3 in the City of Watsonville for the time period of ……..

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WATSONVILLE FIRE DEPARTMENT
INSPECTIONS REPORT 2018

Occupancy ID	Name	Address	Completed
ROD550	Radcliff School	550 RODRIGUEZ ST Watsonville CA 95076	11-Jan-18
ART440	Cesar Chavez Middle School	440 ARTHUR RD Watsonville CA 95076	16-Jan-18
WBE1620	Rodeway Inn	1620 W BEACH ST Watsonville CA 95076	18-Jan-18
HAR500	Pajaro Valley High School	500 HARKINS SLOUGH RD Watsonville CA 95076	24-Jan-18
WLA15	Housing for Independent People	15 W LAKE AVE Watsonville CA 95076	1-Feb-18
OHL235	Landmark Elementary School	235 OHLONE PKY Watsonville CA 95076	6-Feb-18
EBE250	Watsonville High School	250 E BEACH ST Watsonville CA 95076	9-Feb-18
ELA1105	East Lake Motel	1105 E LAKE AVE Watsonville CA 95076	12-Feb-18
MEN1140	Ann Soldo Elementary School	1140 MENASCO DR Watsonville CA 95076	14-Feb-18
ELM220	Linscott School	220 ELM ST Watsonville CA 95076	14-Feb-18
MAR330	Macquiddy Elementary	330 MARTINELLI ST Watsonville CA 95076	23-Feb-18
HAM225	Starlight School	225 HAMMER DR Watsonville CA 95076	23-Feb-18
PAL515	Mintie White School	515 PALM AVE Watsonville CA 95076	26-Feb-18
HAR165	New School	165 HARKINS SLOUGH RD Watsonville CA 95076	27-Feb-18
HER140	Duncan Hobart School	140 HERMAN AVE Watsonville CA 95076	28-Feb-18
JEF37	Apartment Complex	37 E JEFFERSON ST Watsonville CA 95076	2-Mar-18
JEF41	Apartment complex	41 E JEFFERSON ST Watsonville CA 95076	2-Mar-18
JEF105	Apartments	105 JEFFERSON ST Watsonville CA 95076	2-Mar-18
RIV139	Apartments	139-141 RIVERSIDE DR Watsonville CA 95076	2-Mar-18
WES1	National 9 Motel	1 WESTERN DR Watsonville CA 95076	7-Mar-18
CLI301	PENN-CLIFF APARTMENTS	301 CLIFFORD AVE Watsonville CA 95076	8-Mar-18
CLI375	Madonna Vista Apartments	375 CLIFFORD AVE Watsonville CA 95076	9-Mar-18
WBE124	Via Del Mar Apartments	124 W BEACH ST Watsonville CA 95076	9-Mar-18
HOL50	Evergreen Apts	50 HOLLOWVIEW LANE Watsonville CA 95076	10-Mar-18
BRE207,209	Alice Byer Apartments	207,209 BRENNAN ST Watsonville CA 95076	11-Mar-18
MAD19	Allen & Lamb Apartments	19 MADISON ST Watsonville CA 95076	12-Mar-18
ELA312	Apartments	312 E LAKE AVE Watsonville CA 95076	12-Mar-18
MAI21	Apple City Apartments	21 MAIN ST Watsonville CA 95076	12-Mar-18
EFR127	Casa Pajaro Apartments	127 E FRONT ST Watsonville CA 95076	12-Mar-18
BLA615	Watsonville Royal Apartments	615 BLACKBURN ST Watsonville CA 95076	12-Mar-18
ELA362	Watsonville Royal Apartments	362 E LAKE AVE Watsonville CA 95076	13-Mar-18
FOR241	Apartment Complex	241 FORD ST Watsonville CA 95076	14-Mar-18
FOR221	Apartments	221-223 FORD ST Watsonville CA 95076	14-Mar-18
FOR233	Apartments	233 FORD ST Watsonville CA 95076	14-Mar-18
FOR30	Cabrillo Arms Apartments	30 FORD ST Watsonville CA 95076	14-Mar-18
BEC492	Tierra Linda Apartments	492 BECK ST Watsonville CA 95076	15-Mar-18
BRI427	Watsonville Buddhist Apartment	427 BRIDGE ST Watsonville CA 95076	15-Mar-18
ELA320-328	Apartment Complex	320-328 E LAKE AVE Watsonville CA 95076	16-Mar-18
LAS31	Garden Hill Apt.	31 LASSEN WAY Watsonville CA 95076	16-Mar-18
LAN131	Pacific Terrace apartments	131-135 LANDIS AVE Watsonville CA 95076	16-Mar-18
MCK602	Apartments	602 MCKENZIE AVE Watsonville CA 95076	21-Mar-18
ROD788	The Pines Apartments	788 RODRIGUEZ ST Watsonville CA 95076	21-Mar-18
LIN642	Apartment Complex	642 LINCOLN ST Watsonville CA 95076	23-Mar-18
R-2	Hyde Park Apartments	108 HYDE ST Watsonville CA 95076	23-Mar-18
ELA309	Apartments	309 E LAKE AVE Watsonville CA 95076	26-Mar-18
HER130	Rolling Hills Middle School	130 HERMAN AVE Watsonville CA 95076	27-Mar-18
FRE925	Valley Heights Apartments	925 FREEDOM BLVD Watsonville CA 95076	28-Mar-18
FRE930	Apartment Complex	930 FREEDOM BLVD Watsonville CA 95076	29-Mar-18
HUS296	Apartment Complex	296 HUSHBECK AVE Watsonville CA 95076	3-Apr-18
PEN280	Cabrillo Townhouse Apartments	280 PENNSYLVANIA DR Watsonville CA 95076	3-Apr-18
PEN290	Penn Nova Apartments	290 PENNSYLVANIA DR Watsonville CA 95076	3-Apr-18

WATSONVILLE FIRE DEPARTMENT
INSPECTIONS REPORT 2018

Occupancy ID	Name	Address	Completed
PEN318	Apartment Complex	318 PENNSYLVANIA DR Watsonville CA 95076	5-Apr-18
PENN330	Apartment Complex	330 PENNSYLVANIA DR Watsonville CA 95076	5-Apr-18
PENN336	Apartment Complex	336 PENNSYLVANIA DR Watsonville CA 95076	5-Apr-18
AUT584	Economy Inn	584 AUTO CENTER DR Watsonville CA 95076	5-Apr-18
BLA49525	Daycare	49 BLANCA LANE Watsonville CA 95076	6-Apr-18
PENN304	Apartment Complex	304 PENNSYLVANIA DR Watsonville CA 95076	7-Apr-18
SIX139	Apartment Complex	139-145 SIXTH ST Watsonville CA 95076	7-Apr-18
SIX142	Apartment Complex	142 SIXTH ST Watsonville CA 95076	7-Apr-18
FRE740	Best Western Motel	740 FREEDOM BLVD Watsonville CA 95076	7-Apr-18
PEN480	Penn-Cliff Apartments	480 PENNSYLVANIA DR Watsonville CA 95076	7-Apr-18
PENN344	Penn-Star Apartments	344 PENNSYLVANIA DR Watsonville CA 95076	7-Apr-18
FRE1007	Portola Heights	1007 FREEDOM BLVD Watsonville CA 95076	7-Apr-18
PEN320	Starlite Apartments	320 PENNSYLVANIA DR Watsonville CA 95076	7-Apr-18
ROG430	Apartment Complex	430 ROGGE ST Watsonville CA 95076	9-Apr-18
SEN100	Apartment Complex	100 SENECA CT Watsonville CA 95076	9-Apr-18
ROD762	Apartments	762 RODRIGUEZ ST Watsonville CA 95076	9-Apr-18
ROD742	Apartment Complex	742 RODRIGUEZ ST Watsonville CA 95076	10-Apr-18
ROD774	Apartment Complex	774 RODRIGUEZ ST Watsonville CA 95076	10-Apr-18
PAJ1955	Pajaro Vista	1955 PAJARO LANE Watsonville CA 95076	11-Apr-18
PAJ2030	Paloma Del Mar	2030 PAJARO LANE Watsonville CA 95076	11-Apr-18
FRE919	Valley Convalescent	919 FREEDOM BLVD Watsonville CA 95076	11-Apr-18
QUI122	Meadowview Apartments	122 QUIET MEADOW DR Watsonville CA 95076	18-Apr-18
TUT610	Keystone Apartments	610 TUTTLE AVE Watsonville CA 95076	24-Apr-18
TUT601	MOUNTAIN VIEW APPARTMENTS	601 TUTTLE AVE Watsonville CA 95076	24-Apr-18
TUT611	Village View Apartments	611 TUTTLE AVE Watsonville CA 95076	24-Apr-18
MCK610	Apartment Complex	610-660 MCKENZIE AVE Watsonville CA 95076	26-Apr-18
ROS220	Sunny Meadows Apartments	220 ROSS AVE Watsonville CA 95076	28-Apr-18
RIV121	Apartment Complex	121 RIVERSIDE DR Watsonville CA 95076	3-May-18
PAC212	Vista Del Mar Condo's	212 PACIFICA BLVD Watsonville CA 95076	3-May-18
CLI320	Apartment Complex	320 CLIFFORD AVE Watsonville CA 95076	4-May-18
WFI14	Apartment Complex	14 W FIFTH ST Watsonville CA 95076	12-May-18
WFI36	Apartment Complex	36 W FIFTH ST Watsonville CA 95076	12-May-18
DOL17	Village Garden Apartments	17 DOLORES AVE Watsonville CA 95076	12-May-18
DOL25	Village Garden Apartments	25 DOLORES AVE Watsonville CA 95076	12-May-18
SUD34	Apartment Complex	34 SUDDEN ST Watsonville CA 95076	13-May-18
SUD110	APARTMENTS	110 SUDDEN ST Watsonville CA 95076	13-May-18
MON179	Apartment Complex	179 MONTEBELLO DR Watsonville CA 95076	14-May-18
ROD669	Apartments	669 RODRIGUEZ ST Watsonville CA 95076	14-May-18
PEN95	Pennbrook Apartments	95 PENNSYLVANIA DR Watsonville CA 95076	17-May-18
FRE2109	9 units	2109 FREEDOM BLVD Watsonville CA 95076	5-Jun-18
EBE410A	Apartment Units	410 E BEACH ST Watsonville CA 95076	6-Jun-18
CEN520	Apartment Units	520 CENTER ST Watsonville CA 95076	7-Jun-18
PAC201	Pacifica Condos	201 G PACIFICA BLVD Watsonville CA 95076	13-Jun-18
MAI970	Valley Inn	970 MAIN ST Watsonville CA 95076	14-Jun-18
AUT535	Watsonville Nursing Center	535 AUTO CENTER DR Watsonville CA 95076	21-Jun-18
BRE300	Stonecreek Apartments	300 BREE LANE Watsonville CA 95076	14-Aug-18
BLA49	Meadows Mobile Manor	49 BLANCA LANE Watsonville CA 95076	20-Aug-18
FRE781	Americas Best Value Inn	781 FREEDOM BLVD Watsonville CA 95076	4-Sep-18
ROD141	Cassel Apartments	141 RODRIGUEZ ST Watsonville CA 95076	16-Oct-18
ROD173	Lau Apartments	173 RODRIGUEZ ST Watsonville CA 95076	16-Oct-18
HOL485100	Northgate Apartments	485 HOLOHAN RD Watsonville CA 95076	18-Oct-18

WATSONVILLE FIRE DEPARTMENT
INSPECTIONS REPORT 2018

Occupancy ID	Name	Address	Completed
SGR376	Green Valley Christian School	376 S GREEN VALLEY RD Watsonville CA 95076	1-Nov-18
MAD1050	Crestview Gardens	10501030 MADISON ST Watsonville CA 95076	7-Nov-18
MAD1355	Independence Square	1355 MADISON ST Watsonville CA 95076	7-Nov-18
WBE117	Stag Hotel For Men	117 W BEACH ST Watsonville CA 95076	7-Nov-18
SIL125	Motel 6	125 SILVER LEAF DR Watsonville CA 95076	26-Nov-18
MON311	Watsonville Residential Care	311 MONTECITO AVE Watsonville CA 95076	11-Dec-18
MAI1855	Holiday Inn Express	1855 MAIN ST Watsonville CA 95076	14-Dec-18
EBE103	Plaza Hotel	103 E BEACH ST Watsonville CA 95076	18-Dec-18
HOL25	Freedom Elementary School	25 HOLLY DR Watsonville CA 95076	19-Dec-18
WAL302	Del Monte Hotel	302 WALKER ST Watsonville CA 95076	27-Dec-18

WATSONVILLE FIRE DEPARTMENT
INSPECTIONS REPORT 2019

Occupancy ID	Name	Address	Completed
BRE133	Notre Dame School	133 BRENNAN ST Watsonville, CA 95019	1/9/2019
ELA1105	East Lake Motel	1105 E LAKE AVE Watsonville, CA 95019	1/10/2019
WBE1620	Rodeway Inn	1620 W BEACH ST Watsonville, CA 95019	1/14/2019
ART440	Cesar Chavez Middle School	440 ARTHUR RD Watsonville, CA 95019	1/23/2019
HAR500	Pajaro Valley High School	500 HARKINS SLOUGH RD Watsonville, CA 95019	1/24/2019
ALT125	HA Hyde School	125 ALTA VISTA AVE Watsonville, CA 95019	1/25/2019
ROD173	Lau Apartments	173 RODRIGUEZ ST Watsonville CA 95076	2/5/2019
WAL17	Day Care	17 WALKER ST Watsonville, CA 95019	2/12/2019
ROD550	Radcliff School	550 RODRIGUEZ ST Watsonville, CA 95019	2/14/2019
ELA320-328	Apartment Complex	320-328 E LAKE AVE Watsonville CA 95076	2/19/2019
LIN642	Apartment Complex	642 LINCOLN ST Watsonville, CA 95019	2/19/2019
ELA309	Apartments	309 E LAKE AVE Watsonville CA 95076	2/19/2019
ELA312	Apartments	312 E LAKE AVE Watsonville, CA 95019	2/19/2019
ELA362	Watsonville Royal Apartments	362 E LAKE AVE Watsonville CA 95076	2/19/2019
PAL515	Mintie White School	515 PALM AVE Watsonville CA 95076	2/22/2019
HAR165	New School	165 HARKINS SLOUGH RD Watsonville CA 95076	2/22/2019
HAM225	Starlight School	225 HAMMER DR Watsonville CA 95076	2/22/2019
WLA15	Housing for Independent People	15 W LAKE AVE Watsonville CA 95076	2/28/2019
FRE925	Valley Heights Apartments	925 FREEDOM BLVD Watsonville, CA 95019	3/6/2019
EBE250	Watsonville High School	250 E BEACH ST Watsonville CA 95076	3/7/2019
MEN1140	Ann Soldo Elementary School	1140 MENASCO DR Watsonville CA 95076	3/8/2019
FOR241	Apartment Complex	241 FORD ST Watsonville CA 95076	3/8/2019
FOR221	Apartments	221-223 FORD ST Watsonville CA 95076	3/8/2019
FOR233	Apartments	233 FORD ST Watsonville CA 95076	3/8/2019
FOR30	Cabrillo Arms Apartments	30 FORD ST Watsonville CA 95076	3/8/2019
CLI375	Madonna Vista Apartments	375 CLIFFORD AVE Watsonville CA 95076	3/8/2019
CLI301	PENN-CLIFF APARTMENTS	301 CLIFFORD AVE Watsonville CA 95076	3/8/2019
WES1	National 9 Motel	1 WESTERN DR Watsonville, CA 95019	3/16/2019
BRE207,209	Alice Byer Apartments	207,209 BRENNAN ST Watsonville CA 95076	3/17/2019
BEC492	Tierra Linda Apartments	492 BECK ST Watsonville CA 95076	3/17/2019
BLA615	Watsonville Royal Apartments	615 BLACKBURN ST Watsonville CA 95076	3/17/2019
JEF37	Apartment Complex	37 JEFFERSON ST Watsonville, CA 95019	3/19/2019
JEF41	Apartment complex	41 JEFFERSON ST Watsonville, CA 95019	3/19/2019
JEF105	Apartments	105 JEFFERSON ST Watsonville, CA 95019	3/19/2019
BRI427	Watsonville Buddhist Apartment	427 BRIDGE ST Watsonville, CA 95019	3/19/2019
WBE30	Wall Street Inn	30 W BEACH ST Watsonville, CA 95019	3/22/2019
MAD19	Allen & Lamb Apartments	19 MADISON ST Watsonville, CA 95019	3/26/2019
FRE930	Apartment Complex	930 FREEDOM BLVD Watsonville, CA 95019	3/26/2019
MCK602	Apartments	602 MCKENZIE AVE Watsonville CA 95076	3/26/2019
MAI21	Apple City Apartments	21 MAIN ST Watsonville CA 95076	3/26/2019
HOL50	Evergreen Apts	50 HOLLOWVIEW LANE Watsonville CA 95076	3/26/2019
R-2	Hyde Park Apartments	108 HYDE ST Watsonville CA 95076	3/26/2019
ROD788	The Pines Apartments	788 RODRIGUEZ ST Watsonville CA 95076	3/26/2019
PAJ1955	Pajaro Vista	1955 PAJARO LN Watsonville, CA 95019	3/30/2019
PAJ2030	Paloma Del Mar	2030 PAJARO LN Watsonville, CA 95019	3/30/2019
SEN100	Apartment Complex	100 SENECA CT Watsonville CA 95076	4/1/2019
SIX139	Apartment Complex	139 SIXTH ST Watsonville, CA 95019	4/1/2019
SIX139	Apartment Complex	139-145 SIXTH ST Watsonville CA 95076	4/1/2019
SIX142	Apartment Complex	142 SIXTH ST Watsonville, CA 95019	4/1/2019
ROS220	Sunny Meadows Apartments	220 ROSS AVE Watsonville CA 95076	4/2/2019
PEN320	Starlite Apartments	320 PENNSYLVANIA DR Watsonville CA 95076	4/4/2019

WATSONVILLE FIRE DEPARTMENT
INSPECTIONS REPORT 2019

Occupancy ID	Name	Address	Completed
WBE124	Via Del Mar Apartments	124 W BEACH ST Watsonville CA 95076	4/4/2019
AUT584	Economy Inn	584 AUTO CENTER DR Watsonville, CA 95019	4/5/2019
QUI122	Meadowview Apartments	122 QUIET MEADOW DR Watsonville CA 95076	4/5/2019
FRE740	Best Western Motel	740 FREEDOM BLVD Watsonville, CA 95019	4/8/2019
FRE1007	Portola Heights	1007 FREEDOM BLVD Watsonville, CA 95019	4/8/2019
FRE919	Valley Convalescent	919 FREEDOM BLVD Watsonville, CA 95019	4/8/2019
ROG430	Apartment Complex	430 ROGGE ST Watsonville CA 95076	4/11/2019
ROD742	Apartment Complex	742 RODRIGUEZ ST Watsonville CA 95076	4/11/2019
ROD774	Apartment Complex	774 RODRIGUEZ ST Watsonville CA 95076	4/11/2019
ROD762	Apartments	762 RODRIGUEZ ST Watsonville CA 95076	4/11/2019
TUT610	Keystone Apartments	610 TUTTLE AVE Watsonville CA 95076	4/11/2019
TUT601	MOUNTAIN VIEW APPARTMENTS	601 TUTTLE AVE Watsonville CA 95076	4/11/2019
HUS296	Apartment Complex	296 HUSHBECK AVE Watsonville, CA 95019	4/13/2019
PENN304	Apartment Complex	304 PENNSYLVANIA DR Watsonville CA 95076	4/15/2019
PEN318	Apartment Complex	318 PENNSYLVANIA DR Watsonville, CA 95019	4/15/2019
PEN480	Penn-Cliff Apartments	480 PENNSYLVANIA DR Watsonville CA 95076	4/15/2019
PENN344	Penn-Star Apartments	344 PENNSYLVANIA DR Watsonville CA 95076	4/15/2019
PENN336	Apartment Complex	336 PENNSYLVANIA DR Watsonville CA 95076	4/17/2019
HER130	Rolling Hills Middle School	130 HERMAN AVE Watsonville CA 95076	4/22/2019
PEN280	Cabrillo Townhouse Apartments	280 PENNSYLVANIA DR Watsonville CA 95076	4/23/2019
PEN290	Penn Nova Apartments	290 PENNSYLVANIA DR Watsonville CA 95076	4/23/2019
TUT611	Village View Apartments	611 TUTTLE AVE Watsonville, CA 95019	4/25/2019
MON179	Apartment Complex	179 MONTEBELLO DR Watsonville, CA 95019	5/8/2019
PEN95	Pennbrook Apartments	95 PENNSYLVANIA DR Watsonville, CA 95019	5/8/2019
SUD34	Apartment Complex	34 SUDDEN ST Watsonville, CA 95019	5/9/2019
SUD110	APARTMENTS	110 SUDDEN ST Watsonville, CA 95019	5/9/2019
ROD669	Apartments	669 RODRIGUEZ ST Watsonville, CA 95019	5/9/2019
WFI14	Apartment Complex	14 W FIFTH ST Watsonville, CA 95019	5/11/2019
CLI320-326 MO	Apartment Complex	320 CLIFFORD AVE Watsonville, CA 95019	5/11/2019
WFI36	Apartment Complex	36 W FIFTH ST Watsonville, CA 95019	5/11/2019
DOL17	Village Garden Apartments	17 DOLORES AVE Watsonville, CA 95019	5/11/2019
DOL25	Village Garden Apartments	25 DOLORES AVE Watsonville, CA 95019	5/11/2019
RIV121	Apartment Complex	121 RIVERSIDE DR Watsonville, CA 95019	5/13/2019
PAC212	Vista Del Mar Condo's	212 PACIFICA BLVD Watsonville, CA 95019	5/13/2019
FRE2109	9 units	2109 FREEDOM BLVD Watsonville, CA 95019	6/7/2019
EBE410A	Apartment Units	410 e BEACH ST Watsonville, CA 95019	6/14/2019
CEN520	Apartment Units	520 CENTER ST Watsonville, CA 95019	6/14/2019
MAI970	Budget Inn & Suites	970 MAIN ST Watsonville, CA 95019	6/14/2019
AUT535	Watsonville Nursing Center	535 AUTO CENTER DR Watsonville, CA 95019	6/19/2019
EBE103	Plaza Hotel	103 E BEACH ST Watsonville, CA 95019	6/24/2019
TOS109	belmontes day care	109 Toscano LOOP FREEDOM, CA 95019	7/3/2019
MARI46	Sotelo Day Care	46 Marin ST WATSONVILLE, CA 95076	7/3/2019
	Encompass Head Start	441 Rogers AVE Watsonville, CA 95076	7/17/2019
HOL485100	Northgate Apartments	485 HOLOHAN RD Watsonville, CA 95019	10/4/2019
	Martha Perez- Daycare	452 Sherwood CT WATSONVILLE, CA 95076	10/9/2019
ROD141	Cassel Apartments	141 RODRIGUEZ ST Watsonville, CA 95019	10/16/2019
ROD173	Lau Apartments	173 RODRIGUEZ ST Watsonville, CA 95019	10/16/2019
MAD1050	Crestview Gardens	1050 MADISON ST Watsonville, CA 95019	11/8/2019
MAD1355	Independence Square	1355 MADISON ST Watsonville, CA 95019	11/14/2019
KRA2121	Rancho Cerritos Mobile Home Sa	2121 KRALJ DR Watsonville, CA 95019	11/29/2019
SIL125	Motel 6	125 SILVER LEAF DR Watsonville, CA 95019	12/4/2019

WATSONVILLE FIRE DEPARTMENT
INSPECTIONS REPORT 2019

Occupancy ID	Name	Address	Completed
MON311	Watsonville Residential Care	311 MONTECITO AVE Watsonville, CA 95019	12/6/2019
MAI1855	Holiday Inn Express	1855 MAIN ST Watsonville, CA 95019	12/10/2019
EBE103	Plaza Hotel	103 E BEACH ST Watsonville, CA 95019	12/12/2019
WAL302	Del Monte Apts	302 WALKER ST Watsonville, CA 95019	12/16/2019
HOL25	Freedom Elementary School	25 HOLLY DR Watsonville, CA 95019	12/17/2019
WRI260	Ceiba College Prep School	260 w RIVERSIDE DR Watsonville, CA 95019	12/20/2019
WBE117	Stag Hotel For Men	117 w BEACH ST Watsonville, CA 95019	12/26/2019

City Council <citycouncil@cityofwatsonville.org>

We need support for social services!!

Lisa Navarra <lmnavarra28@gmail.com> Wed, Jun 10, 2020 at 8:25 AM
To: felipe.hernandez@cityofwatsonville.org, lowell.hurst@cityofwatsonville.org, francisco.estrada@cityofwatsonville.org, rebecca.garcia@cityofwatsonville.org, trina.coffman@cityofwatsonville.org, ari.parker@cityofwatsonville.org, citycouncil@cityofwatsonville.org, cityclerk@cityofwatsonville.org, aurelio.gonzalez@cityofwatsonville.org

Dear Mayor Garcia and Members of the Council,

My name is Lisa Navarra and I am a resident of Aptos, working in community health in Watsonville. I am writing to you in regards to the proposed 2020-2021 Budget for the City. We are facing unprecedented times and face unique challenges of climate change, nationwide protests against police brutality, and a global pandemic that has halted all of our lives. As our world changes, it is the duty of this Council to responsibly review the budget and revise accordingly.

The projected deficit for the next fiscal year is 6.5 Million (Nunez, Tony). I urge the members of this council to review where the expected cuts take place. Last year, the majority of the General Funds, 43% went to the Police- the highest receiver out of all departments, including Firefighters. As Climate Change increases our temperatures and as our infrastructure has proven to fail us as the intensity of wildfires grows- I ask that you rethink this distribution. The Proposed Budget cuts the Parks and Community Services Department by 20% [a], this includes completely cutting our sports programs. This decision is a blow to the community and is reckless. Sports not only provide our youth with a healthy motivating activity but bring the city together. While we have been spending the majority of our General Fund on policing, we have not seen improvements to homelessness at a time where the cost of living in Watsonville is becoming increasingly inaccessible. The Social Services in Watsonville are being utilized and deserve to operate at their full potential. Rather than continuing to fund the harmful actions of police, I urge you to take action on these critical issues.

As we begin preparing to bear the financial impacts of COVID-19 and focus on recovery, I ask how you will ensure a safe reopening? This includes supporting our undocumented community and utilizing this opportunity to invest in a regenerative economy. As we enter a recession, I urge you to prioritize for your community. Watsonville Council Members, now is the time to step up for the best interests of our city and a sustainable safe future for all.

Sincerely,

Lisa Navarra
650 Day Valley Rd., Aptos 95003
lmnavarra28@gmail.com
650.771.2160

City Council <citycouncil@cityofwatsonville.org>

Please listen to the community

Hassyel Rangel <hassyelr@gmail.com> Wed, Jun 10, 2020 at 12:10 AM
To: "ari.parker@cityofwatsonville.org" <ari.parker@cityofwatsonville.org>, "citycouncil@cityofwatsonville.org" <citycouncil@cityofwatsonville.org>, "felipe.hernandez@cityofwatsonville.org" <felipe.hernandez@cityofwatsonville.org>, "francisco.estrada@cityofwatsonville.org" <francisco.estrada@cityofwatsonville.org>, "lowell.hurst@cityofwatsonville.org" <lowell.hurst@cityofwatsonville.org>, "rebecca.garcia@cityofwatsonville.org" <rebecca.garcia@cityofwatsonville.org>, "trina.coffman@cityofwatsonville.org" <trina.coffman@cityofwatsonville.org>

Dear Mayor Garcia and Members of the Council,

My name is Hassyel Rangel and I am a resident of Watsonville. I am writing to you in regards to the proposed 2020-2021 Budget for the City. We are facing unprecedented times and face unique challenges of climate change, nationwide protests against police brutality, and a global pandemic
mailto:ari.parker@cityofwatsonville.org
that has halted all of our lives. As our world changes, it is the duty of this Council to responsibly review the budget and revise accordingly.

The projected deficit for the next fiscal year is 6.5 Million (Nunez, Tony). I urge the members of this council to review where the expected cuts take place. Last year, the majority of the General Funds, 43% went to the Police- the highest receiver out of all departments, including Firefighters. As Climate Change increases our temperatures and as our infrastructure has proven to fail us as the intensity of wildfires grows- I ask that you rethink this distribution. The Proposed Budget cuts the Parks and Community Services Department by 20% [a], this includes completely cutting our sports programs. This decision is a blow to the community and is reckless. Sports not only provide our youth with a healthy motivating activity but bring the city together. While we have been spending the majority of our General Fund on policing, we have not seen improvements to homelessness at a time where the cost of living in Watsonville is becoming increasingly inaccessible. The Social Services in Watsonville are being utilized and deserve to operate at their full potential. Rather than continuing to fund the harmful actions of police, I urge you to take action on these critical issues.

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Sincerely,

[YOUR NAME] [YOUR ADDRESS] [YOUR EMAIL] [YOUR PHONE NUMBER]

[a]I think it was 30% no, I could be wrong though

City Council <citycouncil@cityofwatsonville.org>

READ OUTLOUD!!!

Liz Liz <xxklg831xx@aim.com> Wed, Jun 10, 2020 at 12:32 PM
Reply-To: Liz Liz <xxklg831xx@aim.com>
To: "citycouncil@cityofwatsonville.org" <citycouncil@cityofwatsonville.org>

DEAR CITY!!!! I CANNOT STRESS HOW HORRIBLE THE IDEA OF ENDING SPORTS IS!!!!! OUR TOWN NEEDS SPORTS TO ENTERTAIN AND KEEP OUR KIDS BUZY!! THERE IS ABSOLUTLY NOTHING TO DO IN THIS TOWN THAT I LOVE SOO MUCH, BUT SADLY FOR OUR KIDS THERE IS NOTHING!! PLEASE DONT TAKE SPORTS AWAY. PLEASE COMPRISE IN TAKING THE MONEY ELSEWHERE!!!
THANK YOU!!!!!
LISANDRA RUIZ

City Council <citycouncil@cityofwatsonville.org>

City budget & policing

Chestina Craig <chestina.craig@icloud.com> Wed, Jun 10, 2020 at 2:33 PM
To: felipe.hernandez@cityofwatsonville.org, cityclerk@cityofwatsonville.org, aurelio.gonzalez@cityofwatsonville.org, lowell.hurst@cityofwatsonville.org, francisco.estrada@cityofwatsonville.org, rebecca.garcia@cityofwatsonville.org, trina.coffman@cityofwatsonville.org, ari.parker@cityofwatsonville.org, citycouncil@cityofwatsonville.org

Dear Mayor Garcia and Members of the Council,

My name is Chestina Craig and I am a resident of watsonville & alumni of Watsonville HS. I am writing to you in regards to the proposed 2020-2021 Budget for the City. We are facing unprecedented times and face unique challenges of climate change, nationwide protests against police brutality, and a global pandemic that has halted all of our lives. As our world changes, it is the duty of this Council to responsibly review the budget and revise accordingly.

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As we begin preparing to bear the financial impacts of COVID-19 and focus on recovery, I ask how you will ensure a safe reopening? This includes supporting our undocumented community and utilizing this opportunity to invest in a regenerative economy. As we enter a recession, I urge you to prioritize for your community. Watsonville Council Members, now is the time to step up for the best interests of our city and a sustainable safe future for all.

best,

Chestina Craig
831-345-1571

Sent from my iPhone

Irwin Ortiz <irwin.ortiz@cityofwatsonville.org>

Please Consider this email(from a concerned lifelong resident of this great city, Watsonville)

Valeria Che <valeriache08@gmail.com> Mon, Jun 15, 2020 at 10:14 PM
To: felipe.hernandez@cityofwatsonville.org, cityclerk@cityofwatsonville.org, aurelio.gonzalez@cityofwatsonville.org, lowell.hurst@cityofwatsonville.org, francisco.estrada@cityofwatsonville.org, rebecca.garcia@cityofwatsonville.org, trina.coffman@cityofwatsonville.org, ari.parker@cityofwatsonville.org, citycouncil@cityofwatsonville.org

Dear Mayor Garcia and Members of the Council,

My name is Valeria Che and I am a lifelong resident of Watsonville. I am writing to you in regards to the proposed 2020-2021 Budget for the City. We are facing unprecedented times and face unique challenges of climate change, nationwide protests against police brutality, and a global pandemic that has halted all of our lives. As our world changes, it is the duty of this Council to responsibly review the budget and revise accordingly.

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Sincerely,

Valeria Che
215 Sunnyhills Drive
valeriache08@gmail.com

Irwin Ortiz <irwin.ortiz@cityofwatsonville.org>

read aloud

Raquel Pulido <rmpulido08@gmail.com> Tue, Jun 16, 2020 at 10:49 AM
To: cityclerk@cityofwatsonville.org

Dear City Council Members,

I want to express my sincerest thank you for all the time you dedicate to our community, and for reconsidering the budget that would have eliminated recreational sports in Watsonville!
Our heart is filled with the support that you have shown our community at the last meeting. You reassured our community that the future of recreational sports in Watsonville is a priority !

City Council <citycouncil@cityofwatsonville.org>

Funding recreational programs

Villalta-Mejia, Claudia <Claudia_Villalta-Mejia@spe.sony.com> Mon, Jun 15, 2020 at 7:50 PM
To: "citycouncil@cityofwatsonville.org" <citycouncil@cityofwatsonville.org>

Watsonville City Council:

I write to you as a former resident, proud to have been born and raised in Watsonville. I have heard about the proposed cuts to sports recreational programs, and ask you to seriously consider the impact this would make on children and community members alike.

My mother could not afford to sign me up for the city soccer team, and she disallowed me to join school sports programs, I found my recreational escape while working at the Gene Hoularis & Waldo Rodriguez Youth Center. At 16 years old, the Youth Center was my first real job.

I was responsible for planning craft activities, cooking lessons and sports tournaments for the children. Over the summer, I watched the kids' friendships blossom and their personalities develop. Without recreation programs like this, it is possible that these children would have filled their summer days with less active and productive activities.

Continue funding as many of these recreational programs as possible. This will not only benefit our children's well-being and development, but the people who find employment through these programs. I loved working at the Youth Center, I had my first taste of real work experience and felt extremely fulfilled to work so closely with my community.

Sincerely,

Claudia Villalta-Mejia,

Watsonville High Class of 2015

Claudia Villalta-Mejia

Sustainability Trainee | Security, Safety & Sustainability

10202 West Washington Blvd. Culver City, CA 90232

claudia_villalta-mejia@spe.sony.com +1.310.244.6472

City Council <citycouncil@cityofwatsonville.org>

Please Consider this email(from a concerned lifelong resident of this great city, Watsonville)

Valeria Che <valeriache08@gmail.com> Mon, Jun 15, 2020 at 10:14 PM
To: felipe.hernandez@cityofwatsonville.org, cityclerk@cityofwatsonville.org, aurelio.gonzalez@cityofwatsonville.org, lowell.hurst@cityofwatsonville.org, francisco.estrada@cityofwatsonville.org, rebecca.garcia@cityofwatsonville.org, trina.coffman@cityofwatsonville.org, ari.parker@cityofwatsonville.org, citycouncil@cityofwatsonville.org

Dear Mayor Garcia and Members of the Council,

My name is Valeria Che and I am a lifelong resident of Watsonville. I am writing to you in regards to the proposed 2020-2021 Budget for the City. We are facing unprecedented times and face unique challenges of climate change, nationwide protests against police brutality, and a global pandemic that has halted all of our lives. As our world changes, it is the duty of this Council to responsibly review the budget and revise accordingly.

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Sincerely,

Valeria Che
215 Sunnyhills Drive
valeriache08@gmail.com

Irwin Ortiz <irwin.ortiz@cityofwatsonville.org>

Letter from Community Bridges Board of Directors

1 message

Amy Hanley <AmyH@cbridges.org> Mon, Jun 22, 2020 at 2:33 PM
To: "cityclerk@cityofwatsonville.org" <cityclerk@cityofwatsonville.org>

Dear City of Watsonville Mayor and Council Members:

As local community members, stakeholders and members of the Community Bridges Board of Directors, we understand the difficult budgetary choices you must make as revenues are drastically reduced due to the COVID-19 pandemic. Allocating resources among multiple agencies with a myriad of needs is a monumental undertaking with significant consequences to our community. However, we stand opposed to dismantling social services which are on the front lines of the county's COVID-19 response. These programs have continuously and tirelessly responded to the urgent needs of people impacted by the health and economic crisis by providing meals, transportation, mental health support, rental assistance and much more. We urge the Council Members to maintain commitment to the underserved in our community as defunding social services will endanger our communities public safety.

Public officials have a sworn duty to protect and support the wellbeing of our community members, but defunding social services sends a clear message that your neighbors' wellbeing is not your priority. We strongly encourage you to work to restore, increase and renew your funding commitments to community programs to ensure you meet all residents' needs and provide the necessary resources for partners to respond to the demand.

Prevention works - and local investment in safety net services is critically important for the wellbeing of our community. Evidence shows that upstream social services funding is efficient in preventing future costs, including significantly contributing to public safety. Based on this knowledge, we must reexamine budgetary priorities and collaboratively engage in discussions where priority is placed on finding solutions that preserve social service investments.

This moment requires fundamentally different choices than have been made in the past when recessions and financial concerns triggered massive jurisdictional cuts. It is crucial for us to acknowledge the deep societal inequities that exist and take responsibility for the way budgeting has been complicit in perpetuating the inequities we see today. Can we commit to doing better?

Together, we can do better for all Santa Cruz County residents. Let's grow our understanding of the day to day realities for low-income families, seniors, people with disabilities, and the many others who rely on the critical services we provide and the many people we touch. Let's acknowledge the impact that these cuts will have on the economic stability and physical health of our neighbors across all generations. We ask that you value our proven track record of providing cost-effective community services that improve our wellbeing and public safety, and that you value the people that depend on them as much as you do your staff, parks, law enforcement, roads, permit processing, and all the other essential services you are called on to provide for our common good.

We urge you not to balance this budget on the backs of those who are most in need of your support and that you provide an equitable distribution to this shared burden.

Thank you very much,

Community Bridges Board of Directors

Shannon Brady, Board Chair, Director of Philanthropy Palo Alto Medical Foundation & Sutter Maternity & Surgery Center

Pam Fields, Vice Chair, Associate General Council, Poly

Lee Slaff, Treasurer, Real Estate Broker

Jack Jacobsen, Secretary, Retired Attorney

Michael Babich, Retired Business Owner

Martin Bernal, City Manager, City of Santa Cruz

Stephanie Connor Kent, Chief Nursing Executive at Sutter Maternity & Surgery Center

Katy King, Real Estate Agent

Nicolette Lee, Court Coordinator, Superior Court of California, Santa Cruz

Amy McEntee, Chief Medical Officer, Salud Para La Gente

Steven McKay, Associate Professor in Sociology at UCSC and Director of the UCSC Center for Labor Studies

Sara Siegel, Deputy Probation Officer, Santa Cruz County Probation Department

Note: Job titles are for identification purposes only, and are not reflective any specific views of this letter.

CommunityBridges.org | Facebook | Twitter | LinkedIn | E-Newsletter

Community Bridges envisions a thriving community where every person has the opportunity to unleash their full potential. Our family of ten programs delivers essential services, provides equitable access to resources, and advocates for health and dignity across every stage of life.

City Council <citycouncil@cityofwatsonville.org>

Watsonville Budget

Leslie Lazo <lazolesliee@gmail.com> Mon, Jun 22, 2020 at 5:43 PM
To: felipe.hernandez@cityofwatsonville.org, cityclerk@cityofwatsonville.org, aurelio.gonzalez@cityofwatsonville.org, lowell.hurst@cityofwatsonville.org, francisco.estrada@cityofwatsonville.org, rebecca.garcia@cityofwatsonville.org, trina.coffman@cityofwatsonville.org, ari.parker@cityofwatsonville.org, citycouncil@cityofwatsonville.org

Dear City Council Members,

My name is Leslie Lazo and I am a resident of Watsonville. I am writing to you all in regards to the proposed 2020-2021 budget. As a member of the Watsonville community, I am deeply concerned about COVID-19, police brutality, and climate change, like many other members of the community, are.

I have reviewed the proposed budget for this upcoming year and I am deeply concerned about the cuts made for the Parks and Community Services Department. A 20% cut from what it was last year is concerning. I understand that COVID has slowed down recreational activities but cutting the budget, and getting rid of sports programs, is not the answer. I am sure that most of the money will go to the Police department, as last year there was a 43% increase compared to the previous year. If you are planning of cutting parks and community service and increasing the budget for the police department, you have **failed** the community. There is a myriad of studies and articles that explain that the increase in community engagement leads to a decline in youth violence.

I am asking you all to consider our community. 6.5 million dollars can help our community during the wildfire season, recover from the damages made from COVID-19, and help the youth engage in helpful activities. In the political climate America is in right now, it should be up to Watsonville to present itself as a leader for its community. I have added links to articles explaining the role community engagement plays in crime prevention.

Best Regards,
Leslie

The Surprising Link Between Parks and Violence Prevention
The Role of Sport in Addressing Youth Violence
Preventing youth violence through the promotion of community engagement and membership

City Council <citycouncil@cityofwatsonville.org>

Watsonville Proposed Budget 2020-2021

Nathan Campos <nathan.m.campos.1@gmail.com> Mon, Jun 22, 2020 at 8:24 PM
To: citycouncil@cityofwatsonville.org

Dear Members of Watsonville City Council,

Information on the proposed 2020-2021 city budget has been released to the public. To say the least I am more than disappointed by this proposal to believe it necessary to allocate these funds so disproportionately among departments. The proposed $20 million-plus budget for the Police department is a complete misallocation of the funds. Police accountability comes first, stop sending out local police into other communities, stop using pepper spray, rubber bullets, firearms, armored vehicles, tasers, and tear gas, or riot gear(unnecessary and unwarranted). Start phasing out the use of police on non-violent calls and transfer calls to other professionally equipped social services(mental health, homelessness services, etc).

The city of Watsonville is a quiet community filled with hardworking people, people that want to see Watsonville make real progress. Progress that doesn't included a bastardized or commercialized version of itself as it grasps onto any franchise willing to install a business ran by individuals who could care less than nothing about Watsonville. Council I ask you as a member of the community and as a native of Watsonville, stand with your community and reallocate all $20 million dollars towards COVID-19 relief for community members, community resources: youth/community centers, affordable housing, mental health resources, local businesses, and the countless other departments that have been neglected for far to long. Council redevelop the budget proposal to start building up Watsonville and outgrow its mindset from a bygone era. Watch Watsonville live up to its fullest potential as a community of growth and a community willing put effort towards progress. Council I ask you to take a long look at what it is you really want to do with this community, and whether or not you're just thinking about the cash in your wallet or with the conscience of the people.

The time has come to change. Do better. Be better.

Thank you,

Nathan Campos

City Council <citycouncil@cityofwatsonville.org>

6/23 Council Meeting 2020-2021 Budget Public Comment

Nuria Garcia <garcianuria01@gmail.com> Mon, Jun 22, 2020 at 8:41 PM
To: citycouncil@cityofwatsonville.org

Hello,
I would like to make some comments about the way that you are allocating Watsonville city funds. My family and I are all residents of Watsonville and as someone who attended the public schooling k-12 system in the city, I think you all need to re-evaluate your monetary investment into the community, or lack thereof. Your current proposed budget provides an insulting amount of funding towards the police department and leaves public works, parks and community service severely underfunded. Parks and community services are facing massive budget cuts that are very important for protecting Watsonville's youth through recreation and development.

The parks and community programs hold space for young Watsonville residents to be involved in educational and recreational activities that will enhance their physical and cognitive development in the longer term. Instead of cutting these services down you should expand their budget to make these services more accessible to working parents. Growing up in Watsonville, the desire to attend the camps and the soccer teams, the field trips, the library groups, among many other programs was always there but I often lacked a way to get there, a way to pay for other programs, and exposure to the opportunities through the school district. My mom, like many parents in the community, has to work tough jobs with long hours in order to provide basic needs and often do not have the time or funds to take us to these programs.

Instead of continuing to make these opportunities less accessible to kids, I demand that you divest from the Watsonville Police Department and redistribute these funds to community services, housing, art programs, transportation, mental health services, health care, I could go on... It is ridiculous that teachers keep using their own resources for their students, that art programs get slimmer and slimmer every year, that students do not each lunch at school due to their standing debt, that kids can't join sports because there is no transportation for afterschool programs, that I have a better chance of seeing another cop on high school campuses than I am to see a mental health professional.

You need to start redistributing police funds and funnel them into youth development and wellness. Our communities cannot be safe or well without the proper sources to thrive.
--
Nuria Garcia Rivera ***(she/her/hers)***
University of California Berkeley | Class of 2021
BA Public Health , BA Integrative Biology| garcianuria01@gmail.com

City Council <citycouncil@cityofwatsonville.org>

City Budget

Denise Reynoso <denise.reynoso@ymail.com> Mon, Jun 22, 2020 at 10:04 PM
To: "citycouncil@cityofwatsonville.org" <citycouncil@cityofwatsonville.org>
Cc: "lowell.hurst@cityofwatsonville.org" <lowell.hurst@cityofwatsonville.org>

Hello,

It has come to my attention that the city of Watsonville is planning to allocate 43% of the general budget to the police department. This is not acceptable and it is not balanced. I would love to see a more balanced budget where we are putting more money into programs that help the community grow and thrive. Lets invest in parks & community services and education, where our youth can feel safe. Affordable housing is also a big issue in our community, lets allocate funds there. Little by little people that are born and raised here are being forced out because Silicone Valley has pushed us out and we no longer can afford the rising cost of living. Defunding the police does not mean to get rid of the police, it means that we help them by getting other agencies involved that are better equip to handle certain situations. The police should not be militarized and they should be better trained and the job should be harder to obtain. Perhaps the money should go to programs that will help officers keep learning, get de-escalation training, and help them with their mental health. I hope that you make the correct decisions when allocating these funds and think about what side of history you will be on when you look back on your legacy.

Best,

Denise A.

Irwin Ortiz <irwin.ortiz@cityofwatsonville.org>

Public Comment: Opposition of Proposed City Budget for 2020-2021

Jose Arias <arias.j.12@gmail.com> Mon, Jun 22, 2020 at 10:12 PM
To: citycouncil@cityofwatsonville.org
Cc: felipe.hernandez@cityofwatsonville.org, cityclerk@cityofwatsonville.org, aurelio.gonzalez@cityofwatsonville.org, lowell.hurst@cityofwatsonville.org, andrea.curtis@cityofwatsonville.org, francisco.estrada@cityofwatsonville.org, rebecca.garcia@cityofwatsonville.org, trina.coffman@cityofwatsonville.org, ari.parker@cityofwatsonville.org, citycouncil@cityofwatsonville.org, citymanager@cityofwatsonville.org

This email is for public comment on the June 23rd, Watsonville City Council meeting in which voting on the proposed city budget for 2020-2021 will take place.

Greetings Watsonville City Council,

My name is Jose Arias, born and raised in Watsonville, California. I am sending this email in direct opposition of the 2020-2021 proposed city budget, but more specifically the allocated budget for the police department of ~$20,000,000. I do not support this allocation of tax payer dollars to be allocated to a department that does not keep our community safe but instead, instils fear in a community that is made up of predominately of immigrants and working class. I strongly support that defunding the police and reallocating city funds to invest in community development is what will keep Watsonville safe.

I strongly urge Watsonville City Council to vote in opposition of the proposed city budget for 2020-2021. I also strongly urge the council for:

1. Police Accountability
    - Stop sending Watsonville PD to other communities(i.e. WPD was seen operating in Oakland, California in June 2020)
    - Stop using paper spray, rubber bullets, firearms, armored vehicles, tear gas, and riot gear.
    - Begin phasing out the use of police on non-violent calls and transfer calls to other social services(i.e. mental health, homelessness, etc)
2. Reallocate Funds
    - Funds can be redirected towards COVID-19 relief for community members who do not qualify for Federal Aid
    - Community/Social Services: Affordable Housing, Mental Health Services, Parks and Recreation, etc.
    - Funding for sustainable infrastructure, transportation, and education.

Remember the people you serve.

In Service,

José Arias
(Gender Pronouns: he, him, his)
Sacramento State Alum ’19
B.S. Business Administration | B.A. Ethnic Studies
arias.j.12@gmail.com

City Council <citycouncil@cityofwatsonville.org>

Defunding the Watsonville Police

Zoe Carrell <zcarrell@ucsc.edu> Mon, Jun 22, 2020 at 11:21 PM
To: citycouncil@cityofwatsonville.org

Hello Watsonville City Council,

I learned recently that the Watsonville city council is planning to cut the police budget by 5%, while cutting the public works 46% and parks and community services by 21%. I demand that this budget decision is reconsidered and voted against. The police are already overfunded, and the other services are severely underfunded. The police cannot be expected to effectively solve all of a city's problems. More importantly, the police create problems and crime. I also really demand that the city council votes against Measure Y, which will create more revenue when the police need defunding. These are my and many other demands more clearly:

1. Stop sending local police into other communities
2. Stop use of pepper spray, rubber bullets, firearms, armored vehicles, tasers, tear gas, and riot gear.
3. Begin phasing out the use of police on non-violent calls and transfer calls to other social services (mental health services, homelessness services, etc.)
4. Funds that do go to the police should be redirected towards COVID-19 relief for Community Members who do not qualify for Federal Aid, to community/Social Services (affordable housing, mental health services, parks and recreation, etc.), and to sustainable infrastructure, transportation and education.

Thank you for your time. Please start defunding the police immediately. We will hold you accountable.

Warmly,
Zoe Carrell

City Council <citycouncil@cityofwatsonville.org>

Proposed Budget 20-21

arely chavez <arely017@gmail.com> Tue, Jun 23, 2020 at 8:41 AM
To: citycouncil@cityofwatsonville.org

Hello,

My name is Arely Chávez and I am a member of the Watsonville community. I am emailing you today regarding the purposed budget to the city of Watsonville. I am concerned as I believe others as well about the way our budgets are being distributed in the departments. My biggest concern is that it is not okay for the police department to receive more then 20+ million in contribution, it's just not fair. I learned that public works and parks & community service are the departments who get impacted the most when budget cuts occur and the police department Is affected the least but gets the largest amount of revenue from what's generated in the measure. That is 46% more then community and city's parks. Simply not okay. In this community I believe we should stand with the people and take us into consideration when bringing up a future budget proposal. For the time being I want to say please do the right thing for years 2020-2021 on how we spend our budget; we should be prioritizing funding that supports social services and give back to this hard working community. Thank you.

-Arely Chavez.

City Council <citycouncil@cityofwatsonville.org>

City council meeting: civilian input on proposed budget

jasmine rocha <jasminerocha19@gmail.com> Tue, Jun 23, 2020 at 10:22 AM
To: citycouncil@cityofwatsonville.org

Good morning, I have attached a brief letter with my comments in regard to today's city council meeting and will also paste it to this email. Thank you.

Jasmine Rocha-Sotelo
P.O. Box 1715
Watsonville, CA 95076

Esteemed City Council members,

After taking a glance at the proposed budget for the city of Watsonville for the year 2020-2021, it has been of great astonishment to discover that most funding will be allocated to the police department. Instead, I deem it to be more necessary to reallocate funding to **public services like interpreting (especially in healthcare settings), affordable housing, and restorative justice practices** in schools.

Watsonville is a farm working community where a large portion of the population is of latino or hispanic descent or whose first language is not English. Although Watsonville is a diverse community and luckily there are many bilingual medical assistants and nurses in comparison to other cities, **language barriers** continue to exist between primary care providers and patients. We need **medical interpreters** who can advocate and represent those who are monolingual and whose first language is not English.

Furthermore, living in Watsonville is quite expensive, especially when the most common occupations are in farming, fishing, and forestry. In 2017, the median household income in Watsonville was $51,548 and the largest race living in poverty today are Hispanics; Yet the median property value is $397,900! It is an understatement to say that the Watsonville community needs **affordable housing immediately.**

Lastly, PVUSD schools need less student resource officers (SROs) and **more school counselors, psychologists, and restorative justice practitioners** skilled and trained to promote a school environment where conflict resolution and mutual respect is chosen over the criminal justice system.

With utmost respect,

Jasmine Rocha-Sotelo

Sources used: https://datausa.io/profile/geo/watsonville-ca/#housing

https://www.census.gov/data/tables/time-series/demo/income-poverty/historical-poverty-thresholds.html

City Council I proposed budget.pdf
75K

City Council <citycouncil@cityofwatsonville.org>

Proposed Budget

Lily Schneider <lilybellalove@gmail.com> Tue, Jun 23, 2020 at 10:22 AM
To: "citycouncil@cityofwatsonville.org" <citycouncil@cityofwatsonville.org>

The proposed budget for police is ridiculously high. Reinvest it into the community in safer and more proactive ways as other cities throughout the country have been doing lately, this money could be used for more good elsewhere than the police department.

June 23, 2020

Jasmine Rocha-Sotelo
P.O. Box 1715
Watsonville, CA 95076

Esteemed City Council members,

After taking a glance at the proposed budget for the city of Watsonville for the year 2020-2021, it has been of great astonishment to discover that most funding will be allocated to the police department. Instead, I deem it to be more necessary to reallocate funding to **public services like interpreting (especially in healthcare settings), affordable housing, and restorative justice practices** in schools.

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Furthermore, living in Watsonville is quite expensive, especially when the most common occupations are in farming, fishing, and forestry. In 2017, the median household income in Watsonville was $51,548 and the largest race living in poverty today are Hispanics; Yet the median property value is $397,900! It is an understatement to say that the Watsonville community needs **affordable housing immediately.**

Lastly, PVUSD schools need less student resource officers (SROs) and **more school counselors, psychologists, and restorative justice practitioners** skilled and trained to promote a school environment where conflict resolution and mutual respect is chosen over the criminal justice system.

With utmost respect,

Jasmine Rocha-Sotelo

June 23, 2020

Sources used: https://datausa.io/profile/geo/watsonville-ca/#housing
https://www.census.gov/data/tables/time-series/demo/income-poverty/historical-poverty-thresholds.html

City Council <citycouncil@cityofwatsonville.org>

Law Enforcement vs Social Services

Thomas Webb <thomaswebb1970@gmail.com> Tue, Jun 23, 2020 at 11:29 AM
To: greg.caput@santacruzcounty.us, john.leopold@santacruzcounty.us, zach.friend@santacruzcounty.us, ryan.coonerty@santacruzcounty.us, citycouncil@cityofsantacruz.com, bruce.mcpherson@santacruzcounty.us, cityclerk@cityofwatsonville.org, citycouncil@cityofwatsonville.org
Cc: jcummings@cityofsantacruz.com

Dear elected counsel member/supervisors;

My name is Thomas Webb. I was born at Dominican Hospital in 1970. I have lived in Santa Cruz County most of my life and I currently moving from downtown Watsonville to downtown Santa Cruz. I have voted in most every election, no matter how small or in which city/country I reside. I have both benefitted from, have been harmed by, and have seen unethical behavior from some of our local law enforcement officers. While most of my encounters with local law enforcement have been either positive or neutral, I have chosen to highlight a few instances where some of our local "peace" officers were anything but.

As a person living with psychological diagnoses I have first hand experience of how detrimental to one's mental health it can be to know that if one calls 911 in a time of psychiatric crisis, one is asking to be approached by officers with weapons at the ready, handcuffed, patted down, stripped of personal belongings, and put in the back of squad a car; only be dropped off at a psychiatric hospital. This is not an appropriate use of our police force.

As a former staff member of a local nonprofit, funded by and focused on County Mental Health clients, I have reached out to the County Mental Health Crisis Team to help me support a client in personal crisis, who was not a danger to self/others, and who happened to be a person of color. What I witnessed was the arrival of more than 6 cop cars, with at least as many officers, all of whom surrounded the individual in crisis, most with weapons drawn, resulting in the client being/feeling trapped, being/feeling in danger of being harmed, and causing a sharp escalation. All the while the single County Mental Health Crisis Civilian had zero authority, input, or contact with the individual who needed them. Again, not an appropriate use of law enforcement and most certainly a case of racial bias.

Although I have been sober, employed, and housed for many years, I am a former homeless addict and have spent time in our jail. I witnessed some officer(s) act friendly with white inmates, even allowing minor custody infractions to go unreported/unpunished. I witnessed the same officer(s) charge and tackle an inmate of color who was voicing thoughts of suicide. Out of a total 4 months (a few 1 week stretches and a 3 month stretch) in custody for charges related to addiction, there were only 3 distinct instances where a 1 hour class on reducing recidivism (or any subject) was offered. One time in custody, It took a full week (7 days) to get any psych meds (during which time I had to appear in court and make decisions about my case/defense completely unmedicated). I was given only verbal information on how/where/when to deal with probation. There was zero orientation: the only way to get any information on jail rules, procedures, how to file a grievance, etc. was to either be reprimanded for breaking a rule or by what my fellow inmates relayed to me, which was not always correct. Yet another case of racially bias officers, poorly allocated resources, and a system with little emphasis on rehabilitation.

I ask that you stop increasing our police/sheriff's budgets and that you reallocate 50% of the current law enforcement budget to the following:

•Anti-racism education/services

•Retraining and continuing training for officers on racial bias, de-escalation, and peaceful solution skills

•Appoint an outside, independent investigative entity to handle claims of police misconduct with a particular emphasis on (and with more sever consequences for) racial bias, police brutality, and inappropriate use of force

•I ask that it be mandatory for officers to report each other's misconduct or risk being charged for the same the crime(s) the offending officers are liable for

•Mental health services

•Homeless services

•Anti-recidivism education (both in & out of custody)

•Addiction services (including harm reduction)

Thomas Webb
831-431-9716
thomaswebb1970@gmail.com

Irwin Ortiz <irwin.ortiz@cityofwatsonville.org>

New eComment for City Council on 2020-06-23 4:00 PM - Remote Teleconference Meeting

noreply@granicusideas.com <noreply@granicusideas.com> Tue, Jun 23, 2020 at 12:57 PM
To: Cityclerk@cityofwatsonville.org, citycouncil@cityofwatsonville.org

SpeakUp

New eComment for City Council on 2020-06-23 4:00 PM - Remote Teleconference Meeting

Edgar Ibarra submitted a new eComment.

Meeting: City Council on 2020-06-23 4:00 PM - Remote Teleconference Meeting

Item: A. 20-412 APPROVAL OF FISCAL YEAR 2020-21 BUDGET & FIVE YEAR CAPITAL IMPROVEMENT PROGRAM & ACKNOWLEDGING OF WATSONVILLE FIRE DEPARTMENT INSPECTION REPORTS FOR 2018 & 2019

eComment: Buenas Tardes and Good Evening to the Mayor and Council Members. My name is Edgar Ibarra Gutierrez. I'm here this evening to urge the City Council to revisit and revise the city budget. In order to reflect the people's values and begin to lay the foundational groundwork for a budget that focuses on the overall well being of the residents of the city of Watsonville. To see that the Police Budget is 43% is not appropriate at all. My question is how did you all let it get to this? There were government officials who were advocating for Measure G which highlighted parks and recs and youth. But we see the Parks and Rec Dept budget be slashed. While the police budget almost remains the same. What is going on? The state of California has seen a steady decline in arrest rates and incarceration however the cost for incarceration and funding for policing has steadily increased. It is a fact our nation spends more on incarceration than on education. Out of the approximate 150 youth on probation in Santa Cruz County, approximately 100 of the youth are from Watsonville. We need to be providing any and all opportunities for these young people to succeed. Parks and recs have become more important now more than ever. The Parks and Rec are currently charging for their summer programs, this unacceptable; they should be free to the public understanding the situation that the nation is in due to COVID. We have seen the community come out and peacefully protest and ask leaders to rethink the police budget. We must invest in a community that uplifts, our culture, healing, and the opportunity to live in a city that reflects our values. So I ask this council today what side of history will you be in.

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City Council <citycouncil@cityofwatsonville.org>

City Counsel

Bri Casillas <briannafarias29@gmail.com> Tue, Jun 23, 2020 at 1:25 PM
To: felipe.hernandez@cityofwatsonville.org, cityclerk@cityofwatsonville.org, aurelio.gonzalez@cityofwatsonville.org, lowell.hurst@cityofwatsonville.org, francisco.estrada@cityofwatsonville.org, rebecca.garcia@cityofwatsonville.org, trina.coffman@cityofwatsonville.org, ari.parker@cityofwatsonville.org, citycouncil@cityofwatsonville.org

Dear Mayor Garcia and Members of the Council,

My name is Brianna and I am a of Watsonville. I am writing to you in regards to the proposed 2020-2021 Budget for the City. We are facing unprecedented times and face unique challenges of climate change, nationwide protests against police brutality, and a global pandemic that has halted all of our lives. As our world changes, it is the duty of this Council to responsibly review the budget and revise accordingly.

The projected deficit for the next fiscal year is 6.5 Million (Nunez, Tony). I urge the members of this council to review where the expected cuts take place. Last year, the majority of the General Funds, 43% went to the Police- the highest receiver out of all departments, including Firefighters. As Climate Change increases our temperatures and as our infrastructure has proven to fail us as the intensity of wildfires grows- I ask that you rethink this distribution. The Proposed Budget cuts the Parks and Community Services Department by 20% [a], this includes completely cutting our sports programs. This decision is a blow to the community and is reckless. Sports not only provide our youth with a healthy motivating activity but bring the city together. While we have been spending the majority of our General Fund on policing, we have not seen improvements to homelessness at a time where the cost of living in Watsonville is becoming increasingly inaccessible. The Social Services in Watsonville are being utilized and deserve to operate at their full potential. Rather than continuing to fund the harmful actions of police, I urge you to take action on these critical issues.

As we begin preparing to bear the financial impacts of COVID-19 and focus on recovery, I ask how you will ensure a safe reopening? This includes supporting our undocumented community and utilizing this opportunity to invest in a regenerative economy. As we enter a recession, I urge you to prioritize for your community. Watsonville Council Members, now is the time to step up for the best interests of our city and a sustainable safe future for all.

Sincerely,

Brianna.

Irwin Ortiz <irwin.ortiz@cityofwatsonville.org>

City of Watsonville Proposed Budget

Nayeli Gil <nayeligil8@gmail.com> Tue, Jun 23, 2020 at 12:47 PM
Bcc: cityclerk@cityofwatsonville.org

Dear Mayor Garcia and Members of the Council,

My name is Nayeli Gil and I am a resident of Watsonville. I am writing to you in regards to the proposed 2020-2021 Budget for the City. We are facing unprecedented times and face unique challenges of climate change, nationwide protests against police brutality, and a global pandemic that has halted all of our lives. As our world changes, it is the duty of this Council to responsibly review the budget and revise accordingly.

The projected deficit for the next fiscal year is 6.5 Million (Nunez, Tony). I urge the members of this council to review where the expected cuts take place. Last year, the majority of the General Funds, 43% went to the Police- the highest receiver out of all departments, including Firefighters. As Climate Change increases our temperatures and as our infrastructure has proven to fail us as the intensity of wildfires grows- I ask that you rethink this distribution. The Proposed Budget cuts the Parks and Community Services Department by 20%, this includes completely cutting our sports programs. This decision is a blow to the community and is reckless. Sports not only provide our youth with a healthy motivating activity but bring the city together. While we have been spending the majority of our General Fund on policing, we have not seen improvements to homelessness at a time where the cost of living in Watsonville is becoming increasingly inaccessible. The Social Services in Watsonville are being utilized and deserve to operate at their full potential. Rather than continuing to fund the harmful actions of police, I urge you to take action on these critical issues.

As we begin preparing to bear the financial impacts of COVID-19 and focus on recovery, I ask how you will ensure a safe reopening? This includes supporting our undocumented community and utilizing this opportunity to invest in a regenerative economy. As we enter a recession, I urge you to prioritize for your community. Watsonville Council Members, now is the time to step up for the best interests of our city and a sustainable safe future for all.

Sincerely,

Nayeli Gil
315 Bree Lane Apt# G
Watsonville, Ca. 95076
nayeligil8@gmail.com
(831) 539-3622

City Council <citycouncil@cityofwatsonville.org>

Public Comment

Rebecca Royston <rebeccaleigh.royston@gmail.com> Tue, Jun 23, 2020 at 12:39 PM
To: citycouncil@cityofwatsonville.org

Dear City Council Members,

Good afternoon! My name is Rebecca Royston and I am a teacher in PVUSD. I am writing to the council in regards to the proposed 2020-2021 budget and urge you to prioritize funding for social services that give back and support our community. I am speaking specifically to the immense cuts made to the parks and community services budget as well as public works and the miniscule cuts being made to the police department.

Watsonville has the opportunity to lead in the movement to defund the police, but the current cuts show that our city would rather police its citizens than invest in them. Do not approve this budget until it reflects the needs and desires of its citizens.

Thank you,
Rebecca Royston

City Council <citycouncil@cityofwatsonville.org>

Watsonville Budget 2020-2021

Diana Murillo <dianacake456@yahoo.com> Tue, Jun 23, 2020 at 1:36 PM
To: citycouncil@cityofwatsonville.org

Dear Mayor Garcia and Members of the Council,

My name is Diana Murillo and I am a resident of Watsonville. I am writing to you in regards to the proposed 2020-2021 Budget for the City. We are facing unprecedented times and face unique challenges of climate change, nationwide protests against police brutality, and a global pandemic that has halted all of our lives. As our world changes, it is the duty of this Council to responsibly review the budget and revise accordingly.

The projected deficit for the next fiscal year is 6.5 Million (Nunez, Tony). I urge the members of this council to review where the expected cuts take place. Last year, the majority of the General Funds, 43% went to the Police- the highest receiver out of all departments, including Firefighters. As Climate Change increases our temperatures and as our infrastructure has proven to fail us as the intensity of wildfires grows- I ask that you rethink this distribution. The Proposed Budget cuts the Parks and Community Services Department by 20%, this includes completely cutting our sports programs. This decision is a blow to the community and is reckless. Sports not only provide our youth with a healthy motivating activity but bring the city together. While we have been spending the majority of our General Fund on policing, we have not seen improvements to homelessness at a time where the cost of living in Watsonville is becoming increasingly inaccessible. The Social Services in Watsonville are being utilized and deserve to operate at their full potential. Rather than continuing to fund the harmful actions of police, I urge you to take action on these critical issues.

As we begin preparing to bear the financial impacts of COVID-19 and focus on recovery, I ask how you will ensure a safe reopening? This includes supporting our undocumented community and utilizing this opportunity to invest in a regenerative economy. As we enter a recession, I urge you to prioritize for your community. Watsonville Council Members, now is the time to step up for the best interests of our city and a sustainable safe future for all.

Sincerely,
Diana murillo

City Council <citycouncil@cityofwatsonville.org>

Proposed Budget

Monica Abonce <ma7506a@student.american.edu> Tue, Jun 23, 2020 at 1:47 PM
To: "citycouncil@cityofwatsonville.org" <citycouncil@cityofwatsonville.org>

Hi,
My name is Monica, I am a resident of Watsonville and I wanted to share some concerns I have with the proposed budget for the upcoming year.

Although I have not thoroughly read through the budget plan, I was able to look at the breakdown and noticed that there is a significant amount allotted for the police department. I ask that you keep the community members in mind and reevaluate the budget. The community, especially the youth, would largely benefit from investing in other departments.

I encourage the city council to think about the message they are sending to the community by allowing the current budget.

City Council <citycouncil@cityofwatsonville.org>

READ ALOUD, PUBLIC COMMENT, City Council Meeting 6/23

Anissa Balderas <anissabalderas@gmail.com> Tue, Jun 23, 2020 at 1:54 PM
To: citycouncil@cityofwatsonville.org

Dear Council,

My name is Anissa Balderas and I am born and raised here in Watsonville, CA. I am writing to you in regards to the proposed 2020-2021 budget for the City. I urge the council to review the budget in a manner that prioritizes our community.

Looking at the Police Department, it seems that there are no budget cuts compared to those of our Parks and Community Services and Public Works. With the passing of Measure Y- We are only funding the police more. The Police receive 43% of our General Funds, overshadowing all other departments. Members of the council, I ask that you reflect on why this is the case. We must address the root causes of crime-- where our social services can fill in the gaps.

Let us take the lead in the Central Coast and begin phasing out the use of police on non-violent calls. The Community Experts can and should be taking the lead on these cases. There is no reason why mental health and homelessness should be criminalized.

I urge you to consider reallocating funds towards COVID-19 relief for community members who do not qualify for Federal Aid. CA has begun this, however I would like to see how the City can continue and strengthen support for our undocumented family. I urge you to begin thinking and planning for a sustainable green future-- this includes our infrastructure, transportation, education, and general practices. We are entering a Green New Deal future and Watsonville must be prepared. Thank you for your time.

Anissa Balderas
Watsonville, California
95076

City Council <citycouncil@cityofwatsonville.org>

Budget

El_ Geezus <el.geezus@gmail.com> Tue, Jun 23, 2020 at 2:05 PM
To: citycouncil@cityofwatsonville.org

Dear City Council of Watsonville,

I've been following your budget proposal and I was very surprised to se that almost half of the budget is going towards the police.

I'm born and raised here in Watsonville and I strongly about shaping our youth through programs like the parks and community services. I grew up here in 2nd st. I owe a lot to the parks and rec department along with the Science Workshop. They were a huge help in staying out of trouble.

The police has enough resources as is the don't need half of our money!!

Please reconsider your budget and make if fair for everyone, especially all our low income residents!

Thank you for your time,

Jesus Garcia

City Council <citycouncil@cityofwatsonville.org>

Letters for Public Comment

Elias Gonzales <egonzales@milpacollective.org> Tue, Jun 23, 2020 at 4:21 PM
To: citycouncil@cityofwatsonville.org

Please disregard my previous email, the letters that should be read are the following.

ELIAS GONZALES
Training & Site Manager
egonzales@milpacollective.org
831-353-4241 - Mobile

2 attachments

City Council Letter.docx
154K

To Watsonville City Council.pdf
37K

Dear Mayor and City Council Members,

This letter is in regards to the current budget and continued allocation of funds into WPD. I am completely against this and was completely against Measure Y. The continued funding of police departments in the name of public safety is a practice we must stop, I too want public safety, but disagree on your approach.

WPD is slated to get 43% of our budget, with a possible addition of $5 million dollars under Measure Y. Crime rates continue to drop and yet you as a City Council continue to fund this entity that has created plenty of harm and trauma in this community. I ask you, where is the healing? Not all of us are in bed with WPD, not all of us attend local city events with WPD, not all of us are in agreement with the tactics of WPD, not all of us have trusting relationships with WPD and not all of us can afford an evening with local officials in city roof tops.

I would like to call you all in, especially one of you. During your campaign run you seemed defeated and broken, you mentioned "the community does not seem to care about my issues," and I mentioned that we needed you more than ever because you would help elevate the voice of those that did not felt heard. Unfortunately, others and myself are disappointed in the way you have approached your election, you have succumbed to the powers that be. The community is tired of false promises during campaigns, we need results, and we need a Council that will represent the majority and not the minority that is in power.

Instead of making the proposed cuts to Parks and Community Services and Public Works that would highly affect the community, let's cut more from WPD, who already has the biggest budget. Our airports budget, which receives almost as much as our Public Works Department should also be looked at for funding cuts. Everyone is Watsonville benefit from our Public Works Department, but how many benefit from the airport? In fact, what is the purpose of the airport for the City of Watsonville? How do we as a community benefit from having an airport? Please don't tell me two events justify this funding.

I urge you all to take a serious look at why you sit as an elected official. You represent a community who is predominantly people of color, who work in low paying industries and live in an area with the highest rents in the state. Are you in this for the people or for your political gain? Look inside yourself and ask the questions WEB Dubois asked in the 1930's when the Ordeal of Mansart was published. What does integrity do in the face of oppression? What does honesty do in the face of deception? What does decency do in the face of insult? How does virtue face brute force?

In his analysis, Dubois acknowledge that politicians tend to scapegoat the most vulnerable than confront the most powerful. To me, it's not a question of having a correct analysis; it's a question about being a caring, compassionate, and self-critical human being who is in the struggle for the long haul. We as a community are watching, are kids are watching and we will remember who you stood with in these vulnerable times.

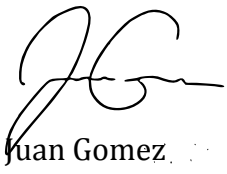
Sincerely,

Elias Gonzales

To Watsonville City Council,

In light of the national movement sparked by George Floyd's murder, influenced by generations of police brutality, the prison industrial complex, and systemic racism, we ask that you begin the process of reimagining Watsonville, and immediately re-prioritize our city budget away from police, as a defacto social service department. We need to redefine what public safety looks like and envision a Watsonville budget that contributes to the community's long-term health outcomes, promote civic participation, allow for healing, increase jobs and create common-sense public safety

Planning for Community,



Juan Gomez

City Council <citycouncil@cityofwatsonville.org>

Budget Meeting 6/23/20

Liz Starkey <liz.starkey5@gmail.com> Tue, Jun 23, 2020 at 5:30 PM
To: citycouncil@cityofwatsonville.org

Dear Members of the Watsonville City Council,

I am a resident and teacher in Watsonville.

I am writing to ask that you:

1. Vote against increasing WPD's budget, as proposed.
2. Begin rapidly reallocating WPD's existing budget to alternatives to policing. We should be divesting from policing and reinvesting in our communities of color.

3. Divest from extending the police into public high schools and middle schools in Watsonville.

I want to live in a city that cares for its community members by providing housing, healthcare, and harm reduction services, and access to education. **I want to live in a city that prioritizes funding for care, not cops. This includes questioning our "need" to have police patrolling local schools and seeing how those funds could be allocated to provide better resources for our student population.**

Please consider the possibilities that this moment in history provides. Cities across the country, big and small, from Minneapolis to San Leandro, are dramatically reducing police budgets to transform their approach to public safety from punitive and destructive to restorative and compassionate. We can't tackle structural racism if we aren't willing to consider structural changes. That starts with defunding the police and reinvesting in communities of color. **This is the moment.**

Thank you for your time and consideration. Sincerely,

Liz Starkey

Irwin Ortiz <irwin.ortiz@cityofwatsonville.org>

defund the police NOW

Rosa Noriega-Rocha <noriegar@usc.edu> Tue, Jun 23, 2020 at 5:35 PM
To: felipe.hernandez@cityofwatsonville.org, cityclerk@cityofwatsonville.org, aurelio.gonzalez@cityofwatsonville.org, lowell.hurst@cityofwatsonville.org, francisco.estrada@cityofwatsonville.org, Rebecca Garcia <rebecca.garcia@cityofwatsonville.org>, trina.coffman@cityofwatsonville.org, ari.parker@cityofwatsonville.org, citycouncil@cityofwatsonville.org

Dear Mayor Garcia and Members of the Council,

My name is Rosa Noriega-Rocha and I am a lifelong resident of Watsonville. I am writing to you in regards to the proposed 2020-2021 Budget for the City. We are facing unprecedented times and face unique challenges of climate change, nationwide protests against police brutality, and a global pandemic that has halted all of our lives. As our world changes, it is the duty of this Council to responsibly review the budget and revise accordingly.

The projected deficit for the next fiscal year is 6.5 Million (Nunez, Tony). I urge the members of this council to review where the expected cuts take place. Last year, the majority of the General Funds, 43% went to the Police- the highest receiver out of all departments, including Firefighters. As Climate Change increases our temperatures and as our infrastructure has proven to fail us as the intensity of wildfires grows- I ask that you rethink this distribution. The Proposed Budget cuts the Parks and Community Services Department by 20%, this includes completely cutting our sports programs. This decision is a blow to the community and is reckless. Sports not only provide our youth with a healthy motivating activity but bring the city together. While we have been spending the majority of our General Fund on policing, we have not seen improvements to homelessness at a time where the cost of living in Watsonville is becoming increasingly inaccessible. The Social Services in Watsonville are being utilized and deserve to operate at their full potential. Rather than continuing to fund the harmful actions of police, I urge you to take action on these critical issues.

As we begin preparing to bear the financial impacts of COVID-19 and focus on recovery, I ask how you will ensure a safe reopening? This includes supporting our undocumented community and utilizing this opportunity to invest in a regenerative economy. As we enter a recession, I urge you to prioritize for your community. Watsonville Council Members, now is the time to step up for the best interests of our city and a sustainable safe future for all.

Sincerely,
Rosa Noriega Rocha

--
Rosa Noriega Rocha
Pronouns: she/her/hers

University of Southern California '21
B.A. Latinx Studies | USC Dornsife College of Letters, Arts, and Sciences
Minor in Sociology and Education | USC Dornsife College of Letters, Arts, and Sciences and Rossier School of Education
Email: noriegar@usc.edu | Phone: (831) 254-2395

City Council <citycouncil@cityofwatsonville.org>

Re-allocation of Budget funds

Janet L Casto <janet.casto13@gmail.com> Tue, Jun 23, 2020 at 5:39 PM
To: citycouncil@cityofwatsonville.org

I'm appalled of the budget to the Police Dept and it is way out of line. We do not need to fund the Police to militarize them more. They should be protecting us, not suppressing us when we speak out and protest peacefully. When I vote for a measure that will help the community this does not mean to give the majority of it to the Police Dept, WTH. It means to distribute equally where the community needs it most. We need more funds to go to Social Services for mental health services, homelessness, etc. We need funds to sustain our infrastructure and fix these roads properly. If you want to invest in our community then show us and NOT give more money to the Police dept. Non-violent calls should be transferred to Social Services who can help properly and not with force. We need to invest in our community to nurture it, not punish it. This budget should not be passed but re-assessed and re-allocated. I do not agree with the current budget!.

Janet Casto

Irwin Ortiz <irwin.ortiz@cityofwatsonville.org>

Buget Cut-Don't Remove EAOP

Elsie Escutia <elsie.escutia@gmail.com> Tue, Jun 23, 2020 at 6:21 PM
To: felipe.hernandez@cityofwatsonville.org, cityclerk@cityofwatsonville.org, aurelio.gonzalez@cityofwatsonville.org, lowell.hurst@cityofwatsonville.org, francisco.estrada@cityofwatsonville.org, rebecca.garcia@cityofwatsonville.org, trina.coffman@cityofwatsonville.org, ari.parker@cityofwatsonville.org, citycouncil@cityofwatsonville.org

Dear Mayor Garcia and Members of the Council,

My name is Elsie Escutia and I am a lifelong resident of Watsonville. I am writing to you in regards to the proposed 2020-2021 Budget for the City. We are facing unprecedented times and face unique challenges of climate change, nationwide protests against police brutality, and a global pandemic that has halted all of our lives. As our world changes, it is the duty of this Council to responsibly review the budget and revise accordingly.

The projected deficit for the next fiscal year is 6.5 Million (Nunez, Tony). I urge the members of this council to review where the expected cuts take place. Last year, the majority of the General Funds, 43% went to the Police- the highest receiver out of all departments, including Firefighters. As Climate Change increases our temperatures and as our infrastructure has proven to fail us as the intensity of wildfires grows- I ask that you rethink this distribution. The Proposed Budget cuts the Parks and Community Services Department by 20%, this includes completely cutting our sports programs. This decision is a blow to the community and is reckless. Sports not only provide our youth with a healthy motivating activity but bring the city together. While we have been spending the majority of our General Fund on policing, we have not seen improvements to homelessness at a time where the cost of living in Watsonville is becoming increasingly inaccessible. The Social Services in Watsonville are being utilized and deserve to operate at their full potential. Rather than continuing to fund the harmful actions of police, I urge you to take action on these critical issues.

In addition to this, I'd hope that you reconsider the action of removing EAOP from Watsonville's education system. Considering that majority of our residents are first-generation college students that are in need of guidance and support from academic counselors in hopes to achieve higher education. As a former EAOP student, I've gained valuable information about college readiness and how to acquire things such as scholarships and grants in order to attend a school like UC Davis. With that being said, if you remove EAOP, you are removing opportunity from millions of family members who would simply just want a chance at a better future. If it wasn't for EAOP, I wouldn't be where I am now in my educational career. Moreover, there is no need to increase funding in the police when we should really be providing funding to those who need it- programs such as EAOP. A program that actually helps our community members.

As we begin preparing to bear the financial impacts of COVID-19 and focus on recovery, I ask how you will ensure a safe reopening? This includes supporting our undocumented community and utilizing this opportunity to invest in a regenerative economy. As we enter a recession, I urge you to prioritize for your community. Watsonville Council Members now is the time to step up for the best interests of our city and a sustainable safe future for all.

Sincerely,

Elsie Escutia

City Council <citycouncil@cityofwatsonville.org>

Budget 19-21/thoughts on Measure Y

javi guerrero <jguerrerx94@gmail.com> Tue, Jun 23, 2020 at 6:58 PM
To: citycouncil@cityofwatsonville.org

Hello City Council of Watsonville,

My name is Javi Guerrero and I was born and raised in Watsonville and am a harm reduction volunteer in the area of Watsonville.

I want to echo the concern many of our community members have been voicing around watsonville police department being deployed to other cities where Black Lives Matter demonstrations have been taken place and demand that comes to a stop. That is a contradiction to the speech that Chief Honda gave at one of the rally's.

I also want to echo the concern around the massive budget that watsonville police department recieves in comparison to other city programs and I support the communities concern and demands about refunding various other services that could be beneficial and are indeed necessary to our community.

Black and Brown folks experience police brutality at higher rates and that exists here in our community as well. Instead of funding the department that polices them and ends their lives everyday, it's been overdue to look at different ways we can build community. Too many Black lives have been lost and are continuing to be lost. It is time to really listen to the community, to the youth and the people who experience police brutality on the daily and refund our schools and refund our parks/rec programs. I am echoing and support the demands of comrades, we demand that you disarm the police. No carrying guns, tasers, pepper spray, etc.

As a person who does outreach and listens to the concerns of people experiencing homelessness in the city of watsonville, it is important to reflect and acknowledge the criminalization that our city government is complicit in when it comes to our folks that are unsheltered. In comparison to Santa Cruz, Watsonville has a smaller amount of services for folks who are homeless and who experience police harassment everyday. Defund the police and refund services for folks experiencing homelessness as well.

Care about what our community needs, we don't need more policing. It's time to look ahead and build actual sustainable community services.

Javi

Irwin Ortiz <irwin.ortiz@cityofwatsonville.org>

Budget For The City

Annie C. <c.annie48@yahoo.com> Tue, Jun 23, 2020 at 7:24 PM
To: "felipe.hernandez@cityofwatsonville.org" <felipe.hernandez@cityofwatsonville.org>, "cityclerk@cityofwatsonville.org" <cityclerk@cityofwatsonville.org>, "aurelio.gonzalez.@cityofwatsonville.org" <aurelio.gonzalez.@cityofwatsonville.org>, "lowell.hurst@cityofwatsonville.org" <lowell.hurst@cityofwatsonville.org>, "francisco.estrada@cityofwatsonville.org" <francisco.estrada@cityofwatsonville.org>, "rebecca.garcia@cityofwatsonville.org" <rebecca.garcia@cityofwatsonville.org>, "trina.coffman.@cityofwatsonville.org" <trina.coffman.@cityofwatsonville.org>, "ari.parker@cityofwatsonville.org" <ari.parker@cityofwatsonville.org>, "citycouncil@cityofwatsonville.org" <citycouncil@cityofwatsonville.org>

Dear Mayor Garcia and Members of the Council,

My name is Amairani Cervantes and I am a resident of Watsonville. I am writing to you in regards to the proposed 2020-2021 Budget for the City. We are facing unprecedented times and face unique challenges of climate change, nationwide protests against police brutality, and a global pandemic that has halted all of our lives. As our world changes, it is the duty of this Council to responsibly review the budget and revise accordingly.

The projected deficit for the next fiscal year is 6.5 Million (Nunez, Tony). I urge the members of this council to review where the expected cuts take place. Last year, the majority of the General Funds, 43% went to the Police- the highest receiver out of all departments, including Firefighters. As Climate Change increases our temperatures and as our infrastructure has proven to fail us as the intensity of wildfires grows- I ask that you rethink this distribution. The Proposed Budget cuts the Parks and Community Services Department by 20% [a], this includes completely cutting our sports programs. This decision is a blow to the community and is reckless. Sports not only provide our youth with a healthy motivating activity but bring the city together. While we have been spending the majority of our General Fund on policing, we have not seen improvements to homelessness at a time where the cost of living in Watsonville is becoming increasingly inaccessible. The Social Services in Watsonville are being utilized and deserve to operate at their full potential. Rather than continuing to fund the harmful actions of police, I urge you to take action on these critical issues.

As we begin preparing to bear the financial impacts of COVID-19 and focus on recovery, I ask how you will ensure a safe reopening? This includes supporting our undocumented community and utilizing this opportunity to invest in a regenerative economy. As we enter a recession, I urge you to prioritize for your community. Watsonville Council Members, now is the time to step up for the best interests of our city and a sustainable safe future for all.

Sincerely,

Amairani Cervantes

Irwin Ortiz <irwin.ortiz@cityofwatsonville.org>

Budget cuts !

Elsy Licona <emily4603@icloud.com> Wed, Jun 24, 2020 at 12:19 PM
To: felipe.hernandez@cityofwatsonville.org, cityclerk@cityofwatsonville.org, aurelio.gonzalez@cityofwatsonville.org, lowell.hurst@cityofwatsonville.org, francisco.estrada@cityofwatsonville.org, rebecca.garcia@cityofwatsonville.org, trina.coffman@cityofwatsonville.org, ari.parker@cityofwatsonville.org, citycouncil@cityofwatsonville.org

Dear Mayor Garcia and Members of the Council,

My name is Jayden and I am a resident of Watsonville. I am writing to you in regards to the proposed 2020-2021 Budget for the City. We are facing unprecedented times and face unique challenges of climate change, nationwide protests against police brutality, and a global pandemic that has halted all of our lives. As our world changes, it is the duty of this Council to responsibly review the budget and revise accordingly.

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Sincerely,
A member of the community who wants to see CHANGE .

Irwin Ortiz <irwin.ortiz@cityofwatsonville.org>

Public Comment and Plea to Revise the Budget for 2020-2021

Jessica Garcia <jessicamarie622@gmail.com> Wed, Jun 24, 2020 at 3:19 PM
To: cityclerk@cityofwatsonville.org, aurelio.gonzalez@cityofwatsonville.org, lowell.hurst@cityofwatsonville.org, francisco.estrada@cityofwatsonville.org, rebecca.garcia@cityofwatsonville.org, trina.coffman@cityofwatsonville.org, ari.parker@cityofwatsonville.org, citycouncil@cityofwatsonville.org, felipe.hernandez@cityofwatsonville.org

Dear Mayor Garcia and Members of the Council,

My name is Jessica Garcia and I am a resident of Watsonville. I am writing to you in regards to the proposed 2020-2021 Budget for the City. We are facing unprecedented times and face unique challenges of climate change, nationwide protests against police brutality, and a global pandemic that has halted all of our lives. As our world changes, it is the duty of this Council to responsibly review the budget and revise accordingly.

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Sincerely,

Jessica Marie Garcia
jessicamarie622@gmail.com
831.2544503

City of Watsonville
Community Development Department

M E M O R A N D U M

DATE: **June 18, 2020**

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

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

SUBJECT: **Public Hearing to consider adoption of a Mitigated Negative Declaration and approval of a Lot Line Adjustment, Density Bonus, Planned Development, and Special Use Permit with Design Review and Environmental Review (PP2019-14) to allow the construction of the Miles Lane Project on a 4.7± acre site located at 139, 141, 161 Miles Lane and 201 Kimberly Lane (APNs 016-491-01, -02, & -03, & 016-111-44)**

AGENDA ITEM: **June 23, 2020** **City Council**

RECOMMENDATION

On May 5, 2020, the Planning Commission of the City of Watsonville adopted Resolutions No 11-20 and 12-20, recommending respectively that the City Council (1) adopt a Mitigated Negative Declaration and (2) approve a Lot Line Adjustment, Density Bonus, Planned Development, and Special Use Permit with Design Review and Environmental Review (PP2019-14) to allow the construction of the Miles Lane Project on a 4.7± acre site located at 139, 141, 161 Miles Lane and 201 Kimberly Lane (APNs 016-491-01, -02, & -03, & 016-111-44).

These recommendations were based on findings and subject to conditions of approval.

DISCUSSION

Planning Commission Meeting and Public Comment

The Planning Commission considered all written and verbal evidence regarding this application at a public hearing. Three members of the public wrote letters in support of the Project prior to the meeting, including Leslie Conner on behalf of Santa Cruz Community Health, Laura Marcus on behalf of Dientes Community Dental, and Rafael Hernandez on behalf of Monterey Bay Economic Partnership. During the meeting, Ashley Schweickart, Acquisition & Pre-Construction Project Manager for MidPen Housing-Watsonville, Joanna Carman, Director of MidPen Housing-Watsonville, and Christine Sippl, Director of Impact & Partnerships with Encompass Community Services, gave a presentation about their joint effort and answered questions concerning the Project. Jonathan Pilch, Watsonville Wetlands Watch Executive

Director, spoke in support of the Project. A local resident, Kay Lynn Hahn, raised questions concerning parking and inquired about the Project's timeline. No other individuals spoke in support of or opposition to the Project. Attachment 1 provides a copy of the minutes for the hearing, and Attachment 2 provides the packet of written materials, including the staff report to the Planning Commission along with attachments.

Project Information and Analysis

The staff report to the Planning Commission describes the setting and Project (see pages 7-10). Altogether, the Project involves constructing eight buildings totaling 101,256± square feet on a 4.7± acre site, consisting of five 3-story apartment buildings and one 2-story community center with managers unit for use by MidPen as affordable housing and two buildings for use by Encompass Community Services as inpatient (residential) and outpatient facilities. Overall development includes installing new onsite circulation and parking lot, landscaping, open space areas, stormwater facilities, and trash enclosures. Development of the Project also involves demolishing seven existing buildings and impervious surfaces, such as building foundations and surface parking areas.

The staff report to the Planning Commission also provides a discussion of the following:

- The project's consistency with General Plan goals and policies, including the City's adopted Housing Element (see pages 11-14);
- The Project's consistency with all development regulations for the RM-2 Zoning District and the City of Watsonville Residential Development Standards for Multi-family Rental Projects (Duplexes, Triplexes, Fourplexes and Apartments) with certain concessions and modifications, per State Density Bonus Law and approval of the requested Planned Development (PD) Overlay District (see pages 15-19);
- The Project's conformity with the City's Livable Community Residential Design Guidelines (2001), including with respect to principles and objectives concerning site planning, common areas, architectural design, colors and materials, lighting, and landscaping (see pages 19-21);
- Site access via Miles Lane and an improvement to the intersection of Auto Center Drive and Marin Street for traffic safety purposes (see page 21);
- Anticipated light levels from proposed pole- and wall-mounted light fixtures, which are consistent with light levels in a residential neighborhood and would not result in a visual nuisance (see page 22);
- Proposed building elevations above the 100-year floodplain and drainage facilities and post-construction features, intended to control the flow rate and pollutant load to pre-project conditions (see pages 21-23); and
- Preparation of an Initial Study and Mitigated Negative Declaration for the Project, in accordance with the California Environmental Quality Act (see pages 23-24).

Required Findings

The Project may be approved if the Council can make the required five sets of findings for:

1. Density Bonus [WMC § 14-47.140(b)]
2. Planned Development Overlay District (WMC § 14-16.2508)
3. Special Use Permit (WMC § 14-12.513)
4. Design Review (WMC § 14-12.403)
5. Lot Line Adjustment (WMC § 13-8.03(a))

Supportive evidence is provided for each of the required five sets of findings.

Actions

The actions for consideration by the Council consist of first taking action on the Initial Study and Mitigated Negative Declaration prepared for the Project and then act on the requested project entitlements, as follows:

- Adopt a Resolution approving (1) the Mitigated Negative Declaration (PP2019-14) for the Miles Lane Project a 4.7± Acre site located at 139, 141, 161 Miles Lane and 201 Kimberly Lane, Watsonville, California (APNs 016-491-01, -02, & -03, & 016-111-44); and (2) concurrently approve a Mitigation Monitoring And Reporting Program for the Project, in accordance with the California Environmental Quality Act;
- Introduce an Ordinance to adopt a Planned Development Overlay District on the underlying residential district for Santa Cruz County Assessor's Parcel Numbers 016-491-01, -02, & -03, & 016-111-44 and direct changes on the Zoning Map of the City of Watsonville; and
- Adopt a Resolution approving a Lot Line Adjustment, Density Bonus, and Special Use Permit/Specific Development Plan with Design Review and Environmental Review (PP2019-14) to allow construction of the Miles Lane Project on a 4.7± acre site located at 139, 141, 161 Miles Lane and 201 Kimberly Lane, Watsonville (APNs 016-491-01, -02, & -03, & 016-111-44).

Conclusion

The proposed Lot Line Adjustment, Density Bonus, Planned Development, Special Use Permit with Design Review and Environmental Review (PP2019-14) allow construction of the Miles Lane Project on a 4.7± acre site located at 139, 141, 161 Miles Lane and 201 Kimberly Lane (APNs 016-491-01, -02, & -03, & 016-111-44). The Project is consistent with the General Plan and Zoning Ordinance with approval of the requested Density Bonus and Planned Development Overlay District. The Project would provide housing within an existing neighborhood on land designated for residential development and help accomplish the community's affordable housing goals in the Housing Element of the General Plan. The Project would replace the existing residential substance abuse treatment facility at 161 Miles Lane with a new residential substance use disorder treatment facility and an outpatient rehabilitation facility. These new facilities provide a valuable service for the community and complement the affordable housing component of the Project. The Project design is consistent with the City's Livable Community Residential Design Guidelines. An Initial Study has been prepared for the Project in accordance with the provisions of CEQA, which provides substantial evidence that the Project would not have a significant effect on the environment. Therefore, the Planning Commission recommended that the Council (1) adopt a Mitigated Negative Declaration and (2) approve the project entitlements, subject to findings and conditions.

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 2018-20 Strategic Plan identifies six goals, concerning housing, fiscal health, infrastructure and environment, economic development, community engagement and well-being, and public safety.

This action is consistent with the Council's goal to expand quality housing opportunities, in that the Project would provide affordable housing for lower income households and is designed in conformance with the City's Livable Community Residential Design Guidelines (2001).

FINANCIAL IMPACT

The Project applicant would pay development impact fees at either at issuance of building permits or certificate of occupancy. These one-time fees paid to the City by developers are used, for instance, to offset the additional cost of extending public services to a site along with partially funding road improvements.

ALTERNATIVES

The Council may sustain, modify or overrule the the Planning Commission. The Council may not adopt the Initial Study/Mitigated Negative Declaration and/or deny the requested entitlements for project approval, provided that the Council provides substantial evidence contrary to making required findings.

ATTACHMENTS

1. May 5, 2020 Planning Commission public hearing minutes
2. May 5, 2020 Planning Commission meeting packet, consisting of the staff report to the Planning Commission and the following attachments:
   a. Site and Vicinity Map
   b. Plan Set (February 28, 2020)
   c. Revised Planned Development Request (February 28, 2020)
   d. Revised Density Bonus Housing Plan (February 28, 2020)
   e. Post-construction Stormwater Requirements Summary
   f. Preliminary Stormwater Control Plan (February 27, 2020)
   g. Initial Study/Mitigated Negative Declaration (prepared Dec. 2, 2019; updated April 2020)
   h. Response to Comments Memorandum (April 2020)
   i. Revised Miles Lane Project IS/MND Recirculation Memo (April 21, 2020)
   j. Public comment letters to the Planning Commission

Electronic copies of the nine attachments to the staff report for the May 5, 2020 Planning Commission meeting along with the Initial Study and response to comments memorandum for the Miles Lane Project (SCN 2019129010) are available on the City's website at https://www.cityofwatsonville.org/DocumentCenter/Index/157 under "Projects/Miles Lane Project - Affordable Housing and Treatment Facility/2020-05-05 Planning Commission meeting/Attachments."

cc: City Attorney

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

May 5, 2020 **6:09 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. Commissioners Jenna Rodriguez and Phillip F. Tavarez were absent.

Staff members present were City Attorney Alan Smith, Community Development Director Suzi Merriam, Administrative Services Director Cindy Czerwin, Principal Planner Justin Meek, Public Works Administrative Services Manager Gabriel Gordo, Financial Analyst Silvia Diaz, Associate Planner Ivan Carmona, Assistant Planner Sarah Wikle, Recording Secretary Deborah Muniz and Administrative Assistant Maria Elena Ortiz.

2. PLEDGE OF ALLEGIANCE

Chair Matthew Jones led the Pledge of Allegiance.

3. PRESENTATIONS & ORAL COMMUNICATIONS

None

4. CONSENT AGENDA

A. MOTION APPROVING MINUTES OF MARCH 3, 2020 REGULAR MEETING

MOTION: It was moved by Commissioner Sarmiento, seconded by Vice-Chair Kammer, and carried by the following vote to approve the Consent Agenda:

AYES:	COMMISSIONERS:	Acosta, Kammer, Sarmiento, Veitch-Olson, Jones
NOES:	COMMISSIONERS:	None
ABSENT:	COMMISSIONERS:	Rodriguez, Tavarez

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5. PUBLIC HEARINGS

A. CONSIDERATION OF MOTION RECOMMENDING CITY COUNCIL ADOPT THE CITY'S 2020-2021 CAPITAL IMPROVEMENT PROGRAM (CIP) WITH THE PROPOSED PUBLIC IMPROVEMENTS AND FIND THE PROJECTS ARE CONSISTENT WITH THE CITY'S GENERAL PLAN, FILED BY THE CITY OF WATSONVILLE

1) Staff Report

Staff Report was given by Administrative Services Director Cindy Czerwin.

2) Planning Commission Clarifying & Technical Questions

In answering Commissioner Veitch-Olson's inquiry, Administrative Services Director Czerwin explained that there is a large increase in projects for years 2022-2023 due to the chrome 6 projected being implemented during those years.

3) Public Hearing

Chair Jones opened the public hearing.

Hearing no comment, Chair Jones closed the public hearing.

4) Appropriate Motion(s)

MAIN MOTION: It was moved by Commissioner Veitch-Olson, seconded by Commissioner Sarmiento, to approve the following resolution:

RESOLUTION NO. 7-20 (PC):
RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WATSONVILLE, CALIFORNIA, RECOMMENDATION TO THE CITY COUNCIL TO ADOPT THE CITY'S 2020-2021 CAPITAL IMPROVEMENT PROGRAM (CIP) WITH THE PROPOSED PUBLIC IMPROVEMENTS AND FIND THAT THE CIP SUPPORTS THE GENERAL PLAN

5) Deliberation

None

6) 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:	Rodriguez, Tavarez

B. AN APPLICATION FOR A SPECIAL USE PERMIT WITH ENVIRONMENTAL REVIEW (PP2019-374) TO ALLOW THE ESTABLISHMENT OF AN OFF-SALE BEER AND WINE (TYPE 20) ABC LICENSE UNDER NEW OWNERSHIP FOR AN EXISTING GAS STATION WITH A 2,765± SQUARE FOOT CONVENIENCE STORE AND CAR WASH (VIKHAR GAS) LOCATED AT 676 EAST LAKE AVENUE (APN 017-072-01), FILED BY ATAM PARKASH SINGH SANDHU, APPLICANT AND PROPERTY OWNER

Prior to the staff report, Commissioner Anna Kammer recused herself due to owning property within 300 feet of the proposed project, therefore creating a conflict of interest.

1) Staff Report

Staff Report was given by Assistant Planner Sarah Wikle.

2) Planning Commission Clarifying & Technical Questions

None

3) Applicant Presentation

None

4) Planning Commission Clarifying & Technical Questions

None

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 Commissioner Veitch-Olson, seconded by Chair Jones, to approve the following resolution:

RESOLUTION NO. 8-20 (PC):
RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WATSONVILLE, CALIFORNIA, APPROVING A SPECIAL USE PERMIT WITH ENVIRONMENTAL REVIEW (PP2019-374) TO ALLOW THE ESTABLISHMENT OF AN OFF-SALE BEER AND WINE (TYPE 20) ABC LICENSE UNDER NEW OWNERSHIP FOR AN EXISTING GAS STATION WITH A 2,765± SQUARE FOOT CONVENIENCE STORE AND CAR WASH (VIKHAR GAS) LOCATED AT 676 EAST LAKE AVENUE, WATSONVILLE, CALIFORNIA (APN 017-072-01)

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, Sarmiento, Veitch-Olson, Jones
NOES:	COMMISSIONERS:	None
ABSENT:	COMMISSIONERS:	Rodriguez, Tavarez
ABSTAIN:	COMMISSIONERS:	Kammer

C. AN APPLICATION FOR A SPECIAL USE PERMIT WITH MINOR DESIGN REVIEW AND ENVIRONMENTAL REVIEW (PP2018-282) TO ALLOW CONSTRUCTION OF TWO DISTILLATION TOWERS OVER 35-FEET AND UPGRADE INTERNAL EQUIPMENT FOR THE AGRON BIODIESEL FACILITY LOCATED AT 860 WEST BEACH STREET (APN 018-321-01), FILED BY ROXBY HARTLEY WITH WIE-AGRON BIOENERGY, APPLICANT AND PROPERTY OWNER

1) Staff Report

Staff Report was given by Associate Planner Ivan Carmona.

2) Planning Commission Clarifying & Technical Questions

None

3) Applicant Presentation

Applicant Roxby Hartley, Wie-Agron Bioenergy, and Brad Wilson, President of Western Iowa Energy, both gave an overview of the project and how beneficial it will be to the City of Watsonville.

4) Planning Commission Clarifying & Technical Questions

None

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 Sarmiento, to approve the following resolution:

RESOLUTION NO. 9-20 (PC):
RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WATSONVILLE, CALIFORNIA, APPROVING A SPECIAL USE PERMIT WITH DESIGN REVIEW, AND ENVIRONMENTAL REVIEW (PP2018-282) TO ALLOW RECONSTRUCTION OF A 65-FOOT TALL DISTILLATION TOWER AND CONSTRUCTION OF A NEW 60-FOOT DISTILLATION TOWER ON A 1.56± ACRE SITE LOCATED AT 860 WEST BEACH STREET (APN 018-321-01)

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:	Rodriguez, Tavarez

D. AN APPLICATION FOR A SPECIAL USE PERMIT WITH DESIGN REVIEW, MAJOR VARIANCE, AND ENVIRONMENTAL REVIEW (PP2018-35) TO ALLOW THE DEMOLITION OF A MCDONALDS BUILDING WITH A SINGLE DRIVE-THROUGH LANE AND RECONSTRUCTION OF A NEW MCDONALDS BUILDING WITH A SPLIT DRIVE-THROUGH LANE AND TWO MENU BOARDS ON A 1.01± ACRE SITE LOCATED AT 1598 FREEDOM BOULEVARD (APN 019-282-03), FILED BY SILVIA WYTKIND, MCDONALDS USA, LLC, APPLICANT, ON BEHALF OF FRANCHISE REALTY INTERSTATE CORP (MCDONALDS), PROPERTY OWNER

1) Staff Report

Staff Report was given by Principal Planner Justin Meek.

2) Planning Commission Clarifying & Technical Questions

None

3) Applicant Presentation

None

4) Planning Commission Clarifying & Technical Questions

None

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 Chair Jones, to approve the following resolution:

RESOLUTION NO. 10-20 (PC):
RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WATSONVILLE, CALIFORNIA, APPROVING A SPECIAL USE PERMIT WITH DESIGN REVIEW, MAJOR VARIANCE, AND ENVIRONMENTAL REVIEW (PP2018-35) TO ALLOW THE DEMOLITION OF A MCDONALD'S BUILDING WITH A SINGLE DRIVE-THROUGH LANE AND RECONSTRUCTION OF A NEW MCDONALD'S BUILDING WITH A SPLIT DRIVE-THROUGH LANE AND TWO MENU BOARDS ON A 1.01± ACRE SITE LOCATED AT 1598 FREEDOM BOULEVARD (APN 019-282-03)

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:	Rodriguez, Tavarez

E. RECOMMENDATION TO CITY COUNCIL FOR ADOPTION OF A MITIGATED NEGATIVE DECLARATION AND APPROVAL OF A LOT LINE ADJUSTMENT, DENSITY BONUS, PLANNED DEVELOPMENT, AND SPECIAL USE PERMIT WITH DESIGN REVIEW AND ENVIRONMENTAL REVIEW (PP2019-14) TO ALLOW CONSTRUCTION OF THE MILES LANE PROJECT ON A 4.7± ACRE SITE, FILED BY ELIZABETH NAHAS WILSON WITH MIDPEN HOUSING CORPORATION, APPLICANT, ON BEHALF OF MICHAEL C. MARCHISIO TRUST AND NAMVAR & SHIREEN DINYARI, PROPERTY OWNERS

1) Staff Report

Staff Report was given by Principal Planner Justin Meek.

2) Planning Commission Clarifying & Technical Questions

Principal Planner Meek answered questions from Commissioner Acosta regarding affordable housing visitor parking requirements.

Commissioner Sarmiento spoke in support of the project.

Bill Spain, Moore Iacofano Goltsman, Inc. Project Manager, gave a presentation on the Initial Study/Mitigated Negative Declaration prepared for the Miles Lane Project, in accordance with CEQA.

3) Applicant Presentation

A presentation was given by Ashley Schweickart, Acquisition & Pre-Construction Project Manager for MidPen Housing-Watsonville, Joanna Carman, Director of Housing Development-Watsonville and Christine Sippl, Director of Impact & Partnerships with Encompass Community Services.

4) Planning Commission Clarifying & Technical Questions

In answering Commissioner Sarmiento's inquiry, Director Sippl mentioned their plans for the continuation of the Si Se Puede program's services during construction.

5) Public Hearing

Chair Jones opened the public hearing.

Project Manager Schweickart, MidPen Housing Leasing Director, Daniel Fagan, and Director Sippl, answered questions from Watsonville resident, Kay Lynn Hahn, regarding parking at the proposed project.

Jonathan Pilch, Watsonville Wetlands Watch Executive Director, spoke in support of the project.

In answering Kay Lynn Hahn, Watsonville resident, Project Manager Schweickart and Director Sippl, both went over the project's timeline.

Hearing no further comment, Chair Jones closed the public hearing.

6) Appropriate Motion(s)

MOTION: It was moved by Vice-Chair Kammer, seconded by Commissioner Acosta, to approve the following resolution:

RESOLUTION NO. 11-20 (PC):
RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WATSONVILLE, CALIFORNIA, RECOMMENDING THE CITY COUNCIL ADOPT A RESOLUTION ADOPTING THE MITIGATED NEGATIVE DECLARATION (PP2019-14) FOR THE MILES LANE PROJECT ON A 4.7± ACRE SITE LOCATED AT 139, 141, 161 MILES LANE AND 201 KIMBERLY LANE, WATSONVILLE, CALIFORNIA (APNS 016-491-01, -02 & -03, & 016-111-44; AND RECOMMENDING THE CITY COUNCIL ADOPT CONCURRENTLY A MITIGATION MONITORING AND REPORTING PROGRAM FOR THE PROJECT, IN ACCORDANCE WITH THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

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:	Rodriguez, Tavarez

9) Appropriate Motion(s)

MOTION: It was moved by Commissioner Sarmiento, seconded by Commissioner Veitch-Olson, to approve the following resolution:

RESOLUTION NO. 12-20 (PC):
RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WATSONVILLE, CALIFORNIA, RECOMMENDING THE CITY COUNCIL ADOPT A RESOLUTION APPROVING A LOT LINE ADJUSTMENT, DENSITY BONUS, PLANNED DEVELOPMENT, AND SPECIAL USE PERMIT WITH DESIGN REVIEW AND ENVIRONMENTAL REVIEW (PP2019-14) TO ALLOW THE CONSTRUCTION OF THE MILES LANE PROJECT ON A 4.7± ACRE SITE LOCATED AT 139, 141, 161 MILES LANE AND 201 KIMBERLY LANE, WATSONVILLE, CALIFORNIA (APNS 016-491-01, -02 & -03, & 016-111-44)

10) Deliberation

None

11) 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:	Rodriguez, Tavarez

6. REPORT OF THE SECRETARY

The report was given by Director Merriam.

7. ADJOURNMENT

Chair Jones adjourned the meeting at 9:15 PM. The next Planning Commission meeting is scheduled for Tuesday, June 2, 2020, at 6:00 PM in the City Council Chambers.

Suzi Merriam, Secretary
Planning Commission

Matthew H. Jones, Chair
Planning Commission

City of Watsonville
M E M O R A N D U M

DATE: April 22, 2020

TO: Planning Commission

FROM: Suzi Merriam, Community Development Director
Justin Meek, AICP, Principal Planner

SUBJECT: Planning Commission recommendation to City Council for adoption of a Mitigated Negative Declaration and approval of a Lot Line Adjustment, Density Bonus, Planned Development, and Special Use Permit with Design Review and Environmental Review (PP2019-14) to allow the construction of the Miles Lane Project on a 4.7± acre site located at 139, 141, 161 Miles Lane and 201 Kimberly Lane (APNs 016-491-01, -02, & -03, & 016-111-44).

AGENDA ITEM: May 5, 2020 **Planning Commission**

RECOMMENDATION:
Staff recommends that the Planning Commission (a) adopt a Resolution recommending that the City Council adopt a Mitigated Negative Declaration and (b) adopt a Resolution recommending that the City Council approve a Lot Line Adjustment, Density Bonus, Planned Development, and Special Use Permit with Design Review and Environmental Review (PP2019-14) to allow the construction of the Miles Lane Project on a 4.7± acre site located at 139, 141, 161 Miles Lane and 201 Kimberly Lane (APNs 016-491-01, -02, & -03, & 016-111-44).

The recommendations are based on the attached findings and conditions of approval.

BASIC PROJECT DATA

APPLICATION NO.: PP2019-14 **APN:** 016-491-01, -02, & -03, & 016-111-44
LOCATION: 139, 141, 161 Miles Lane and 201 Kimberly Lane
LOT SIZE: 4.7± acre

PROJECT DESCRIPTION: The project proposes to construct eight buildings totaling 101,256± square feet on a 4.7± acre site, consisting of five 3-story apartment buildings and one 2-story community center with managers unit for use by MidPen as affordable housing and two buildings for use by Encompass Community Services as inpatient (residential) and outpatient facilities. Overall development includes installing new onsite circulation and parking lot, landscaping, open space areas, stormwater facilities, and trash enclosures. Development of the project also

involves demolishing seven existing buildings and impervious surfaces, such as building foundations and surface parking areas. Project entitlements consist of a Lot Line Adjustment, Density Bonus, Planned Development, and Special Use Permit with Design Review and Environmental Review.

GENERAL PLAN: Residential Medium Density and Environmental Management
ZONING: RM-2 (Multiple Residential-Medium Density) and EM-OS (Environmental Management-Open Space)
SURROUNDING GENERAL PLAN/ZONING: Residential Medium Density in the RM-2 Zoning District

EXISTING USE: Substance abuse facility and five residential dwellings; riparian habitat in Upper Watsonville Slough
PROPOSED USE: Substance abuse facility and 72 affordable housing units; riparian habitat in upper Watsonville Slough
SURROUNDING USES: Residential (single family, multifamily, and mobile home units)

FLOOD ZONE: A portion of the site is within the 100-year floodplain (Zone AE) with a base flood elevation of 26 to 26.3 feet (FEMA Flood Map Panel 0392E, Map No. 06087C0392E, revised May 16, 2012)

CEQA REVIEW: An Initial Study/Mitigated Negative Declaration has been prepared for this project, in accordance with the provisions of the California Environmental Quality Act (CEQA).

APPLICANT: Elizabeth Nahas Wilson, MidPen Housing Corp., 275 Main Street, Ste. 204, CA 95076
PROPERTY OWNERS:
Michael C. Marchisio Trust, 19745 Oakmont Drive, Los Gatos, CA 95033 (APNs: 016-491-01, 016-491, and 016-111-44)
Namvar & Shireen Dinyari, 299 Vista Drive, Watsonville, CA 95076 (APN: 016-491-03)

BACKGROUND

On January 16, 2019, Elizabeth Nahas Wilson with MidPen Housing Corporation, applicant, on behalf of Michael C. Marchisio Trust (APNs: 016-491-01, 016-491, and 016-111-44) and Namvar & Shireen Dinyari (APN: 016-491-03), property owners, applied for a Lot Line Adjustment, Density Bonus, and Special Use Permit with Design Review and Environmental Review (PP2019-14) to allow construction of the Miles Lane Project at the subject site. The Density Bonus application originally included a request of three concessions to reduce certain development standards and zoning code requirements. Namely, the applicant requested reducing the minimum net land area per unit requirement, allowing both residential and non-residential uses onsite, and reducing parking. At the time, the parking reduction request did not constitute a concession, since the proposed number of parking spaces were consistent with the alternative provisions are set forth in the City's zoning code for affordable housing projects, in accordance with state law.

The Miles Lane Project is a joint effort by MidPen Housing Corporation (MidPen) and Encompass Community Services (Encompass). MidPen is a non-profit that develops, owns and managers affordable housing. In the 45-plus years since it was founded, MidPen has developed over 100 communities and 8,500 homes for low-income families, seniors and special needs individuals throughout Northern California.[1] Encompass is a non-profit organization that provides services in behavioral health, family and social well-being, early childhood education, housing, and substance use recovery. Begun in 1973, Encompass has about 40 programs throughout Santa Cruz County.[2]

On June 12, 2019, the applicant amended the entitlement application to include a request for adopting a Planned Development (PD) Overlay District to allow the modification of district regulations concerning building setbacks. The applicant indicates that this request is necessary to ensure the feasibility of the proposed treatment facilities and affordable housing development.

On February 28, 2020, the applicant revised the project plans to remove two buildings and associated retaining walls on steep slopes (Attachment 2). This change was based on reducing construction costs. The applicant also revised the project plans to increase the overall number of dwelling units from 61 to 72 by adding a third story to five buildings. As one of the buildings now exceeds the maximum height limit of 40 feet, the applicant requests a height limit modification to allow this building with a height of 48 feet.

The applicant further amended and clarified the entitlement application requests at this time. The applicant indicated that the Planned Development process would also be used "to modify density and use" (Attachment 3). Modifications to district regulations may be requested using the Planned Development process rather than as concessions per state Density Bonus law. Altogether, requested modifications to district regulations include a mix of allowable uses onsite (i.e., residential and non-residential), an increase in maximum building height, a reduction of minimum building setbacks, and a reduction of minimum net land area per unit requirements.

The Density Bonus request is still required to allow a residential density greater than the maximum allowed per the General Plan. In a revised Density Bonus Housing Plan, the applicant notes that recent changes to state Density Bonus law permits housing developments to receive a density bonus of up to 80 percent if 100 percent of the total units are for lower income households (Attachment 4). The applicant further clarified the reduced parking concession request at 6.4 percent fewer stalls than required per the provisions set forth in the City's zoning code for affordable housing projects.

PROCESS

Lot Line Adjustment

A Lot Line Adjustment is a minor relocation of the boundary or boundaries between four or fewer existing adjoining parcels, where the land taken from one parcel is added to an adjoining parcel, with no more parcels being created than originally existed. The procedures for review of a Lot Line Adjustment is the same as with the procedures for review of minor land divisions, as

[1] MidPen Housing website, https://www.midpen-housing.org/about-midpen/ (visited on April 6, 2020).
[2] Encompass Community Services website, https://www.encompasscs.org/about_us (visited on April 6, 2020).

contained in Chapter 13-5 of the Watsonville Municipal Code (WMC). Typically, this type of application is reviewed and approved administratively by the City's Minor Land Division Committee. WMC § 13-5.04. However, because the requested Lot Line Adjustment is part of a number of other requested entitlements, it is being referred to the Planning Commission for recommendation and City Council for final review and approval. The City Council has the authority to impose any conditions as are necessary to assure compliance with the provisions of the General Plan and the regulations of the zoning and building codes. The conditions are limited to those issues directly related to the Lot Line Adjustment. WMC § 13-8.03.

Density Bonus

State law allows a housing development with a certain percentage of affordable units to be eligible for a density bonus. Pursuant to California Government Code Section 65915, a city must adopt an ordinance that specifies how compliance with GOV Section 65915 will be implemented. Failure to adopt an ordinance does not relieve a city from complying with this section.

The City adopted WMC Chapter 14-47 in 2006 to implement GOV Section 65915. WMC Chapter 14-47 grants applicants density bonuses or other incentives or concessions, if the applicant agrees to construct a residential development which contains certain housing for very low, lower, and moderate income households.

At the time of the project submittal, residential developments that provided "at least 30 percent of the units for lower income households" were eligible for a 35 percent density bonus along with three development incentives or concessions. Recent legislation, however, increased the maximum bonus to 80 percent for projects involving 100 percent of the units for lower income households.[3] As such, the project is eligible for up to an 80 percent density bonus per state law.

Planned Development Overlay District and Special Use Permit

The purpose of the Planned Development (PD) Overlay District is to provide a technique to foster development plans for eligible lands which serve public objectives more fully than development plans permitted under conventional zoning regulations; and to establish criteria for identifying those parcels of land which are eligible for the special procedures available for creative development plans requiring special review and approval procedures.

The PD District is an "overlay" or "combining" district which is placed over or covers an existing base residential, commercial, or industrial districts.[4] The PD Overlay District shall be designated by the use of the letters PD following the underlying zoning designation. The regulations of the underlying district may be superseded, modified or amended upon approval of the planned development as provided in Part 25 of WMC Chapter 14-16. A PD Overlay District may provide for modifications on district regulations, where appropriate, in areas such as building setbacks, building height, lot area, parking, and use. WMC § 14-16.2503.

[3] AB 1763 (effective January 1, 2020) amended GOV Section 65915, increasing the maximum density bonus to 80% for residential development in which 100% of the total units are for lower income households (California Legislative Information, https://leginfo.legislature.ca.gov/faces/billNavClient.xhtml?bill_id=201920200AB1763).

[4] See American Planning Association "Property Topics and Concepts" website for more information on overlay zoning, https://www.planning.org/divisions/planningandlaw/propertytopics.htm#Overlay.

Pursuant to WMC Section 14-16.2502, the intent of the PD District is so that:

(a) Planned development zoning will be granted only where the subject parcel is large enough to make innovative and creative site planning possible;

(b) Applicants shall have the professional capability to produce a creative plan;

(c) The public interest in achieving goals stated in the General Plan will be served more fully through the planned development process rather than through application of conventional district regulations;

(d) The advantages to landowners afforded by the planned development process will be balanced by public benefits;

(e) Natural or man-made features and resources of the site such as topography, trees, watercourses, and the like are preserved; and

(f) A PD Overlay District shall only be allowed in any existing zoning districts.

The Planning Commission shall review the request for the establishment of a PD Overlay District and make a recommendation to the City Council, which shall review the matter at a public hearing and establish the PD Overlay District by ordinance. After adoption of a PD Overlay District, a Special Use Permit issued by the City Council shall be required for any and all uses in a PD Overlay District. An application for a Special Use Permit in a PD Overlay District shall include and be accompanied by a Specific Development Plan which, if approved by the City Council, shall become a part of the Use Permit. The recommendation by the Planning Commission, adoption by Ordinance of a PD Overlay District by the City Council, and issuance of a Special Use Permit by the City Council after adoption of a PD Overlay District shall in each instance be passed by at least five affirmative votes.

Before recommending or approving any PD Overlay District and related development plan, the Planning Commission and the City Council shall make the findings set forth in WMC Section 14-16.2508.

The purpose of the Special Use Permit is to ensure the proper integration of uses which, because of their special nature, may be suitable only in certain locations or zoning districts or only if such uses are arranged or designed in a particular manner. WMC § 14-12.500. This special review shall be for the purpose of determining that the proposed use is, and will continue to be, compatible with surrounding, existing, or planned uses; and for the further purpose of establishing such special conditions as may be necessary to ensure the harmonious integration and compatibility of uses in the neighborhood and with the surrounding area. WMC § 14-12.501.

Design Review

All new construction, exterior remodeling, additions, or changes in use requiring additional parking, which involve structures used for multi-family residential, commercial, industrial or public purpose are subject to Design Review. WMC § 14-12.400. No Building Permit shall be

issued for a development subject to Design Review until a Design Review Permit has been approved in accordance with WMC Chapter 14-12 and conditions of approval have been met.

When considering applications for Design Review, the Planning Commission shall evaluate the impact of the Design Review on and its compatibility with surrounding properties and neighborhoods to ensure the appropriateness of the development and make the findings set forth in WMC Section 14-12.403. The findings for a Design Review Permit are substantially similar to those required for Special Use Permits, except for the finding set forth in WMC Section 14-12.403(e), which requires that additional design elements be addressed.

Environmental Review

The California Environmental Quality Act requires local and state governments to consider the potential environmental effects of a project before making a decision on it. CEQA's purpose is to disclose the potential impacts of a project and suggest methods to minimize those impacts so that decision-makers will have full information upon which to base their decision. Below is a summary of key provisions for the consideration and adoption of a negative declaration or mitigated negative for a project.

1. **Consideration prior to approval.** Prior to approving a project, the decision-making body shall consider the proposed negative declaration or mitigated negative declaration together with any comments received during the public review process.

2. **Standard.** The decision-making body can adopt the negative declaration or mitigated negative declaration only if it finds there is no substantial evidence that the project will have a significant effect on the environment.

3. **The Record.** The lead agency is to specify the location of the documents and materials constituting the record.

4. **Mitigation Monitoring and Reporting.** When adopting a mitigated negative declaration, the lead agency must also adopt a program for reporting or monitoring the changes it has required or made conditional on approval.

STANDARD OF REVIEW & APPEAL PROCESS

Whether a particular decision is adjudicative or legislative determines the requirements to support the decision. Legislative decisions involve the adoption of broad policies applicable to many situations (for example, general plan and zoning amendments). Legislative decisions generally require few, if any, findings.

Adjudicative (or "quasi-judicial") decisions, on the other hand, are not policy decisions. Adjudicative/quasi-judicial decisions apply already adopted policies or standards to individual

cases, such as a variance or conditional use permit application. Adjudicative/quasi-judicial decisions are based on evidence and must always be supported by findings.[5]

The proposed Planned Development is a legislative decision as it involves amending the Zoning Map with a PD Overlay District for the site. This legislative decision requires certain findings, as set forth in WMC Section 14-16.2508.

The remaining decisions before the Planning Commission—a Lot Line Adjustment, Density Bonus, and Special Use Permit with Design Review—are adjudicative/quasi-judicial decisions and require findings, either for denial, or as recommended, for approval and be supported by substantial evidence. *Toigo v Town of Ross* (1998) 70 Cal App 4th 309

If the Planning Commission's decision is appealed, the City Council will consider whether the action taken by the Planning Commission was erroneously taken and may sustain, modify or overrule Planning Commission's action. In order for the Planning Commission's decision to be overturned on appeal, the City Council must find that the action taken by the Planning Commission was erroneous and inconsistent with the intent of the Zoning District regulations that regulate the proposed action. WMC § 14-10.1106.

A lawsuit is required to challenge a Council's decision. A reviewing court will consider whether an adjudicative/quasi-judicial decision by the Council was supported by adequate findings. Courts scrutinize adjudicative/quasi-judicial decisions closely. An action may be overturned if the City (1) exceeded its authority, (2) failed to provide a fair hearing, or (3) or made a decision not supported by substantial evidence (also called "a prejudicial abuse of discretion").

Another important difference between legislative and adjudicative/quasi-judicial decisions on appeal is the substantial evidence standard: in weighing evidence of what happened at the Council meeting, courts go beyond whether a decision was "reasonable" (the legislative standard). Courts reviewing adjudicative/quasi-judicial decisions look to make sure the decision is supported by substantial evidence. Denied applicants argue that there is no substantial evidence to support the decision. Cities usually assert there is substantial evidence to support the decision and rely on (1) the written words in the staff findings, (2) the statements and letters presented at the hearing, and (3) the words of the Planning Commission or Council

DISCUSSION

Existing Site

The 4.7± acre project site consists of four properties located at 139-161 Miles Lane and 201 Kimberly Lane. Situated along the south side of Miles Lane and east of Santa Clara Street, the site is a short distance from Freedom Boulevard to the west. Single- and multi-family dwellings comprise nearby residences. As shown on Figure 1, the Portola Heights Mobile Home Park lies

[5] Quasi-judicial decisions require the decision-making body to take evidence and use its judgment to make factual as well as legal determinations about whether a particular property or project meets the standards established by the land use ordinance.

to south of the site. The upper reaches of the Watsonville Slough[6] runs through the low-lying portion of the site.

FIGURE 1 Aerial view of the project site and surrounding area
Source: Pictometry, 2016

Existing development on the project site include several residential structures. The 161 Miles Lane property has two houses totaling approximately 3,500 square feet and a separate workshop about 2,100 square feet in size. Encompass currently uses this property as a licensed substance use disorder treatment program facility with 23 beds (known as Si Se Puede). Three small houses (141, 149, and 153 Miles Lane) and two smaller cottages (145 and 155 Miles) are on the adjoining parcel 016-491-02. Most of the buildings are constructed of wood frame, with stucco siding, and composite shingle roofing. The house at 149 Miles Lane has a membrane roofing system and the house at 153 Miles Lane needs structural repairs and is currently vacant. The properties at 139 Miles Lane and 201 Kimberly Lane are undeveloped.

The portion of the site next to Santa Clara Street and Kimberly Lane are fairly flat. However, the rest of the site along Miles Lane is steeply sloped. The highest point, in the northwest corner of the site, is 86± feet above mean sea level (AMSL); the lowest elevation, near the mid-point of Miles Lane, is 25± feet AMSL (Attachment 2, Existing Site Plan, sheet C2.0). At the lowest elevation of the site are sensitive natural features including a perennial stream[7] running north to

[6] Watsonville Slough is the main drainage channel for the city, draining into the greater Watsonville State Wildlife Area. The Watsonville Slough connects to the Pajaro River near the beach at Monterey Bay.
[7] The stream channel itself is deeply incised with little bank formation, and is unusually straight, indicating that it was likely dug through the property at some point in the past. The channel ends in a stormwater structure that

south across the139 Miles Lane property, willow woodland (approximately 0.32 acres) adjacent to and west of the stream, and a seep wetland (approximately 0.05 acres) to the east of the stream.[8]

Proposed Project

The Miles Lane Project consists of the development of eight buildings totaling 101,256± square feet. Six of the buildings would be used for providing affordable housing, and the remaining two would be used as inpatient (residential) and outpatient facilities, which would replace the existing residential substance abuse treatment facility currently operated by Encompass. The affordable housing component consists of 16 studio, 19 1-bedroom, 18 2-bedroom, and 19 3-bedroom units and would provide housing for low, very low, and extremely low-income households. The portion of project site devoted to MidPen is 3.7 acres (161,797± square feet) with the remaining property area of 1.0 acres (43,363± square feet) for use by Encompass (Attachment 2, Preliminary Map).

To serve the housing, the project includes a centrally located community building that will include the following amenities: a community room and kitchen, a computer lab, a Learning Center for afterschool programming, a laundry room, and property manager and service manager offices. The Encompass' residential facility will average 28 program participants, with a maximum capacity of 30 residents, and is staffed 24/7. The inpatient facility will provide housing for 17 residents per night. The number of FTE staff will increase from 14 to 15 with a maximum of nine staff onsite at one time. The outpatient facility will serve 40 to 85 total clients per day and operate 9 AM to 5 PM on weekdays, with weekday evening hours of 5-9 PM, three to four days per week. The current outpatient program is on Auto Center Drive; the eight employees at this location would be transferred to the new facility after construction is completed.

Other key project components, including new circulation, parking, landscaping and open space, are as follows:

- **Circulation and Parking.** The parking lot for the inpatient and outpatient facilities would be accessed from Miles Lane near the corner of Santa Clara Street and Kimberley Lane. Three vehicular entrances are proposed for the affordable housing facility, all along Miles Lane. A total of 102 residential parking spaces and 27 spaces for the inpatient and outpatient facilities are proposed. Walkways provide general circulation throughout the site between the sidewalk and proposed buildings.

- **Landscape and Open Space.** The project includes both landscaping features as well as open space and recreational facilities. The project would provide 101 new trees and low water use ornamental plantings. The following recreational facilities are included with the project: 1,075 square-foot play space with climbing structure; 5,284 square feet of artificial turf for recreational activities; 930 square-foot courtyard with tables and BBQ; a 3,000 square-foot community garden with raised beds; and a 380 square-foot observation patio. The conceptual Landscape Plan and site amenities shown in Attachment 2 as sheets L-

causes water to backup into the channel and pool during the summer months. This structure also acts as a barrier to animals such as frogs and fish.

[8] The seep begins on the hillside on the eastern portion of the site and spreads out into the flatter section of the property.

1.0 through L-2.2. Additionally, the project includes a trail easement for a portion of the Upper Watsonville Trail (Segment 9.4) in the City's Trails and Bicycle Master Plan (2012) that crosses the project site.

- **Grading and Drainage.** The project would create 92,320± square feet of impervious surfaces[9] (Attachment 2, Grading and Drainage Plan, sheets C3.0 and C3.1). As shown in Table 1, the eight buildings would cover approximately 17 percent of the site with other impervious surfaces, such as drive aisles and parking, covering another 28 percent. The remaining 55 percent of the site is pervious, consisting of landscape and open space areas. The project is subject to the City's stormwater management requirements. Proposed retention and treatment features include bio-retention areas and underground infiltration chambers.

- **Utilities and Infrastructure.** The proposed project would connect to existing water, wastewater, storm drainage, electricity, and telecommunication infrastructure. Water service, wastewater treatment, stormwater management, and solid waste collection are provided by the City. Electricity and natural gas are provided by PG&E. The onsite utilities plan is shown in Attachment 2 as sheet C5.0.

- **Removal of Existing Structures**. As part of the project, all existing buildings would be demolished, including two homes used by Encompass as a substance abuse facility and housing program, three rental homes, one transitional rental home and one vacant, uninhabitable home.

TABLE 1 Pervious and Impervious Surface Areas

	Area (sf)	Area (acres)	%
Building footprint	34,073	0.78	17
Other impervious (e.g., pavement, pathways)	58,247	1.34	28
Pervious (e.g., landscaping, open space)	112,839	2.59	55
Total Project Site	**205,159**	**4.71**	**100**

Source: WR&D Architects, cover sheet A001 (02.28.2020) and C3 Engineering, Stormwater Control Plan, Miles Lane Housing Development (02.27.2020)

Potential Displacement

The project would not displace a substantial numbers of existing people or housing. Nevertheless, the project has the potential to displace the occupants of the existing homes to be demolished. The new housing development of 72 residential units, however, would have capacity to house those displaced by build-out of the project. Because new dwelling units would provide housing for low, very low, and extremely low-income households, rental prices would most likely not be a deterrent to existing residents who may elect to secure housing in the new development. As such, existing residents could feasibly be accommodated by the project's proposed affordable housing development.

[9] Note that accounting for the pre-project impervious surface area of 38,440± square feet results in a net impervious area of 53,880± square feet.

General Plan

The majority of the project site is designated Residential Medium Density on the General Plan Land Use Diagram. The purpose of the Residential Medium Density designation is to provide living environments through various forms of housing developments, including apartments, at densities between 8 and 13.99 dwelling units per net acre. Per state law, the project is eligible for a density bonus of up to 80 percent greater than the maximum allowed because it is a 100 percent affordable housing project. The project would not result in a residential density that exceeds the maximum allowed per state Density Bonus law and would help accomplish the community's affordable family housing goals in the Housing Element.

As shown on Figure 2, a small portion of the project site is designated Environmental Management. This area corresponds with the portion of the upper reaches of the Watsonville Slough that runs through the low-lying portion of the site and has been set aside for the protection and preservation of natural resources, such as wetlands, sloughs, and wildlife habitat. No development is proposed within this area.

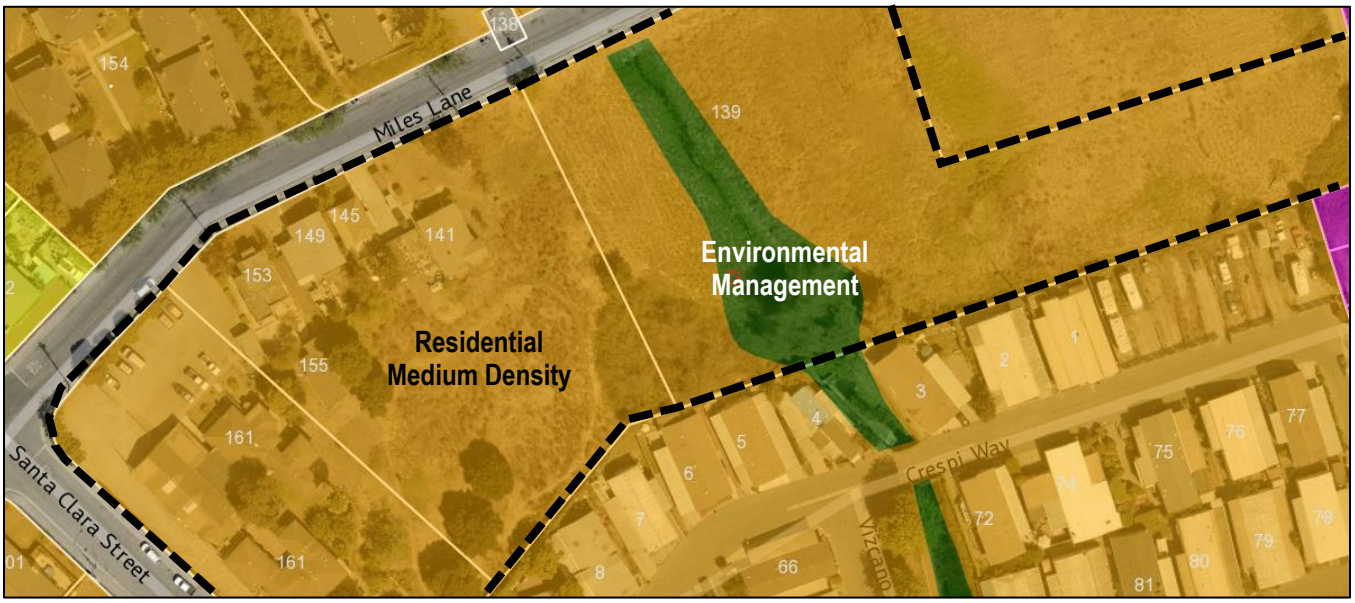

FIGURE 2 General Plan land use designations for the project site and surrounding area
Source: City of Watsonville GIS Geodatabase

General Plan Consistency

The proposed project is consistent with the following General Plan goals, policies and implementation measures concerning housing, land use compatibility, design, site improvement, and wildlife habitat protection.

- ***Housing Element Goal 3.0: Housing Production*** *– Provide housing opportunity for Watsonville's share of the regional housing need for all income groups.*

- ***Housing Element Policy 3.1*** *– Encourage the production of housing that meets the needs of all economic segments, including lower, moderate, and above moderate-income households, to achieve a balanced community*.

- ***Housing Element Policy 3.2*** *– Provide high quality rental and ownership housing opportunities for current and future residents that are affordable to a diverse range of income levels*.

- ***Housing Element Policy 3.4*** *– Continue to implement the Affordable Housing Ordinance, Density Bonus Ordinance, and other programs as a means of integrating affordable units within new residential development*.

- ***Housing Element Policy 4.2*** *– Implement and enforce residential design guidelines to ensure that the community's expectations are met with respect to the quality and style of housing projects.*

- ***Housing Element Program 18: Design Review Process*** *– The City will continue to use the Livable Community Residential Design Guidelines in concert with the City's General Plan, Zoning and Subdivision Ordinance and other area plans. The City will continue to ensure that projects comply with the City's design review process and the Design Guidelines.*

- ***Goal 4.7 Land Use Suitability*** *– Ensure that the orderly development of land for the needs of the existing and projected population within in the City limit and Sphere of Influence is based on the land's overall suitability, including: the accessibility of existing and proposed public facilities, services, and utilities, physical and financial constraints; and/or growth inducing impacts.*

- ***Policy 4.G Land Use Suitability*** *– The City shall encourage the development of urban uses on those lands best suited for urban uses and discourage it on lands unsuited for urban uses.*

- ***Goal 4.2: Neighborhoods*** *– Conserve and improve the living environment of existing Watsonville neighborhoods.*

- ***Policy 4.B: Neighborhood Preservation*** *–The City shall plan for the protection of existing neighborhood qualities and the provision of adequate neighborhood facilities in developing areas.*

- ***Implementation Measure 4.B.2: New Neighborhood Facilities*** *– The City shall utilize land use controls, such as, specific plan, LOS standards, and zoning development controls, to ensure balanced neighborhood development in a compact pattern, and to avoid premature extension of public facilities and services.*

- ***Implementation Measure 4.A.2: Land Use Compatibility*** *– The City shall monitor housing production to ensure compatibility with surrounding land uses.*

- ***Goal 5.1 Visual Resources*** *– Preserve and enhance the built and natural visual resources within Watsonville.*

- ***Goal 5.2 Community Appearance*** *– Blend new development and recognized values of community appearance and scenic qualities, and ensure that new development enhances, rather than detracts from its surroundings.*

- ***Goal 5.6 Urban Design*** *– Achieve high standards of street, site and building design that are both efficient, and aesthetically pleasing.*

- ***Policy 5.A Project Design Review*** *– The preservation of visual resources shall be accomplished through the design review process.*

- ***Policy 5.B Design Consistency*** *– The City shall review new development proposals to encourage high standards of urban design and to ensure that elements of architectural design and site orientation do not degrade or conflict with the appearance of existing structures.*

- ***Implementation Measure 5.A.4: Development Standards*** *– In addition to the Design Review Guidelines, the City shall use the adopted standards for multiple family residential developments to ensure that medium- and high-density development is designed so as to enhance rather than detract from the urban environment.*

- ***Implementation Measure 5.B.3: Enhancement*** *– The City shall utilize the development standards, zoning ordinance regulations for each district, and the design review guidelines to ensure that new development is an asset to the existing neighborhood and community with regard to parking, landscaping, open space, and project design.*

- ***Goal 9.5 Water Quality*** *– Ensure that surface and groundwater resources are protected.*

- ***Policy 9.D Water Quality*** *– The City shall provide for the protection of water quality to meet all beneficial uses, including domestic, agricultural, industrial, recreational, and ecological uses.*

- ***Goal 9.8 Wildlife Habitat*** *– Preserve and protect the remaining areas of wildlife habitat for their scenic and scientific value.*

- ***Policy 9.F Wildlife Habitat Protection*** *– The City shall designate for open space and environmental management those areas rich in wildlife species and fragile in ecological makeup. These habitat zones shall be made part of the greenbelt where appropriate.*

The project would provide housing within an existing neighborhood on land designated for residential development. The units would be 100 percent affordable and accommodate people of low, very low, and extremely low-income levels. The 72 units would contribute towards achieving the RHNA[10] figures in the City's 2015-2023 Housing Element for these income

[10] The Regional Housing Needs Allocation (or "RHNA") is based on State of California projections of population growth and housing unit demand and assigns a share of the region's future housing need to each jurisdiction within

categories. The City's 2015-2023 Housing Element also identifies the two vacant parcels onsite for development.[11] To allow development of 72 affordable housing units, the applicant has submitted a Density Bonus application in accordance with state Density Bonus law and the City's Density Bonus Ordinance.

The project would also replace the existing residential substance abuse treatment facility at 161 Miles Lane with a new residential substance use disorder treatment facility and an outpatient rehabilitation facility. These facilities provide a valuable service for the community and is complementary with the affordable housing component of the project.

The site abuts existing utilities that can be extended to serve the project. The project is not anticipated to induce population growth other than the residents that would directly inhabit the proposed residential units.

The project is consistent with all development regulations of the RM-2 Zoning District and the City of Watsonville Residential Development Standards for multi-family rental projects with approval of the requested concessions and modifications to development regulations. Additionally, the project is consistent with the City of Watsonville Livable Community Residential Design Guidelines (2001).

The proposed project does not encroach on land designated Environmental Management. Pursuant to WMC Section 6-3-535, the project is required to comply with the City's post-construction stormwater requirements, which are intended to minimize stormwater pollution and thereby protect receiving waterbodies, such as rivers, creeks and wetlands.

In summary, the proposed project, with implementation of conditions of approval, would be generally consistent with policies in the General Plan. Because general plans often contain numerous policies emphasizing differing legislative goals, a development project may be consistent with a general plan, taken as a whole, even if the project appears to be inconsistent with some of its policies. Based on a review of the General Plan's goals and policies, the proposed project is in harmony with the overall intent of the City's General Plan goals and policies, including those pertaining to commercial land uses, land use compatibility, design, site improvement, and wildlife habitat protection. It is within the Planning Commission's purview to decide if the proposed project is consistent or inconsistent with any applicable City goals or policies. Based on the analysis presented above, however, the project meets the intent of the City's General Plan goals and policies.

Zoning

The Zoning Ordinance implements the General Plan, regulates the future growth of the City, and promotes orderly community development.[12] It includes the Zoning Map, which sets forth the designations, locations and boundaries of zoning districts.

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the Association of Monterey Bay Area Governments (AMBAG). These housing need numbers serve as the basis for the update of the Housing Element in each California city and county.

[11] City of Watsonville 2015-2023 Housing Element, Chart 4.2 Vacant and Underutilized Parcels.

[12] The General Plan and Zoning are not the same. A general plan is a set of long-term goals and policies that a community uses to guide development decisions. Although the plan establishes standards for the location and

The developable portion of the project site is within the RM-2 Zoning District. The purpose of the RM-2 Zoning District is to provide rental opportunities for all persons who, by choice or need, may not be purchasing a home and to provide for the development of new subdivisions which meet the density levels prescribed, including planned developments, mini-lot subdivisions, condominiums, stock cooperatives, and community apartment subdivisions.

The project is consistent with the list of allowable uses for and general purpose of the RM-2 Zoning District, in that multi-family dwellings are a permitted use. Apartments with 17 or more units are permitted conditionally with issuance of a Special Use Permit. In addition, a residential care facility for seven or more persons is also permitted with issuance of a Special Use Permit. WMC Section 14-16.303(b). The applicant has requested allowing a mix of residential and non-residential uses and issuance of a single Special Use Permit as part of the Planned Development application.

Conformity with District Regulations and Residential Development Standards

The proposed project is consistent with all development regulations for the RM-2 Zoning District and City of Watsonville Residential Development Standards for multi-family rental projects with the following concessions and modifications:

1. A front yard setback of 12 feet for the Encompass inpatient (residential) building in lieu of the minimum 15-foot front yard setback requirement;
2. A front yard setback of 10 feet for the MidPen building #6 in lieu of the minimum 15-foot front yard setback requirement;
3. A rear yard setback of 5 feet for the MidPen building #3 in lieu of the minimum 10-foot rear yard setback requirement;
4. A building height of 48 feet for the MidPen building #5 in lieu of the maximum 40-foot height limit;
5. A reduced minimum net land area of 161,797± square feet for the MidPen portion of the site in lieu of the regulations requiring 255,000 square feet;
6. A parking reduction to provide 102 spaces for the MidPen portion of the project in lieu of the required 109 spaces; and
7. A mix of land uses (residential and non-residential) onsite.

Items 1, 2, 3, 4, 5, and 7 are requested as part of the Planned Development process; item 6 is requested as a concession under state Density Bonus law.

Minimum Building Setbacks and Maximum Building Height. The project plans show the location of the buildings in relation to property boundaries and public roadways (Attachment 2, Site Plan, sheet A100). Table 2a and 2b provide a summary of these buildings in relation to required front, side and rear yard setback requirements. As shown in these tables, most of the buildings conform to the City's setback requirements except for the requested modification to the front and rear yard setbacks to allow the construction of building #3 and #6 for MidPen and the inpatient (residential) building for Encompass in their proposed location. Similarly, aside

density of land uses, it does not directly regulate land use. Zoning, on the other hand, is regulatory. Under the zoning ordinance, development must comply with specific, enforceable standards such as minimum lot size, maximum building height, minimum building setback, and a list of allowable uses.

from the request to allow building #5 to have a maximum height of 48 feet, the proposed buildings conform with the height limit for structures in the RM-2 Zoning District.

TABLE 2a Consistency of Encompass Buildings with District Regulations

Provision	Standard	Residential Building	Outpatient Building
Minimum setbacks (feet)			
Front	15	**12±**	70±
Interior side	5	7±	47±
Exterior side	10	n/a	12±
Rear	10	7±	47±
Maximum building height (feet)	40	16±	17±

Source: WR&D Architects, Site Plan & Encompass Exterior Elevations, sheets A100 & A407 (02.28.2020)

TABLE 2b Consistency of MidPen Buildings with District Regulations

Provision	Std.	Bldg. #1	Bldg. #3	Bldg. #4	Bldg. #5	Bldg. #6	Bldg. #8
Minimum setbacks (feet)							
Front	15	144±	122±	21±	17±	**10±**	55±
Interior side	5	90±	6±	86±	19±	22±	6±
Exterior side	10	n/a	n/a	n/a	n/a	n/a	n/a
Rear	10	35±	**5±**	136±	124±	180±	84±
Maximum bldg. height (ft)	40	38±	39±	39±	**48±**	39±	24±

Source: WR&D Architects, Site Plan & Building 1-8 Exterior Elevations, sheets A100 & A401-A406 (02.28.2020)

Minimum Net Land Area. The minimum net land area requirement for development in the RM-2 Zoning District is intended to limit the density of residential development based on the number of bedrooms per unit. As shown in Table 3, this development regulation results in a minimum land area of 255,000 square feet, which is 93,203± square feet (or 37 percent) greater than the land area available for development by MidPen for providing affordable housing.

TABLE 3 Minimum Net Land Area Requirement

Unit Type (Bedrooms)	Units	Area per Unit	Land Area
Studio	16	3,250	52,000
1-bedroom	19	3,250	61,750
2-bedroom	18	3,625	65,250
3-bedroom	19	4,000	76,000
Total	**72**		**255,000**

Source: WR&D Architects, Site Plan, sheets A100 (02.28.2020)

Parking. The minimum parking requirement for residential projects with apartment units is a one carport and one open parking space per dwelling unit, pursuant to Section II.A.2 of the Residential Development Standards and WMC Section 14-17.201(a)(3). In addition, the minimum guest parking requirement for apartments with up to 75 units is one space per four bedrooms. The proposed project is not required to be consistent with these parking requirements, because state Density Bonus law has established lower standards for affordable

housing projects eligible for a density bonus. WMC Section 14-47.110(f) sets forth these lower parking requirements consistent with state law, as follows:

- Zero to one bedroom: one on-site parking space;
- Two to three bedrooms: two on-site parking spaces; and
- Four and more bedrooms: two and one-half parking spaces.

Table 4a provides a breakdown of the minimum parking requirement for the affordable housing component of the project. As shown in this table, a minimum of 109 would be required. However, the project provides seven fewer parking spaces and the applicant has requested a concession under state Density Bonus law to allow the parking standard for the proposed studio units to have a parking ratio of 0.565 spaces (Table 4b). The challenging site topography and natural areas minimize the developable portion of the site. Without a parking reduction, the applicant would have to expand the amount of level surfaces necessary for constructing parking stalls, which would require costly site improvements (e.g., retaining walls, soil excavation, offhauling). MidPen further indicates in the Density Bonus Housing Plan that this ratio is based on the parking demand at other affordable housing development in Santa Cruz County, such as the Jessie Street Apartment in Santa Cruz, St. Stephen Senior Housing in Live Oak, Aptos Blue in Aptos, and Sunny Meadows in Watsonville (Attachment 4).

TABLE 4a Minimum Parking Requirement

Unit Type	#	Spaces per Unit	Total Spaces
Studio	16	1	16
1-bedroom	19	1	19
2-bedrrom	18	2	36
3-bedroom	19	2	38
Total	**72**		**109**

TABLE 4b Proposed Parking with Concession

Unit Type	#	Spaces per Unit	Total Spaces
Studio	16	0.565	9
1-bedroom	19	1	19
2-bedrrom	18	2	36
3-bedroom	19	2	38
Total	**72**		**102**

Bicycle Parking. The proposed project provides two bicycle storage rooms, one in Building 3 and another in Building 5 (Figure 3). Altogether, these two rooms provide secure bicycle parking for approximately 40 bikes.

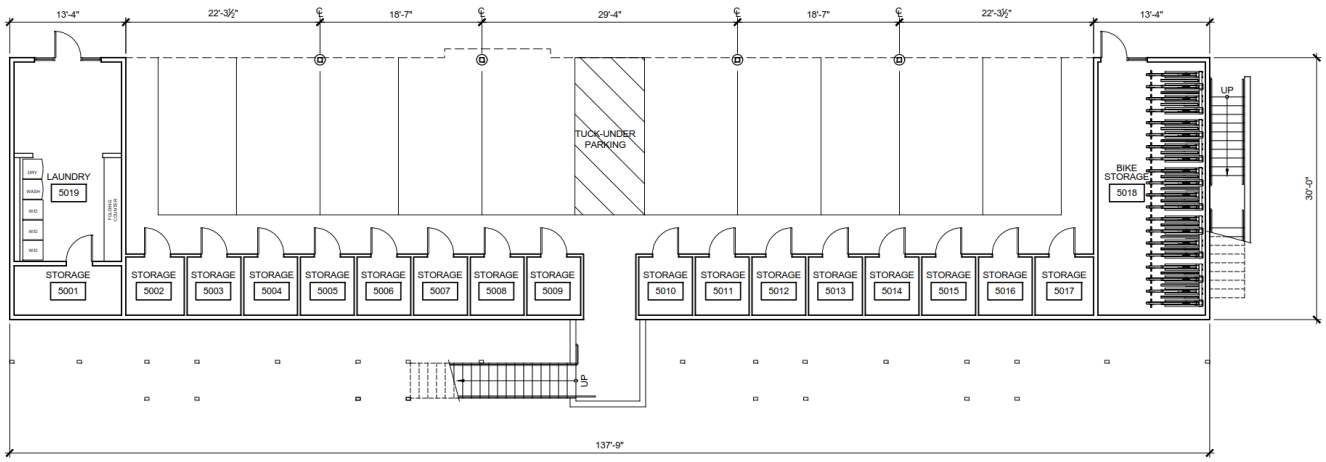

FIGURE 3 Proposed bike storage room (typ.)
Source: WR&D Architects, Building 5 Architectural Plan, sheet A207 (02.28.2020)

Landscaping/Buffer Areas. Pursuant to Section III.C.2 of the Residential Development Standards, 20 percent of the project site must be landscaped. The conceptual Landscape Plan (Attachment 2, sheets L-1.0, L-1.1, and L-1.2) shows the location of proposed landscape areas. In accordance with this requirement, all areas of the site that are not utilized for buildings, patios, parking, pedestrian paths, or vehicle access are landscaped or open space, totaling 55 percent of the site. Proposed plantings include 17 new street tees (e.g., London plane and pistache trees), 16 accent trees (e.g., crape myrtle and flowering plum), 32 interior trees (e.g., arbutus standard and brisbane box), nine evergreen trees (e.g., flaxleaf paperbark and fern pine), eight large native trees (e.g., California sycamore and coast live oak), 19 small native trees (e.g., vine maple and toyon), and a mix of shrubs, grasses and groundcovers.

A condition of approval requires the landscaping and irrigation design comply with the California Model Water Efficient Landscape Ordinance, in accordance with WMC Section 6-3.801.

Fencing. The proposed Site Plan and Landscape Plan (Attachment 2, sheets A100 and L-2.2) shows the location, height, materials and design for all proposed fencing. A 6-foot high redwood fence would divide the portions of the site from one another, such as the Encompass outpatient and inpatient (residential) buildings. Fencing would also frame and partially screen from view the affordable housing and open space areas associated with MidPen's portion of the site. The proposed fence design would complement the design of the proposed residential buildings and is compatible with residential privacy fences existing in the neighborhood.

Trash Enclosure. A trash enclosure is required for projects with five or more dwelling units, pursuant to Section III.C.9 of the Residential Development Standards. Three trash enclosures are proposed for the project. Proposed materials consist of metal gates and concrete block walls (Attachment 2, sheet A110). Access to the enclosures have been reviewed by the Public Works and Utilities Department. A condition of approval requires the enclosures to be constructed to City standards, including the requirement for a solid roof cover (City of Watsonville Public Improvement Standard No. S-602). As shown on the conceptual Landscape Plan (Attachment 2, sheet L-1.0), new landscaping would also help screen the enclosures from view and prevent graffiti.

Because of the close proximity of nearby riparian habitat, unless these enclosures are carefully maintained, they could attract nuisance pest species such as Norway rat, raccoon, and opossum that could become dependent on this possible food source, disrupting natural behaviors and creating nuisance conditions. A condition of approval requires the applicant to develop a monitoring program to ensure trash areas are routinely cleaned and secured at night.

Conformity with Residential Design Guidelines

The City of Watsonville's Livable Community Residential Design Guidelines (2001) is intended to communicate the community's expectation for quality neighborhoods and housing. The Guidelines are used in concert with the City's General Plan, Zoning and Subdivision Ordinance and provides direction for shaping new residential development and infill housing in existing neighborhoods. The Design Guidelines add a qualitative direction for new projects in support of General Plan policies, and provide guidance for increasing density with greater attention paid to amenities and creating interconnected and livable neighborhoods. The Design Guidelines also supplement the Zoning Ordinance, which establishes basic quantitative direction for residential development standards (e.g., setbacks, lot coverage, parking), by providing neighborhood and architectural design principles and objectives. For instance, the Design Guidelines provide ways to reduce the visual impact of parking. In addition, the Design Guidelines augment City engineering design standards with additional criteria for streetscapes and a greater variety of street sizes, including narrow alley streets.

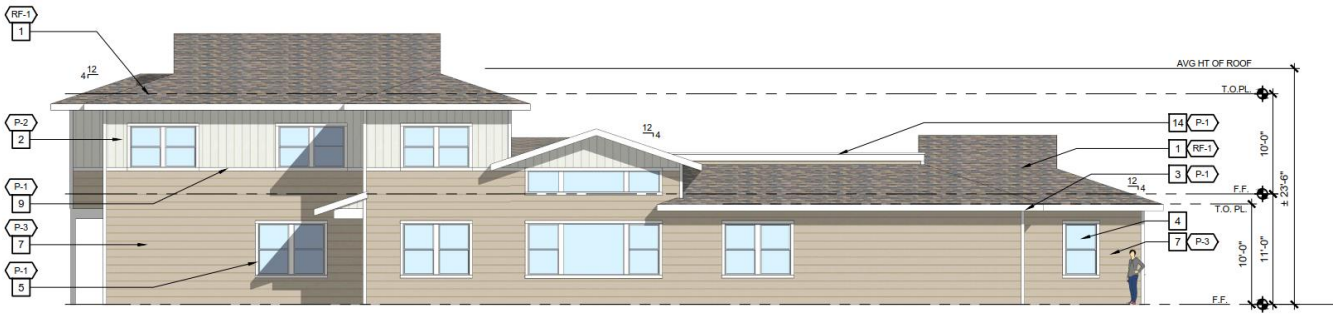

FIGURE 4a Proposed MidPen building design (typ.)
Source: WR&D Architects, Building 8 Exterior Elevations, sheet A406 (02.28.2020)

FIGURE 4b Proposed Encompass building design (typ.)
Source: WR&D Architects, Encompass Exterior Elevations, sheet A407 (02.28.2020)

The project is designed in accordance with the Design Guidelines. The project provides buildings that are well-composed, balanced, and appropriately articulated on all sides and have

facades with materials and architectural details that are aesthetically pleasing and harmonious. The massing of wall and roof planes are broken up by the use of balconies, dormers, trim, offsets in surfaces, and varying roof heights. Buildings materials are primarily alternative vertical and horizontal cement fiber siding (painted different colors) to provide a smooth lap siding appearance; a belly band divides vertical and horizontal siding. Parking is unobtrusively tucked under buildings 1, 3, 4, 5 and 6. Surface lots in view of the public right-of-way have landscaping and/or fencing to help screen parking spaces from view and minimize their visual impact. Building 3 steps down from three to two floors near the property boundary shared with the mobile home park. The project includes a community building and several common open spaces with amenities such as a play structure for young children, turf area for open play activities, slough observation patio with picnic table, courtyard with seating, and raised garden beds. As such, the project design adheres to many of the principles and objectives in the Design Guidelines, including the following provisions:

- Section 3.21 Site Planning
    - Buildings should define community and common open spaces.
    - Public, community and private spaces should be clearly distinguishable.
    - Units should provide “eyes-on-the-street” security by orienting towards streets and common areas.
    - Site entries should distinguish themselves with added texture or use of contrasting materials.
    - Entry drives to multifamily housing should be designed to create a positive identity for the project. Landscape and site design should frame and distinguish entry drives.
    - Parking shall be screened by landscaping or buildings.
    - Parking should be unobtrusive and not disrupt the quality of common spaces and pedestrian environments of multifamily development.
    - Visible long and unbroken rows of parked cars or garage doors should not be permitted. Parking should be distributed throughout the site in discrete courts and garages.
    - Services for multifamily development should not be visible from public areas. Trash bins, utility meters, transformers, and other service elements should be enclosed or otherwise concealed from view.
- Section 3.22 Common Areas
    - Multifamily development must provide both common and private open space for each unit consistent with residential development standards.
    - Common spaces and amenities should enhance the sense of community in multifamily projects.
- Section 3.23 Architectural Design
    - Multi-family projects should utilize a unifying theme and possess a common vocabulary of forms and architectural elements.
    - Visual interest should be created by articulation of facades, forms and use of color.
    - Building forms should be articulated by varying roof heights and wall planes; long, unbroken volumes and large, unarticulated wall and roof planes shall not be permitted.

    - Facades should have 3-D elements, such as chimneys, balconies, bay windows or dormers, to break up large wall and roof surfaces.
    - Every façade should be well composed, articulated and consistent on each façade.
- Section 3.24 Materials and Colors
    - Architecture should use a palette of materials which convey an image of quality and durability.
    - All facades should employ the same vocabulary of materials.
    - On corner units, architectural materials should be consistent on both exposed elevations.
    - Painted surfaces should use colors that reinforce architectural concepts and are compatible with natural materials, such as brick or stone.
- Section 3.25 Lighting
    - Lighting in projects should be designed for specific tasks (i.e., illuminating common areas, parking, paths, entryways, etc.).
    - Fixtures should incorporate cutoffs to screen the view of light sources from residents.
- Section 3.26 Landscape
    - All site areas not covered by structures, walkways, driveways or parking spaces should be landscaped.
    - Landscaping should support the distinction and transition between private, common and public spaces.
    - Landscape materials should be live plants; gravel, rock, bark and other materials are not a substitute for plant cover.
    - Landscape shall be permanent with automated irrigation; water-intensive plants, such as lawns and flowering exotics, should be used sparingly as accents.
    - Parking lots should be generously landscaped to provide shade, reduce glare and provide visual interest.

Site Access/Circulation

Existing vehicle access to the project site is provided by Miles Lane and Santa Clara Street. The Traffic Impact Study prepared for the project indicates that the project would not generate traffic which would conflict with anticipated traffic levels in the neighborhood or require traffic control devices save for the intersection of Auto Center Drive and Marin Street. The increase in traffic contributed by the project may exacerbate already hazardous driving conditions at this intersection. Implementation of Mitigation Measure TRANS-1 would reduce impacts to less than significant levels, and has been included as a condition of approval.

Pedestrian access is presently provided by existing sidewalk adjoining the project site. A condition of approval requires the applicant to install street improvements to City standards, including sidewalks where absent or in need of repair. In addition, as shown on the Preliminary Map (Attachment 2), the project would provide a trail easement across the site. This easement would allow the City to construct a portion of the Upper Watsonville Trail (Segment 9.4) called for in the City's Trails and Bicycle Master Plan (2012).

Lighting/Visual Impact

Nighttime illumination has the potential to change ambient lighting conditions and create a visual nuisance or hazard. The impact of nighttime lighting depends upon the type of use affected, the proximity to the affected use, the intensity of specific lighting, and the background or ambient level of the combined nighttime lighting. Nighttime ambient light levels may vary considerably depending upon the age, condition, and abundance of point-of-light sources present in a particular view. The use of exterior lighting for security and aesthetic illumination of architectural features may contribute substantially to ambient nighttime lighting conditions.

Spillover of light onto adjacent properties ("light trespass") has the potential to interfere with certain activities including vision, sleep, privacy and general enjoyment of the natural nighttime condition. Light sensitive uses include residential, some commercial and institutional uses and natural areas. Changes in nighttime lighting may significantly impact sensitive land uses if a proposed project increases ambient lighting conditions beyond its property line and project lighting routinely spills over into adjacent light-sensitive land use areas.

The project would provide lighting on the buildings and in the parking lot. Proposed lighting consists of 85 wall-mounted light fixtures (to illuminate the buildings' exterior and adjoining walks), 52 canopy light fixtures (to illuminate podium parking spaces), and 56 pole-mounted light fixtures (to illuminate parking spaces and drive aisles). The Photometric Site Plan (Attachment 2, sheet PH-1) provides the anticipated exterior light intensity. As shown on this plan, the proposed lighting would provide low to moderate light intensities around the buildings and within parking areas. The greatest light intensities result from the canopy fixtures to illuminate the podium parking spaces. Anticipated light levels would range from 3.3 footcandles (fc) to 17.2 fc in these areas. Pole-mounted lighting would illuminated the remaining surface parking spaces and drive aisles with light intensities ranging between approximately 1 fc and 7 fc, with higher intensity directly below the fixtures. Lower lighting intensities would be created by the wall-mounted fixtures to illuminate the sides of buildings with light less than 2 fc. These lighting levels would provide adequate light to illuminate the site, consistent with light levels in a residential neighborhood.

The photometric analysis also demonstrates that anticipated light intensities would not result in a visual nuisance. Little to no light would spill over onto adjoining residential properties and into nearby riparian habitat. Any potential spillover light would be further obscured from view by landscape plantings and fencing. Therefore, the project is not anticipated to create a glare nuisance.

Drainage

New development and redevelopment construction projects are subject to the City's post-construction stormwater management requirements (PCRs).[13] WMC § 6-3.535. The proposed

[13] The primary objective of the City's PCRs is to ensure the reduction of pollutant discharges to the maximum extent possible and prevent stormwater runoff from causing or contributing to a violation of water quality standards. The PCRs categorize projects into four primary tiers based mainly on the net increase in impervious surfaces that would result from a project (i.e., the amount of new and replaced impervious surfaces). Each PCR tier is linked to increasingly stringent performance requirements for stormwater management and treatment. Each PCR tier is

project is a PCR tier 4 type project, as it would create and/or replace more than 22,500 square feet of impervious surfaces to the project site. Attachment 5 provides a summary of PCR tiers 1 through 4 and their associated performance requirements for stormwater management and treatment.

The project plans include a preliminary Grading and Drainage Plan (Attachment 2, sheets C3.0 and C3.1) and Stormwater Control Plan (Attachment 6). As shown on these plans, proposed drainage facilities and post-construction features include dividing the site into 11 drainage management areas (DMAs), directing runoff from impervious surfaces (e.g., roof, hardscape, parking areas) to bioretention basins, limiting disturbance of natural drainage features, and providing underground storage facilities. These drainage management features are intended to control the flow rate and pollutant load to pre-project levels.

Engineering staff has reviewed the project's proposed drainage plans. A condition of approval requires the applicant to revise the plans in accordance with detailed comments prior to issuance of a building permit.

Flood Hazard Prevention

A portion of the project site is in a Federal Emergency Management Agency (FEMA) flood zone. The low-lying area that corresponds with the upper reaches of the Watsonville Slough is within the 100-year floodplain (Zone AE) with a base flood elevation of 26 to 26.3 feet (FEMA Flood Map Panel 0392E, Map No. 06087C0392E, revised May 16, 2012). The project may not impact the floodway and must protect buildings from potential flooding. As shown on the project plans, the finished floor elevation of the closest buildings is well above this flood zone (Attachment 2, Sections, sheet C4.1).

Environmental Review

An Initial Study has been prepared for the project in accordance with the provisions of CEQA (Attachment 7). The Initial Study addresses the potential physical environmental effects of the project for each of the environmental topics outlines in Appendix G of the CEQA Guidelines. Impacts to biological resources, cultural and tribal resources, geology and soils, hazards and hazardous materials, and transportation were found to be potentially significant but mitigable to less than significant. Impacts to other resource areas and environmental topics were found to be less than significant without mitigation.

The Initial Study was made available for public review and comment from December 2, 2019, to January 2, 2020. Hardcopies of the Initial Study were available for public review at the Community Development Department and Watsonville Public Library.

Table 5 provides a list of the federal, state, regional and/or local agencies along with private organizations and individuals that commented on the Initial Study.

subject to the performance requirements of that tier, plus the performance requirements of the lower tiers, as applicable.

TABLE 5 List of Commenters

Commenter	Agency/Group/Organization
Federal Agencies	
None	
State Agencies	
Scott Morgan, Director	OPR State Clearinghouse
Regional and Local Agencies	
Christine Duymich, Air Quality Planner II	Monterey Bay Air Resources District
Private Groups and Organizations	
Jennifer Alaniz	Nearby resident

No significant impacts were identified in the comments. Ms. Alaniz is a resident at the Portola Heights Mobile Park who requests to be notified on project developments. The letter sent by Mr. Morgan is a formal comment letter from the State Clearinghouse acknowledging that no State agencies submitted comments to the Office of Planning and Research (OPR) by the close date of January 2, 2020, and that the City has complied with the State's review requirements for draft environmental documents, pursuant to CEQA. The Monterey Bay Air Resources District letter mainly provides information. These comments do not changes the analyses or conclusions of the Initial Study. Responses and clarifications are included as Attachment 8.

On February 28, 2020, the applicant revised the project plans to remove two buildings and associated retaining walls on steep slopes. This change was based on reducing construction costs. The applicant also revised the project plans to increase the overall number of dwelling units from 61 to 72 by adding a third story to five buildings. These changes to the project do not result in any new impacts to the environment; therefore, as discussed in greater detail in Attachment 9, the Initial Study did not need to be recirculated.

A Resolution for consideration by the Planning Commission recommending that the City Council adopt the Mitigated Negative Declaration includes required findings, in accordance with Public Resources Code section 21080(c) and CEQA Guidelines section 15074. The findings adopt feasible mitigation measures to reduce the identified significant environmental impacts of the project. A Mitigation Monitoring and Reporting Program (MMRP) for the project would be adopted as part of this action. The purpose of the MMRP is to ensure the mitigation measures adopted in the findings for the project are implemented, in accordance with CEQA requirements. All identified mitigation measures are incorporated as conditions of approval.

CONCLUSION

The proposed Lot Line Adjustment, Density Bonus, Planned Development, Special Use Permit with Design Review and Environmental Review (PP2019-14) would allow the construction of the Miles Lane Project on a 4.7± acre site located at 139, 141, 161 Miles Lane and 201 Kimberly Lane (APNs 016-491-01, -02, & -03, & 016-111-44). The project is consistent with the General Plan and Zoning Ordinance with approval of the requested Density Bonus and PD Overlay District. The project would provide housing within an existing neighborhood on land designated

for residential development and help accomplish the community's affordable housing goals in the Housing Element. The project would also replace the existing residential substance abuse treatment facility at 161 Miles Lane with a new residential substance use disorder treatment facility and an outpatient rehabilitation facility. These facilities provide a valuable service for the community and is complementary with the affordable housing component of the project. The project design is consistent with the City's Livable Community Residential Design Guidelines. An Initial Study has been prepared for the project in accordance with the provisions of CEQA, which provides substantial evidence that the project would not have a significant effect on the environment. Therefore, staff recommends that the Planning Commission (a) adopt a Resolution recommending that the City Council adopt a Mitigated Negative Declaration and (b) adopt a Resolution recommending that the City Council approve the project entitlements, subject to findings and conditions.

ATTACHMENTS

1. Site and Vicinity Map
2. Plan Set (February 28, 2020)
3. Revised Planned Development Request (February 28, 2020)
4. Revised Density Bonus Housing Plan (February 28, 2020)
5. Post-construction Stormwater Requirements Summary
6. Preliminary Stormwater Control Plan (February 27, 2020)
7. Initial Study/Mitigated Negative Declaration (prepared Dec. 2, 2019; updated April 2020)
8. Response to Comments Memorandum (April 2020)
9. Revised Miles Lane Project IS/MND Recirculation Memo (April 21, 2020)

An electronic copies of the above attachments along with the Initial Study, including the response to comments memorandum, for the Miles Lane Project (SCN 2019129010) is available on the City's website at:
https://www.cityofwatsonville.org/DocumentCenter/Index/157

ORDINANCE NO. _____ (CM)

AN UNCODIFIED ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WATSONVILLE APPROVING REZONING TO ESTABLISH A PLANNED DEVELOPMENT OVERLAY DISTRICT ON ASSESSOR'S PARCEL NUMBERS 016-491-01, -02, & -03, & 016-111-44 NOW CLASSIFIED RM-2 MULTIPLE RESIDENTIAL DISTRICT (MEDIUM DENSITY) WITH GENERAL PLAN DESIGNATION OF RM-2 AND EM (SPECIFIC PLAN) TO RM-2/PD FOR APPLICATION NO. PP2019-14 FILED BY MIDPEN HOUSING CORPORATION TO CONSTRUCT A 72 UNIT MULTI-FAMILY AFFORDABLE HOUSING DEVELOPMENT ON A 4.7± ACRE PARCEL LOCATED AT 139, 141, 161 MILES LANE AND 201 KIMBERLY LANE, WATSONVILLE, AND DIRECTING CHANGES BE MADE ON THE ZONING MAP OF THE CITY OF WATSONVILLE (REQUIRES AT LEAST 5 AFFIRMATIVE VOTES PER SECTION 14-16.2507 OF THE WATSONVILLE MUNICIPAL CODE)

WHEREAS, on January 16, 2019, Elizabeth Nahas Wilson with MidPen Housing Corporation, applicant, on behalf of the Michael C. Marchisio Trust and Namvar & Shireen Dinyari, property owners, submitted Application No. PP2019-14 to rezone Assessor's Parcel Numbers 016-491-01, -02, & -03, & 016-111-44 presently zoned RM-2 Multiple Residential District (Medium Density) with a General Plan Designation of RM-2 and EM (Specific Plan) to establish a Planned Development Overlay so as to rezone said parcels to RM-2/PD for the construction of a (72) seventy-two unit multi-family affordable housing development on a 4.7±-acre parcel located at 139, 141, 161 Miles Lane and 201 Kimberly Lane, Watsonville; and

WHEREAS, on June 12, 2019, the applicant amended the entitlement application to include a request for adopting a Planned Development Overlay District to allow the modification of building setback regulations. The applicant indicates that this request is necessary to ensure the feasibility of the proposed treatment facilities and affordable housing development; and

WHEREAS, on February 28, 2020, the applicant revised the project plans to remove two buildings and associated retaining walls on steep slopes. This change was based on reducing construction costs. The applicant also revised the project plans to increase the overall number of dwelling units from 61 to 72 by adding a third story to five buildings. As one of the buildings now exceeds the maximum height limit of 40 feet, the applicant requests a height limit modification to allow this building with a height of 48 feet; and

WHEREAS, the applicant further amended and clarified the entitlement application requests at this time. The applicant indicated that the Planned Development process would also be used "to modify density and use." Modifications to district regulations may be requested using the Planned Development process rather than as concessions per state Density Bonus law. Altogether, requested modifications to district regulations include a mix of allowable uses onsite (i.e., residential and non-residential), an increase in maximum building height, a reduction of minimum building setbacks, and a reduction of minimum net land area per unit requirements; and

WHEREAS, certain project features are not permitted by the current zoning in that the project represents a departure from certain regulations of the RM-2 District; and

WHEREAS, the Planned Development District Regulations of Part 25 of Chapter 16 of Title 14 of the Watsonville Municipal Code (commencing with Section 14-16.2500) establish a procedure to change specific District Regulations (described in Section 14-16.2503 of the Watsonville Municipal Code where appropriate if eligible under Section 14-16.2504 and the findings required by Section 14-16.2508 of the Watsonville Municipal Code can be made; and

WHEREAS, the area affected is depicted on Exhibit "B," attached hereto and incorporated herein; and

WHEREAS, implementation of this Planned Development Overlay Ordinance on the subject properties will carry out public objectives more fully; and

WHEREAS, on May 5, 2020, the Watsonville Planning Commission adopted Resolution No. 12-20 (PC) recommending, in part, that the City Council adopt an Ordinance designating the properties located at 139, 141, 161 Miles Lane and 201 Kimberly Lane with RM-2/PD; and

WHEREAS, notice of time and place of hearing for approval of the rezoning to establish the Planned Development Overlay District was given at the time and in the manner prescribed by the Zoning Ordinance pursuant to Section 14-10.900 of the Watsonville Municipal Code; and

WHEREAS, the City Council has considered all written and verbal evidence, and the matter submitted for decision.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF WATSONVILLE, CALIFORNIA, DOES HEREBY ORDAIN AS FOLLOWS:

1. That the City Council does hereby approve Rezoning to establish a Planned Development Overlay District on Assessor's Parcel Numbers 016-491-01, -02, & -03, & 016-111-44 presently zoned RM-2 Multiple Residential District (Medium Density) with General Plan Designation of RM-2 and EM (Specific Plan) to RM-2/PD which is consistent with Planned Development Rezoning Findings, attached hereto and identified as Exhibit "A," for Application No. PP2019-14 filed by MidPen Housing Corporation for the construction of a (72) seventy-two unit multi-family affordable housing

development on a 4.7±-acre parcel located at 139, 141, 161 Miles Lane and 201 Kimberly Lane, Watsonville.

2. That the City Clerk is hereby authorized and directed to make changes upon that portion of the official "Zoning Map of the City of Watsonville" as shown on Exhibit "B," a copy of which is attached hereto, and designates the ordinance number and effective date of the ordinance authorizing the change and to depict said lot lines on the Zoning Map once the subdivision map is recorded.

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 take effect thirty (30) days after its final adoption.

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CITY OF WATSONVILLE
CITY COUNCIL

EXHIBIT "A"

Application No: PP2019-14
APNs: 016-491-01, -02, & -03, & 016-111-44
Applicant: MidPen
Hearing Date: June 23, 2020

PLANNED DEVELOPMENT OVERLAY DISTRICT FINDINGS (WMC § 14-16.2508)

The following findings apply to the portion of the project site in which a Planned Development (PD) Overlay District shall be combined with the underlying RM-2 Zoning District to allow the development of the Miles Lane Project, consisting of 72 affordable housing units (owned and operated by MidPen) and the replacement of an existing residential substance abuse treatment facility with a new residential substance abuse treatment facility and new outpatient rehabilitation facility (owned and operated by Encompass).

1. The District is consistent with the General Plan and/or the Local Coastal Land Use Plan, and/or adopted area plans when applicable.

Supportive Evidence
The developable portion of the project site is designated Residential Medium Density on the General Plan Land Use Diagram, which allows a density range of 8 to 13.99 units per acre. Per state law, the project is eligible for a density bonus of up to 80 percent greater than the maximum allowed because it is a 100 percent affordable housing project. The project would not result in a residential density that exceeds the maximum allowed per state Density Bonus law and would help accomplish the community's affordable housing goals in the Housing Element.

A small portion of the project site is designated Environmental Management. This area corresponds with the portion of the upper reaches of the Watsonville Slough that runs through the low-lying portion of the site and has been set aside for the protection and preservation of natural resources, such as wetlands, sloughs, and wildlife habitat. No development is proposed within this area.

2. The District is consistent with the purposes of WMC Chapter 14-16 and other applicable sections of Title 14.

Supportive Evidence
The PD process can be used to make modifications to subdivision and zoning district development standards for project sites that exceed one acre. The purpose of the PD process is to provide a technique to foster development plans which serve public objectives more fully than development plans permitted under conventional zoning regulations. A PD Overlay District may provide for modifications on district regulations, such as to building setbacks, building height, lot area, parking, and use.

The proposed project serves public objectives more fully than development plans permitted under conventional zoning regulations, in that proposed site layout, orientation and location of buildings, clustered development away from riparian areas, vehicular access, pedestrian circulation, parking, setbacks, common open space areas and communal amenities, and similar elements have been designed to create an attractive, livable project which addresses the housing needs of the City without having a negative effect on nearby neighborhoods and natural open spaces.

3. The General Development Plan includes planned variations to underlying district regulations which serve public purposes to an equivalent or higher degree than would underlying district regulations.

Supportive Evidence

Variations from conventional development standards are justified as the project is designed in a manner which offers amenities that enhance neighborhood quality, in general, and provides additional open space greater than what would be permitted by the underlying district regulations. The following is a list of project features that are considered a public benefit and, therefore, provide justification for a Planned Development:

- A centrally located community building that would provide the following amenities: a community room and kitchen, a computer lab, a Learning Center for afterschool programming, a laundry room, and property manager and service manager offices; and
- Multiple recreation facilities, including a 1,075 square-foot play space with climbing structure, 5,284 square feet of artificial turf for recreational activities, 930 square-foot courtyard with tables and BBQ, a 3,000 square-foot community garden with raised beds, and a 380 square-foot observation patio;
- Clustering development away from the perennial stream onsite and maximizing the developable land are for a mix of land uses compatible with the surrounding neighborhood;
- Providing 72 affordable housing units; and
- Providing in/outpatient substance use disorder treatment program facilities.

4. The General Development Plan can be coordinated with existing and proposed development of surrounding areas.

Supportive Evidence

The proposed project allows infill housing in a manner consistent with existing and planned nearby residential neighborhoods. Single- and multi-family dwellings comprise nearby residences. Several apartment buildings are located across the street from the project site at 130, 136, and 154 Miles Lane.

5. The General Development Plan, overall, provides an amenity level and amount of open space greater than what would have been permitted by the underlying district regulations.

Supportive Evidence

The proposed project provides, overall, amenities greater than would be permitted by the underlying district regulations. The project provides multiple

recreation facilities, including a 1,075 square-foot play space with climbing structure, 5,284 square feet of artificial turf for recreational activities, 930 square-foot courtyard with tables and BBQ, a 3,000 square-foot community garden with raised beds, and a 380 square-foot observation patio. In addition, the project includes a centrally located community building that would provide the following amenities: a community room and kitchen, a computer lab, a Learning Center for afterschool programming, a laundry room, and property manager and service manager offices. In addition, the project layout permits a large portion of the site to remain natural open space.

6. **If applicable, a final subdivision map for the proposed planned development shall be recorded within two years of the expected date of adoption of the General Development Plan for the planned development.**

Supportive Evidence

Not applicable. The proposed project does not involve recordation of a final subdivision map.

7. **The General Development Plan is planned so that the total development in each individual development phase can exist as an independent unit; adequate assurance will be provided that such objective will be attained; that the uses proposed will not be detrimental to present and planned surrounding uses, as shown in the General Plan, but will have a beneficial effect which could not be achieved without being located in a PD District.**

Supportive Evidence

The PD Overlay District would allow a mix of residential and non-residential uses. The project involves providing infill affordable housing within an existing neighborhood on land designated for residential development. The project also involves replacing the existing residential substance abuse treatment facility at 161 Miles Lane with a new residential substance use disorder treatment facility and an outpatient rehabilitation facility. These facilities provide a valuable service for the community and are complementary with the affordable housing component of the project.

8. **The General Development Plan includes streets and thoroughfares, suitable and adequate to carry anticipated traffic, and the proposed densities will not generate traffic in such amounts as to overload the street network outside the development.**

Supportive Evidence

The proposed project would not generate traffic in such an amount that would overload the street network outside the development. An Initial Study has been prepared for the proposed project, which includes a Traffic Impact Study. Transportation-related impacts were found to be less than significant with mitigation incorporated. Identified measures that mitigate potential impacts to Auto Center Drive and Marin Street Intersection have been included as conditions of approval.

9. The General Development Plan is designed so that existing or proposed utility services and facilities and other public improvements are adequate for the population densities and land uses proposed.

Supportive Evidence

An Initial Study has been prepared for the proposed project. Section 6.15 of the Initial Study assesses the potential impacts to public services and utilities from the proposed project. No significant impacts were identified. In addition, the applicant is required to pay impact fees, which are a one-time charge paid to the City by developers to offset the additional public service costs of new developments.

10. The General Development Plan is designed so that proposed ratios for off-street parking are consistent with parking regulations.

Supportive Evidence

The minimum parking requirement for residential projects with apartment units is a one carport and one open parking space per dwelling unit, pursuant to Section II.A.2 of the Residential Development Standards and WMC Section 14-17.201(a)(3). In addition, the minimum guest parking requirement for apartments with up to 75 units is one space per four bedrooms. The proposed project is not required to be consistent with these parking requirements, because state Density Bonus law has established lower standards for affordable housing projects eligible for a density bonus. WMC Section 14-47.110(f) sets forth these lower parking requirements consistent with state law, as follows:

- Zero to one bedroom: one on-site parking space;
- Two to three bedrooms: two on-site parking spaces; and
- Four and more bedrooms: two and one-half parking spaces.

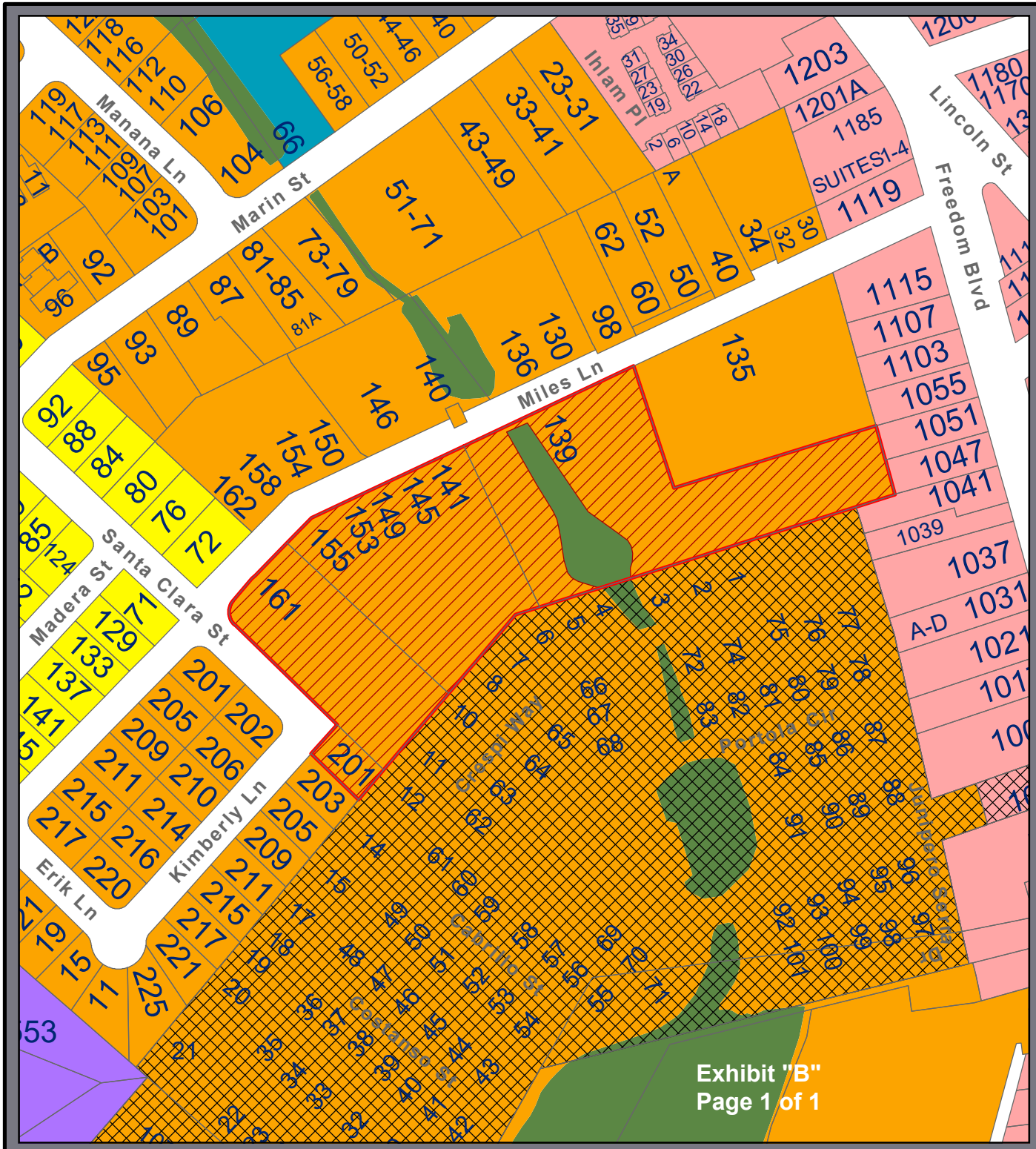
Table 4a in the staff report provides a breakdown of the minimum parking requirement for the affordable housing component of the project. As shown in this table, a minimum of 109 would be required. However, the project provides seven fewer parking spaces and the applicant has requested a concession under state Density Bonus law to allow the parking standard for the proposed studio units to have a parking ratio of 0.565 spaces. The challenging site topography and natural areas minimize the developable portion of the site. Without a parking reduction, the applicant would have to expand the amount of level surfaces necessary for constructing parking stalls, which would require costly site improvements (e.g., retaining walls, soil excavation, offhauling). MidPen further indicates in the Density Bonus Housing Plan that this ratio is based on the parking demand at other affordable housing development in Santa Cruz County, such as the Jessie Street Apartment in Santa Cruz, St. Stephen Senior Housing in Live Oak, Aptos Blue in Aptos, and Sunny Meadows in Watsonville

11. The General Development Plan will not have a detrimental and unmitigatable financial impact on the City.

Supportive Evidence

The project would provide 72 affordable housing units, which would help the City accomplish the community's affordable family housing goals in the Housing

Element. As mentioned previously, the applicant is also required to pay impacts fees to offset the additional public service costs of new developments.



Miles Lane Project

Proposed Zoning

Major Projects

- 131-161 Miles Ln

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
- CC: Central Commercial
- CCA: Central Commercial Core Area
- CN: Neighborhood Commercial
- CNS: Neighborhood Shopping Center
- CO: Office
- CT: Thoroughfare Commercial
- CV: Visitor Commercial
- IG: General Industrial
- IP: Industrial Park
- N: Institutional
- PF: Public Facilities
- EM-OS: Environmental Mgnt. Open Space-Private Land
- CZ-A: Coastal Zone-A
- CZ-B: Coastal Zone-B
- CZ-C: Coastal Zone-C
- CZ-D: Landfill
- CZ-E: Coastal Zone-E
- R-MP: Residential Manufactured Home Park District
- PD: Planned Development
- Parcel

N

1 inch = 200 feet

Prepared by Watsonville GIS Center 6/02/2020 ([20-062] Proposed PD Zoning Amendment).

This Document is a graphic representation using the best currently available sources. The City of Watsonville assumes no responsibility for any errors.

RESOLUTION NO. _____ (CM)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WATSONVILLE ADOPTING THE MITIGATED NEGATIVE DECLARATION (PP2019-14) FOR THE CONSTRUCTION OF A 72 UNIT MULTI-FAMILY AFFORDABLE HOUSING DEVELOPMENT ON A 4.7± ACRE SITE LOCATED AT 139, 141, 161 MILES LANE AND 201 KIMBERLY LANE, WATSONVILLE, (APNS 016-491-01, -02, AND -03, AND 016-111-44); AND ADOPTING A MITIGATION MONITORING AND REPORTING PROGRAM FOR THE PROJECT, IN ACCORDANCE WITH THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

WHEREAS, on January 16, 2019, an application for a Special Use Permit with Design Review and Environmental Review (PP2019-14), Lot Line Adjustment, and Density Bonus, to allow construction of a 61 unit multi-family affordable housing development located at 139, 141, 161 Miles Lane and 201 Kimberly Lane, Watsonville, California, was filed by Elizabeth Nahas Wilson with MidPen Housing Corporation, applicant, on behalf of the Michael C. Marchisio Trust and Namvar & Shireen Dinyari; and

WHEREAS, on June 12, 2019, the applicant amended the entitlement application to include a request for adopting a Planned Development Overlay District; and

WHEREAS, the California Environmental Quality Act (Public Resources Code section 21000, *et seq*., and the California Environmental Quality Act Guidelines, 14 California Code of Regulations section 15000, *et seq*., collectively, "CEQA") requires a lead agency to prepare a Mitigated Negative Declaration for projects that could have a significant impact on the environment without mitigation; and

WHEREAS, an Initial Study was prepared for the proposed project (dated December 2, 2019) in accordance with Section 15063 of the CEQA Guidelines. The Initial Study addresses the potential physical environmental effects of the proposed

project for each of the environmental topics outlined in Appendix G of the CEQA Guidelines. Impacts to biological resources, cultural and tribal resources, geology and soils, hazards and hazardous materials, and transportation were found to be potentially significant but mitigable to less than significant. Impacts to other resource areas and environmental topics were found to be less than significant without mitigation; and

WHEREAS, on December 2, 2019, City staff filed a Notice of Intent and copies of the proposed Mitigated Negative Declaration ("MND") with the State Clearinghouse, and thereby initiated the 30-day public review period for the document, which closed at 5:00 p.m. on Thursday, January 2, 2020. Notice was also given to local and regional agencies by mail and to neighboring property owners and interested parties as part of public hearing notices. Copies of the Initial Study were made available for public review at the Community Development Department and Watsonville Public Library; and

WHEREAS, on February 28, 2020, the applicant revised the project plans to remove two buildings and associated retaining walls on steep slopes. This change was based on reducing construction costs. The applicant also revised the project plans to increase the overall number of dwelling units from 61 to 72 by adding a third story to five buildings. These changes to the project do not result in any new impacts to the environment and, therefore, did not trigger the need for the Initial Study to be recirculated, pursuant to Section 15073.5 of the CEQA Guidelines; and

WHEREAS, on May 5, 2020, the Planning Commission conducted a public hearing, considered evidence both oral and documentary introduced and received, and adopted Resolution No. 11-20 (PC), recommending the City Council adopt the Mitigated Negative Declaration with the Mitigation Monitoring and Reporting Program, in

accordance with the California Environmental Quality Act for the Miles Lane Project on a 4.7± acre site located at 139, 141, 161 Miles Lane and 201 Kimberly Lane, Watsonville, California (APNs 016-491-01, -02, & -03, & 016-111-44); and

WHEREAS, notice of time and place of the hearing to consider the adoption of the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program was given at the time and in the manner prescribed by the Zoning Ordinance (Section 14-10.900) of the Watsonville Municipal Code. The matter called for hearing evidence both oral and documentary introduced and received, and the matter submitted for decision.

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

The City Council does hereby make and adopt the following Findings and adopt with these Findings a Mitigation Monitoring and Reporting Program, attached hereto and marked as Exhibit "A," in support of the Mitigated Negative Declaration for the construction of a 72 unit multi-family affordable housing development on a 4.7± acre site located at 139, 141, 161 Miles Lane and 201 Kimberly Lane, Watsonville (APNs 016-491-01, -02, & -03, & 016-111-44) in compliance with the requirements of CEQA:

1. The City, in its capacity as Lead Agency, has prepared an Initial Study and MND for the project. The purpose of the Initial Study is to determine whether the project could have a potentially significant effect on the environment and to identify and impose appropriate project mitigation measures to avoid such impacts or reduce them to a less-than significant level;

2. The Initial Study and MND reflects the City of Watsonville's independent judgment and analysis;

3. The MND was prepared in accordance with all legal requirements, including all public notice and comment period requirements, set forth in CEQA;

4. The Initial Study examined all relevant environmental issues associated with the project, and is a complete and adequate environmental document under the requirements of CEQA. Specifically, the Planning Commission supports the conclusions of the Initial Study and the mitigation measures proposed for the MND, as both documents as supported by substantial evidence; and

5. There is not substantial evidence in the record that the project, as mitigated, will have a significant effect on the environment for areas analyzed in the Initial Study, including biological resources, cultural and tribal resources, geology and soils, hazards and hazardous materials, and transportation. As discussed in the Initial Study analysis, mitigation measures have been identified that, when implemented, will avoid or reduce each of these impacts to less-than-significant levels.

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CITY OF WATSONVILLE
CITY COUNCIL

EXHIBIT "A"

Application No: PP2019-14
APNs: 016-491-01, -02, & -03, & 016-111-44
Applicant: MidPen
Hearing Date: June 23, 2020

CEQA FINDINGS AND MITIGATION MONITORING AND REPORTING PROGRAM

I. INTRODUCTION TO CEQA FINDINGS

These Findings of Fact are made pursuant to the California Environmental Quality Act (Pub. Res. Code §21000 et seq., CEQA) and the CEQA Guidelines (Cal. Code Regs. title 14, §15000 et seq.) by the City of Watsonville (City), as the lead agency for the Miles Lane Project (or the project). These Findings of Fact pertain to the Initial Study/Mitigated Negative Declaration (IS/MND) (State Clearinghouse No. 2019129010) prepared for the project.

II. LOCATION AND CUSTODIAN OF THE RECORD

The documents and other materials that constitute the record of proceedings on which the City of Watsonville's Findings of Fact are based are located at 250 Main Street, Watsonville, California. The custodian of these documents is Justin Meek, AICP, Principal Planner. This information is provided in compliance with Public Resources Code § 21081.6(a)(2) and 14 Cal. Code Regs. § 15074(c).

For purposes of CEQA and these Findings of Fact, the Record of Proceedings for the project consists of the following documents, at a minimum:

- The Notice of Intent (NOI) to adopt a Mitigated Negative Declaration and all other public notices issued by the City of Watsonville and in conjunction with the project.
- The Initial Study, including appendices and technical studies included or referenced in the Initial Study, including the Mitigation Monitoring and Reporting Program (MMRP) for the project.
- All comments submitted by agencies or members of the public during the public comment period on the Initial Study.
- All comments and correspondence submitted to the City of Watsonville with respect to the project.
- All Findings and resolutions adopted by the City of Watsonville decision makers in connection with the project and all documents cited or referred to therein.
- All reports, studies, memoranda, maps, staff reports, or other planning documents relating to the project prepared by MIG, consultant to the City of Watsonville.
- All reports, memoranda, documentation, data output files relating to the land use and transportation modeling for the project.
- All documents and information submitted to the City of Watsonville by responsible, trustee, or other public agencies, or by individuals or organizations,

in connection with the project, up through the date the City of Watsonville decision makers approved the project planning entitlements.
- Matters of common knowledge to the City of Watsonville, including, but not limited to federal, State, and local laws and regulations.
- Any documents expressly cited in these Findings of Fact, in addition to those cited above.

III. MITIGATION MONITORING AND REPORTING PROGRAM

The City of Watsonville decision makers finds that a Mitigation Monitoring and Reporting Program (MMRP) for the project has been prepared and has been adopted concurrently with these Findings of Fact (Public Resources Code, § 21081.6(a)(1)). The MMRP for the project has been prepared in compliance with the requirements of Section 21081.6 of the California Public Resources Code and Section 15073 of the CEQA Guidelines.

The purpose of the MMRP is to ensure the adopted mitigation measures adopted in the Findings of Fact for the project are implemented, in accordance with CEQA requirements. The Findings of Fact adopt feasible mitigation measures to reduce the significant environmental impacts of the project. The mitigation measures adopted in the project Findings of Fact are listed in Section III of these Findings of Fact.

Mitigation Measures	Party Responsible for Implementation	Implementation Timing	Agency Responsible for Monitoring	Monitoring Action	Monitoring Frequency
BIOLOGICAL RESOURCES					
BIO-1: Nesting Bird Avoidance or Conduct Preconstruction Surveys. If construction, grading, or other project-related improvements are scheduled during the nesting season of protected raptors and migratory birds, a focused survey for active nests of such birds shall be conducted by a qualified biologist within seven (7) days prior to the beginning of project-related activities. The results of the survey shall be sent to the City of Watsonville prior to the start of project activities. The minimum survey radii surrounding the work area shall be the following: i) 250 feet for passerines; ii) 500 feet for other small raptors such as accipiters; iii) 1,000 feet for larger raptors such as buteos. Nesting seasons are typically defined as follows: i) March 15 to August 30 for smaller bird species such as passerines; ii) February 15 to August 30 for raptors. The following measures shall be taken to avoid potential inadvertent destruction or disturbance of nesting birds on and near the project site as a result of construction-related vegetation removal and site disturbance: ▪ To avoid impacts to nesting birds, all construction-related activities (including but not limited to mobilization and staging, clearing, grubbing, vegetation removal, fence installation, demolition, and grading) shall occur outside the avian nesting season (generally prior to February 1 or after August 31). Active nesting is present if a bird is sitting in a nest, a nest has eggs or chicks in it, or adults are observed carrying food to the nest. ▪ If construction-related activities are scheduled to occur during the nesting season (generally February 1 through August 31), a qualified biologist shall conduct a habitat assessment and preconstruction nesting survey for nesting bird species no more than seven (7) days prior to initiation of work. A qualified wildlife biologist is an individual who possesses, at a minimum, a bachelor's or advanced degree, from an accredited university, with a major in biology, zoology, wildlife biology, natural resources science, or a closely related scientific discipline, at least two years of field experience in the biology and natural history of local plant, fish, and wildlife resources present at the development site, and knowledge of state and federal laws regarding the protection of sensitive and endangered species. The qualified biologist conducting the surveys shall be familiar with the breeding behaviors and nest structures of birds known to nest in the project site. Surveys shall be conducted at the appropriate times of day during periods of peak activity (i.e., early morning or dusk) and shall be of sufficient duration to observe movement patterns. Surveys shall be conducted within the Project area and 250 feet of the construction limits for nesting non-raptors and 1,000 feet for	Project Applicant	Prior to construction	City of Watsonville Planning Division and Public Works Inspector	Prior to issuance of any grading permit(s). The City shall review and approve the results of all pre-construction surveys and any measures recommended by the biologist to avoid sensitive species, which shall be noted on the final project plans. The project proponent shall not initiate any ground disturbing activity until applicant has submitted evidence to the City that Mitigation Measures BIO-1, BIO-2, BIO-3, and BIO-4 has been completed and are consistent with USFWS and/or CDFW permit requirements (if agency involvement is required). In addition, prior to ground disturbing activities, the City shall be provided with a written summary of the results of surveys by a qualified biologist	Dependent on pre-construction survey results. If necessary, nest protection buffers will be fenced off and active nest monitoring will be initiated prior to permit issuance.

Mitigation Measures	Party Responsible for Implementation	Implementation Timing	Agency Responsible for Monitoring	Monitoring Action	Monitoring Frequency
nesting raptors, as feasible. If the survey area is found to be absent of nesting birds, no further mitigation would be required. However, if project activities are delayed by more than seven (7) days, an additional nesting bird survey shall be performed. ▪ If pre-construction nesting bird surveys result in the location of active nests, no site disturbance (including but not limited to equipment staging, fence installation, clearing, grubbing, vegetation removal, fence installation, demolition, and grading), shall take place within the buffer zone established under BIO-2. Monitoring, by a qualified biologist, shall be required to ensure compliance with the relevant California Fish and Game Code requirements. Monitoring dates and findings shall be documented. Active nests found inside the limits of the buffer zones or nests within the vicinity of the project site showing signs of distress from Project activity, as determined by the qualified biologist, shall be monitored daily during the duration of the Project for changes in breeding behavior. If changes in behavior are observed (e.g., distress, disruptions), the buffer shall be immediately adjusted by the qualified biologist until no further interruptions to breeding behavior are detected. The nest protection buffers may be reduced if the qualified biologist determines in compliance with CDFW permit requirements (if any) that construction activities would not be likely to adversely affect the nest. If buffers are reduced, twice weekly monitoring may need to be conducted to confirm that construction activity is not resulting in detectable adverse effects on nesting birds or their young. The qualified biologist may implement an alternative monitoring schedule depending on the construction activity, season, and species potentially subject to impact, subject to compliance with CDFW permits (if any). Construction shall not commence within the prescribed buffer areas until a qualified biologist has determined that the young have fledged or the nest site is otherwise no longer in use. A report of the findings will be prepared by a qualified biologist and submitted to the City prior to the initiation of construction-related activities that have the potential to disturb any active nests during the nesting season. ▪ City staff will not issue permits for ground disturbing activities until after the site has been surveyed by a qualified biologist to ensure that no active nest disturbance or destruction will occur as a result of the project. If necessary, nest protection buffers will be fenced off and active nest monitoring will be initiated prior to permit issuance.				to ensure that no active bird nest disturbance or destruction of breeding bat roosts will occur as a result of the project. If necessary, nest protection buffers will be fenced off and active nest monitoring will be initiated prior to permit issuance. A qualified biologist will also provide worker-awareness training prior to any work within aquatic habitats or adjacent upland habitat where California red-legged frog has potential to occur.	

Mitigation Measures	Party Responsible for Implementation	Implementation Timing	Agency Responsible for Monitoring	Monitoring Action	Monitoring Frequency
BIO-2: Active Nest Buffer. The applicant shall designate active nests as "Ecologically Sensitive Areas" (ESA) and protect the nest (while occupied) during project activities with the establishment of a fence barrier surrounding the nest site. ▪ Buffer distances for bird nests should be site specific and an appropriate distance, as determined by the qualified biologist. The buffer distances should be specified to protect the bird's normal behavior to prevent nesting failure or abandonment. ▪ The qualified biologist shall have authority to order the cessation of all nearby project activities if the nesting birds exhibit abnormal behavior which may cause reproductive failure (nest abandonment and loss of eggs and/or young) until an appropriate buffer is established. ▪ Typical protective buffers between each identified nest site and construction site are as follows: 1) 300 feet for hawks, owls and eagles; 2) 50 feet for passerines. ▪ The qualified biologist shall monitor the behavior of the birds (e.g., adults and young, when present) at the nest site to ensure that they are not disturbed by project activities. ▪ Nest monitoring shall continue during project work until the young have completely left the nest site; as determined by the qualified biologist. ▪ No habitat removal or modification shall occur within the ESA-fenced nest zone until the young have fully fledged and will no longer be adversely affected by the project.	Project Applicant	Prior to construction	City of Watsonville Planning Division and Public Works Inspector	Review survey, confirm buffer zones (if required)	Once for survey/ Ongoing if nesting birds identified and until they have left the nest
BIO-3: California Red-Legged Frog and Western Pond Turtle Avoidance. Implementation of the following mitigation measure would reduce potential impacts to CRLF and WPT to less-than-significant. ▪ Silt fencing and orange construction fencing shall be erected along the project boundary, running parallel north to south along the perennial stream and around the seep wetland. The northern and southern ends of the silt and orange construction fencing shall extend at least 50 feet beyond the project site boundary to close off the work area. The bottom 4-6 inches of the fencing shall be buried to prevent wildlife from burrowing under the fence, allowing frogs or turtles entry to the work areas. ▪ Once the fences are erected and within 48 hours of initiating project construction, a qualified wildlife biologist (as defined under Mitigation Measure BIO-1 shall conduct a preconstruction survey of the project site in the	Project Applicant	Prior to and during construction	City of Watsonville Planning Division and Public Works Inspector	Confirm fencing, training, biological monitoring, and erosion control measures; review surveys	Ongoing

Mitigation Measures	Party Responsible for Implementation	Implementation Timing	Agency Responsible for Monitoring	Monitoring Action	Monitoring Frequency
vicinity of the fences to ensure that no frogs or turtles are trapped inside the project construction zone. During this preconstruction survey the biologist shall also inspect the fence to make sure it is installed correctly. The project lead (i.e. foreman) should alert the biologist if the exclusion fence is damaged and/or otherwise non-functioning and initiate repairs as soon as possible. In consultation with the qualified biologist, the project lead may also initiate a second survey to relocate any CRLF or WPT within the project fencing to outside the work area. ▪ Finally, a qualified biologist shall provide project contractors and construction crews with a worker-awareness program and oversee the placement of CRLF or WPT exclusion fencing before any work within aquatic habitats or adjacent upland habitats where CRLF or WPT have potential to occur. This program shall include a description of the species and its habitats, legal status and required protection, and all applicable mitigation measures.					
BIO-4: Wetland Avoidance and BMP Implementation. Prior to grading, sturdy construction fencing shall be placed along the development boundaries and no construction activities shall be allowed outside of those boundaries. A qualified biologist shall confirm the extent to which jurisdictional wetlands will be impacted by the project. The biologist shall provide a written report, including photos, to the City of Watsonville, and, to the extent required by project permits, to the Army Corps of Engineers, Regional Water Quality Control Board, and the California Department of Fish and Wildlife no more than 30 days after this visit.	Project Applicant	Prior to grading or construction	City of Watsonville Planning Division and Public Works Inspector	Review report and confirm fencing	Once
BIO-5: Develop and Implement a Habitat Restoration Plan. The applicant shall develop and implement a Habitat Restoration Plan to be submitted and approved by the City of Watsonville prior to the issuance of final grading plans to mitigate for direct impacts to the willow woodland. The plan will address the following: ▪ In order to mitigate for 0.040 acres removal of willow riparian habitat the Habitat Restoration Plan shall provide a minimum of 0.120 acres (a 3:1 ratio) of habitat restoration and enhancement the site. ▪ The plan shall include performance criteria against which to measure the project's success, a minimum of five years of maintenance and monitoring shall be included in order to demonstrate attainment of the performance criteria, and yearly status reports to be submitted to the City of Watsonville, and, to the extent required by project permits, to the Army Corps of Engineers, Regional Water Quality Control Board, and the California Department of Fish and Wildlife no later than December 31 of the year that	Project Applicant	Prior to grading or construction	City of Watsonville Planning Division and Public Works Inspector	Review Habitat Restoration Plan	Once

Mitigation Measures	Party Responsible for Implementation	Implementation Timing	Agency Responsible for Monitoring	Monitoring Action	Monitoring Frequency
monitoring occurred.					
CULTURAL RESOURCES & TRIBAL CULTURAL RESOURCES					
CUL-1: Conduct Archaeological Sensitivity Training for Construction Personnel. The Applicant shall retain a qualified professional archaeologist who meets U.S. Secretary of the Interior's Professional Qualifications and Standards to conduct an archaeological sensitivity training for construction personnel prior to commencement of excavation activities. The training session shall be carried out by a cultural resource professional with expertise in archaeology, who meets the U.S. Secretary of the Interior's Professional Qualifications and Standards. The Applicant and/or qualified professional archaeologist shall propose a date for scheduling the training at the pre-construction meeting with City staff. The Applicant shall notify the City **at least 48 hours before** holding the training and keep a log of all attendees. The training session shall include a handout and shall focus on how to identify archaeological resources that may be encountered during earthmoving activities and the procedures to be followed in such an event, the duties of archaeological monitors, and the general steps a qualified professional archaeologist would follow in conducting a salvage investigation, if one is necessary.	Project Applicant	Prior to grading or construction	Consulting archaeologist and City of Watsonville Public Works Inspector	Conduct training	Once (if entire team is trained at once)
CUL-2: Cease Ground-Disturbing Activities and Implement Treatment Plan if Archaeological Resources Are Encountered. The Applicant shall retain a qualified professional archaeologist who meets U.S. Secretary of the Interior's Professional Qualifications and Standards to conduct an archaeological sensitivity training for construction personnel prior to commencement of excavation activities. The training session shall be carried out by a cultural resource professional with expertise in archaeology, who meets the U.S. Secretary of the Interior's Professional Qualifications and Standards. The Applicant and/or qualified professional archaeologist shall propose a date for scheduling the training at the pre-construction meeting with City staff. The Applicant shall notify the City at least 48 hours before holding the training and keep a log of all attendees. The training session shall include a handout and shall focus on how to identify archaeological resources that may be encountered during earthmoving activities and the procedures to be followed in such an event, the duties of archaeological monitors, and the general steps a qualified professional archaeologist would follow in conducting a salvage investigation, if one is necessary.	Project Applicant	During construction	Consulting archaeologist and City of Watsonville Public Works Inspector	Review and confirm recommendations	As needed if resources are unearthed

Mitigation Measures	Party Responsible for Implementation	Implementation Timing	Agency Responsible for Monitoring	Monitoring Action	Monitoring Frequency
CUL-3: Conduct Archeological Resource Spot Check during Grading and Earth-moving Activities in Younger Alluvial Sediments. The Applicant shall retain an archaeologist, who meets the U.S. Secretary of the Interior's Professional Qualifications and Standards (qualified archaeologist) to conduct an archaeological spot check after excavation has reached two feet below ground surface. The check shall determine if excavations have exposed archaeological resources, or if there is significant potential remaining for discovery. Additional spot checks may be required at the discretion of the monitoring archaeologist. If archaeological resources are discovered during a spot check, a qualified archaeological monitor shall be required to monitor all subsequent ground moving activity. Multiple earth-moving construction activities may require multiple archaeological monitors, as deemed appropriate by the qualified archaeologist.	Project Applicant	During construction	Consulting archaeologist and City of Watsonville Public Works Inspector	Conduct spot checks	As needed, after excavation of two feet or more below the ground surface
CUL-4: Prepare Report Upon Completion of Monitoring Services. The archaeological monitor, under the direction of a qualified professional archaeologist who meets the U.S. Secretary of the Interior's Professional Qualifications and Standards, shall prepare a final report at the conclusion of archaeological monitoring (if required). The report shall be submitted to the Applicant, the NWIC, the City, and representatives of other appropriate or concerned agencies to signify the satisfactory completion of the project and required mitigation measures. The report shall include a description of resources unearthed, if any, evaluation of the resources with respect to the California Register and CEQA.	Project Applicant	During construction	Consulting archaeologist and City of Watsonville Public Works Inspector	Receive and review report	As needed if resources are unearthed
CUL-5: Cease Ground-Disturbing Activities and Notify County Coroner If Human Remains Are Encountered. If human remains are unearthed during implementation of the proposed project, the County of Santa Cruz and the Applicant shall comply with State Health and Safety Code Section 6050.5. The County of Santa Cruz and the Applicant shall immediately notify the County Coroner and no further disturbance shall occur until the County Coroner has made the necessary findings as to origin and disposition pursuant to PRC Section 5097.98. If the remains are determined to be of Native American descent, the coroner has 24 hours to notify the Native American Heritage Commission (NAHC). The NAHC shall then identify the person(s) thought to be the Most Likely Descendent (MLD). After the MLD has inspected the remains and the site, they have 48 hours to recommend to the landowner the treatment and/or disposal, with appropriate dignity, the human remains and any associated funerary objects. Upon the reburial of the human remains, the MLD shall file a record of	Project Applicant	During construction	Consulting archaeologist and City of Watsonville Public Works Inspector	Review and confirm recommendations	As needed if human remains are unearthed

Mitigation Measures	Party Responsible for Implementation	Implementation Timing	Agency Responsible for Monitoring	Monitoring Action	Monitoring Frequency
the reburial with the NAHC and the project archaeologist shall file a record of the reburial with the CHRIS-NWIC. If the NAHC is unable to identify a MLD, or the MLD identified fails to make a recommendation, or the landowner rejects the recommendation of the MLD and the mediation provided for in Subdivision (k) of Section 5097.94, if invoked, fails to provide measures acceptable to the landowner, the landowner or his or her authorized representative shall inter the human remains and items associated with Native American human remains with appropriate dignity on the property in a location not subject to further and future subsurface disturbance.					
GEOLOGY AND SOILS					
GEO-1: California Building Code. All construction activities shall meet the California Building Code regulations for seismic safety. Construction plans shall be subject to review and approval of the City prior to the issuance of a building permit. All work shall be subject to inspection by the City and must conform to all applicable code requirements and approved improvement plans prior to final inspection approval or the issuance of a certificate of occupancy. The Applicant shall be responsible for notifying construction contractors about California Building Code regulations for seismic safety.	Project Applicant	Prior to issuance of building permit(s)	City of Watsonville Building Division	Review construction plans	Once
GEO-2: Erosion and Sediment Control Plan or Stormwater Pollution Prevention Plan. The Applicant shall submit an Erosion and Sediment Control Plan or Stormwater Pollution Prevention Plan prepared by a registered professional engineer or qualified stormwater pollution prevention plan developer as an integral part of the grading plan. The Plan shall be subject to review and approval of the City prior to the issuance of a grading permit. The Plan shall include all erosion control measures to be used during construction, including run-on control, sediment control, and pollution control measures for the entire site to prevent discharge of sediment and contaminants into the drainage system. The Plan shall include the following measures as applicable: ▪ Throughout the construction process, ground disturbance shall be minimized, and existing vegetation shall be retained to the extent possible to reduce soil erosion. All construction and grading activities, including short-term needs (equipment staging areas, storage areas and field office locations) shall minimize the amount of land area disturbed. Whenever possible, existing disturbed areas shall be used for such purposes. ▪ All drainage ways, wetland areas and creek channels shall be protected from silt and sediment in storm runoff using appropriate BMPs such as silt fences,	Project Applicant	Prior to issuance of grading permit(s)	City of Watsonville Public Works Inspector	Review Erosion Control Plan	Once for review of Erosion Control Plan; Ongoing for conformance with erosion control measures during construction

Mitigation Measures	Party Responsible for Implementation	Implementation Timing	Agency Responsible for Monitoring	Monitoring Action	Monitoring Frequency
diversion berms and check dams. Fill slopes shall be stabilized and covered when appropriate. All exposed surface areas shall be mulched and reseeded. All cut and fill slopes shall be protected with hay mulch and/or erosion control blankets, as appropriate. ▪ All erosion control measures shall be installed according to the approved plans prior to the onset of the rainy season but no later than October 15th. Erosion control measures shall remain in place until the end of the rainy season but may not be removed before April 15th. The applicant shall be responsible for notifying construction contractors about erosion control requirement. ▪ Example design standards for erosion and sediment control include, but are not limited to, the following: avoiding disturbance in especially erodible areas; minimizing disturbance on slopes exceeding 30 percent; using berms, swales, ditches, vegetative filter strips, and catchbasins to prevent the escape of sediment from the site; conducting development in increments; and planting bare soils to restore vegetative cover. ▪ The applicant will also develop an inspection program to evaluate if there is any significant on-site erosion as a result of the rainfall. If there were problem areas at the site, recommendations will be made to improve methods to manage on-site erosion.					
GEO-3: Conduct Paleontological Sensitivity Training for Construction Personnel. The Applicant shall retain a professional paleontologist, who meets the qualifications set forth by the Society of Vertebrate Paleontology and shall conduct a paleontological sensitivity training for construction personnel prior to commencement of excavation activities. The Applicant and/or qualified professional paleontologist shall propose a date for scheduling the training at the pre-construction meeting with City staff. The Applicant shall notify the City **at least 48 hours before** holding the training and keep a log of all attendees. The training will include a handout and will focus on how to identify paleontological resources that may be encountered during earthmoving activities and the procedures to be followed in such an event, the duties of paleontological monitors, notification and other procedures to follow upon discovery of resources, and the general steps a qualified professional paleontologist would follow in conducting a salvage investigation if one is necessary.	Project Applicant	Prior to grading or construction	Consulting paleontologist and City of Watsonville Public Works Inspector	Conduct training	Once (if entire team is trained at once)
GEO-4: Cease Ground-Disturbing Activities and Implement Treatment Plan if Paleontological Resources Are Encountered. If paleontological resources and or	Project Applicant	During construction	Consulting paleontologist and	Review and confirm recommendations	As needed if resources are

Mitigation Measures	Party Responsible for Implementation	Implementation Timing	Agency Responsible for Monitoring	Monitoring Action	Monitoring Frequency
unique geological features are unearthed during ground-disturbing activities, ground-disturbing activities shall be halted or diverted away from the vicinity of the find so that the find can be evaluated. A buffer area of at least 50 feet shall be established around the find where construction activities shall not be allowed to continue until appropriate paleontological treatment plan has been approved by the Applicant and the City. Work shall be allowed to continue outside of the buffer area. The Applicant and City shall coordinate with a professional paleontologist, who meets the qualifications set forth by the Society of Vertebrate Paleontology, to develop an appropriate treatment plan for the resources. Treatment may include implementation of paleontological salvage excavations to remove the resource along with subsequent laboratory processing and analysis or preservation in place. At the paleontologist's discretion and to reduce construction delay, the grading and excavation contractor shall assist in removing rock samples for initial processing.			City of Watsonville Public Works Inspector		unearthed
HAZARDS & HAZARDOUS MATERIALS					
HAZ-1: Asbestos Containing Materials. Per recommendations in the Phase I Environmental Site Assessment (ESA) performed for the project site, prior to any redevelopment or demolition activities the Applicant shall: (1) survey the existing on-site structures for the presence of asbestos containing materials (to be conducted by an OSHA-certified inspector); and (2) if building elements containing any amount of asbestos are present, prepare a written Asbestos Abatement Plan describing activities and procedures for removal, handling, and disposal of these building elements using EPA- and/or OSHA-approved procedures, work practices, and engineering controls.	Project Applicant	Prior to demolition	City of Watsonville Building Division and Public Works Inspector	Review survey results and Asbestos Abatement Plan, if needed	Once to review survey results; Ongoing during demolition activities if asbestos containing materials are present
HAZ-2: Lead-based Paints. The Applicant shall test the existing on-site structures for lead-based paint. If present, the lead-based paint shall be removed and disposed of following lead abatement performance standards included in the U.S. Department of Housing and Urban Development Guidelines for Evaluation and Control of Lead-Based Paint program, in compliance with Title 8 California Code of Regulations (including Section 1532.1).	Project Applicant	Prior to demolition	City of Watsonville Building Division and Public Works Inspector	Review inspection results	Once to review inspection results; Ongoing during demolition activities if lead-based paint is present
TRANSPORTATION					
TRANS-1: Existing Plus Project Impacts on the Auto Center Drive & Marin Street Intersection. To improve driving conditions at the Auto Center Drive & Marin Street intersection, the City shall require the following improvements:	Project Applicant	Prior to issuance of occupancy permit	City of Watsonville Public Works & Utilities Department	Implement changes to Marin Street and Auto Center Drive North &	Once

Mitigation Measures	Party Responsible for Implementation	Implementation Timing	Agency Responsible for Monitoring	Monitoring Action	Monitoring Frequency
				South	

Auto Center Drive South of Marin Street

- Provide approximately 280 feet of Striping Detail 22 (Centerline).
- Provide approximately 350 feet of Striping Detail 27B (Right Edgeline) and create a painted bulb-out for vehicles entering from Auto Center Drive. Within the painted bulb-out, add 6" diagonal white striping with 15' spacing. The right edgeline striping would move the center of the road away from the curb allowing for better visibility.
- Provide "Intersection Ahead" signage (W1-10e) with "Speed Sign" (W13-1P) with 20 mph speed and a custom "Limited Sight Distance" sign. Place at point of curvature for Northbound approach according to MUCTD Table 2C-4. This sign would warn drivers of the approaching intersection to be aware of cross traffic and to reduce speed.

Marin Street

- Move the 12-inch stop bar closer to the curb line along with new "STOP" markings. This will allow drivers to pull up further into the new 8-foot parking lane to increase visibility along Auto Center Drive.
- Provide approximately 75 feet of Striping Detail 22 (Centerline) to shift the westbound intersection approach to the north. This would allow for more visibility on the Auto Center Drive northbound approach.
- Extend red curb on the south curb approximately 85 feet. This red curb would remove approximately three on-street parking spaces. This would prevent drivers from parking in the painted bulb-out.
- Extend red curb on the north curb approximately 30 feet. This red curb would remove approximately one on-street parking space to allow more space for drivers to approach the intersection.

Auto Center Drive North and Marin Street

- Extend red curb approximately 120 feet on the east curb and provide "No Parking Anytime" signage. This would remove approximately five (5) on-street parking spaces. Red curb would make parking illegal along the eastern curb allowing southbound sight distance to be unobstructed.
- Provide "Intersection Ahead" signage (W1-10e) with "Speed Sign" (W13-1P) with 20 mph speed and a custom "Limited Sight Distance" sign. Place at point of curvature for southbound approach according to MUCTD Table 2C-4. This sign would warn drivers of the approaching intersection to be aware of cross

Mitigation Measures	Party Responsible for Implementation	Implementation Timing	Agency Responsible for Monitoring	Monitoring Action	Monitoring Frequency
traffic and to reduce speed. ▪ Provide speed feedback sign similar to existing signage on east side of Auto Center Drive. Place at point of curvature for southbound approach according to MUCTD Table 2C-4. ▪ Provide approximately 200 feet of Striping Detail 22 (Centerline) and Striping Detail 27B (Right Edgeline) for the Northbound approach. Right edgeline striping would be 8-feet from the curb. This striping would reduce confusion for vehicles traveling northbound. Provide approximately 490 feet of Striping Detail 27B (Right Edgeline) for the Southbound approach. This striping would move the center of the road away from the curb allowing for better visibility.					
TRANS-2: Construction Period Transportation Impacts. The Applicant shall submit a Construction Period Traffic Control Plan to the City for review and approval. The plan shall include traffic safety guidelines compatible with section 12 of the Caltrans Standard Specifications ("Construction Area Traffic Control Devices") to be followed during construction. The plan shall also specify provision of adequate signing and other precautions for public safety to be provided during project construction. In particular, the plan shall include a discussion of bicycle and pedestrian safety needs due to project construction and later, project operation. In addition, the plan shall address emergency vehicle access during construction. The applicant or their general contractor for the project shall notify the Public Works & Utilities Department and local emergency services (i.e., the Police and Fire Departments) prior to construction to inform them of the proposed construction schedule and that traffic delays may occur. Prior to approval of a grading permit, the City shall review and approve the project Construction Period Traffic Control Plan. During construction, the City shall periodically verify that traffic control plan provisions are being implemented:	Project Applicant	Prior to issuance of grading permit(s)	City of Watsonville Public Works Inspector	Review Construction Period Traffic Control Plan and confirm implementation	Once to review plan; Ongoing during grading and construction activities

RESOLUTION NO. _____ (CM)

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WATSONVILLE APPROVING A LOT LINE ADJUSTMENT, DENSITY BONUS, SPECIAL USE PERMIT/SPECIFIC DEVELOPMENT PLAN WITH DESIGN REVIEW AND ENVIRONMENTAL REVIEW FOR APPLICATION NO. (PP2019-14) FILED BY MIDPEN HOUSING CORPORATION, APPLICANT, TO CONSTRUCT A 72 UNIT MULTI-FAMILY AFFORDABLE HOUSING DEVELOPMENT ON A 4.7± ACRE PARCEL LOCATED AT 139, 141, 161 MILES LANE AND 201 KIMBERLY LANE, WATSONVILLE, (APN'S: 016-491-01, -02, & -03, & 016-111-44)

WHEREAS, on January 16, 2019, an application for a Lot Line Adjustment, Density Bonus, Special Use Permit/Specific Development Plan with Design Review and Environmental Review (PP2019-14) for the construction of a (72) seventy-two unit multi-family affordable housing development on a 4.7±-acre parcel located at 139, 141, 161 Miles Lane and 201 Kimberly Lane, Watsonville, was filed by MidPen Housing Corporation, applicant; and

WHEREAS, a Lot Line Adjustment is a minor relocation of the boundary or boundaries between four or fewer existing adjoining parcels, where the land taken from once parcel is added to an adjoining parcel with no more parcels being created than originally existed; and

WHEREAS, a Lot Line Adjustment is typically reviewed and approved administratively by the City's Minor Land Division Committee, however because the requested Lot Line Adjustment is part of a number of other requested entitlements, it is being recommended by the Planning Commission to be approved by the City Council; and

WHEREAS, the Density Bonus application originally included a request of three concessions to reduce certain development standards and zoning code requirements.

Namely, the applicant requested reducing the minimum net land area per unit requirement, allowing both residential and non-residential uses onsite, and reducing parking. At the time, the parking reduction request did not constitute a concession, since the proposed number of parking spaces were consistent with the alternative provisions are set forth in the City's zoning code for affordable housing projects, in accordance with state law; and

WHEREAS, the Density Bonus request is still required to allow a residential density greater than the maximum allowed per the General Plan. In a revised Density Bonus Housing Plan, the applicant notes that recent changes to state Density Bonus law permits housing developments to receive a density bonus of up to 80 percent if 100 percent of the total units are for lower income households. The applicant further clarified the reduced parking concession request at 6.4 percent fewer stalls than required per the provisions set forth in the City's zoning code for affordable housing projects; and

WHEREAS, pursuant to Section 65915 of Chapter 4.3 of Division 1 of Title 7 of the California Government Code (GOV), when an applicant seeks a density bonus for a housing development within the jurisdiction of a city, county, or city and county, that local government shall comply with this section; and

WHEREAS, Section 14-12.400 of the Watsonville Municipal Code requires approval of a Design Review Permit, acceptable to the Zoning Administrator for commercial, industrial, and multi-family residential construction; and

WHEREAS, the Special Use Permit and Design Review Permit are being processed concurrently; and

WHEREAS, recommendation by the by the Planning Commission, adoption by Ordinance of a Planned Development District by the City Council, and issuance of special use permit by the City Council after adoption of a Planned Development District shall in each instance be passed by at least five (5) affirmative votes; and

WHEREAS, the project was reviewed by the Planning Commission on May 5 2020, at which time the Planning Commission adopted Resolution No. 12-20 (PC), recommending that the City Council approve the Lot Line Adjustment, Density Bonus, Planned Development Overlay, Special Use Permit with Design Review and Specific Development Plan and Environmental Review (PP2019-14) for the construction of a (72) seventy-two unit multi-family affordable housing development on a 4.7±-acre parcel located at 139, 141, 161 Miles Lane and 201 Kimberly Lane, Watsonville; and

WHEREAS, notice of time and place of the hearing to consider approval of Application No. PP2019-14 was given at the time and in the manner where appropriate public noticing procedures have been followed and a public hearing was held according to Section 14-10.900 of the Watsonville Municipal Code; and

WHEREAS, the City Council has considered all evidence received, both oral and documentary, and the matter was submitted for decision.

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

Good cause appearing, and upon the Findings, attached hereto and incorporated herein as Exhibit “A”, the City Council of the City of Watsonville does hereby approve the Lot Line Adjustment, Density Bonus, Special Use Permit/Specific Development Plan with Design Review and Environmental Review (PP2019-14), subject to the Conditions of

Approval attached hereto and marked as Exhibit “B,” and approve the Special Use Permit/Specific Development Plan with Design Review and Development Review, attached hereto and marked as Exhibit “C” for the construction of a (72) seventy-two unit multi-family affordable housing development on a 4.7±-acre parcel located at 139, 141, 161 Miles Lane and 201 Kimberly Lane, Watsonville.

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CITY OF WATSONVILLE
CITY COUNCIL

EXHIBIT "A"

Application No: PP2019-14
APNs: 016-491-01, -02, & -03, & 016-111-44
Applicant: MidPen
Hearing Date: June 23, 2020

DENSITY BONUS FINDINGS (WMC § 14-47.140[b])

1. The application is eligible for a Density Bonus and any concessions, or incentives requested if conforms to all standards included in Chapter 14-47 and includes a financing mechanism for all implementation and monitoring costs.

Supportive Evidence
The project will provide a 100 percent affordable rental housing development, serving extremely low-income, very low-income, and low-income households, and therefore is eligible for up to an 80 percent density bonus and three concessions, per state Density Bonus law. GOV § 65915.

2. Any requested incentive or concession will result in identifiable, financially sufficient, and actual cost reductions based upon appropriate financial analysis and documentation as described in Section 14-47.130 of Chapter 14-47.

Supportive Evidence
In the Density Bonus Housing Plan, the applicant indicates that the parking reduction is critical to developing an affordable housing project with enough units to be financially viable over the lifetime of the buildings. The challenging site topography and natural areas minimize the developable portion of the site. Without a parking reduction, the applicant would have to expand the amount of level surfaces necessary for constructing parking stalls, which would require costly site improvements (e.g., retaining walls, soil excavation, offhauling).

The partnership between MidPen and Encompass allows proportioning the purchase price of their division of land, sharing the cost of obtaining entitlements with a single design team, and minimizing the construction costs through shared road and utility infrastructure and site circulation.

The applicant provided a pro form to demonstrate that the requested concessions result in identifiable and actual cost reductions and, thereby, provide evidence that the cost reduction allows the applicant to provide affordable rents.

3. If the Density Bonus is based all or in part on donation of land, the approval body has made the findings included in Section 14-47.070(c) of Chapter 14-47.

Supportive Evidence
Not applicable. The proposed project does not involve a land donation.

4. If the Density Bonus, incentive, or concession is based all or in part on the inclusion of a Day Care Center, the approval body has made the findings required by Section 14-47.080(b) of Chapter 14-47.

Supportive Evidence
Not applicable. The proposed project does not include a Day Care Center.

5. A Density Bonus Housing Agreement in recordable form has been signed by the owner of the Residential Development with terms and conditions reasonably to satisfy the requirements of Chapter 14-47 and the Density Bonus Program Guidelines.

Supportive Evidence
The project will provide a 100 percent affordable rental housing development, serving extremely low-income, very low-income, and low-income households. More than 50 percent of the units are proposed to be restricted to be affordable to households earning 60 percent of Area Median Income or below with no units service households earning more than 80 percent of Area Median Income. Regulatory agreements setting forth affordability restrictions shall be recorded when all financing has been secured. Affordability restrictions shall be in place for at least 55 years. A condition of approval requires the applicable to record a Density Bonus Housing Agreement in accordance with the requirements of Chapter 14-47 and the Density Bonus Program Guidelines prior to issuance of a building permit.

SPECIAL USE PERMIT FINDINGS (WMC § 14-12.513)

The proposed mix of uses are permitted conditionally in the underlying RM-2 Zoning District. Apartments with 17 or more units are permitted conditionally with issuance of a Special Use Permit. In addition, a residential care facility for seven or more persons is also permitted with issuance of a Special Use Permit.

The purpose of the Special Use Permit is to formally allow a mix of residential and non-residential uses per the PD Overlay District, consisting of 72 affordable housing units (owned and operated by MidPen) and the replacement of an existing residential substance abuse treatment facility with a new residential substance abuse treatment facility and new outpatient rehabilitation facility (owned and operated by Encompass).

1. The proposed use at the specified location is consistent with the policies embodied in the adopted General Plan and the general purpose and intent of the applicable district regulations.

Supportive Evidence
The majority of the project site is designated Residential Medium Density on the General Plan Land Use Diagram and is within the RM-2 (Multiple Residential-Medium Density) Zoning District. The purpose of the Residential Medium Density designation is to provide living environments through various forms of

housing developments, including apartments, at densities between 8 and 13.99 dwelling units per net acre. Per state law, the project is eligible for a density bonus of up to 80 percent greater than the maximum allowed because it is a 100 percent affordable housing project. The project would not result in a residential density that exceeds the maximum allowed per state Density Bonus law and would help accomplish the community's affordable family housing goals in the Housing Element.

A small portion of the project site is designated Environmental Management and is within the EM-OS (Environmental Management Open Space) Zoning District. This area corresponds with the portion of the upper reaches of the Watsonville Slough that runs through the low-lying portion of the site and has been set aside for the protection and preservation of natural resources, such as wetlands, sloughs, and wildlife habitat. No development is proposed within this area.

The proposed project is consistent with the following General Plan goals, policies, and implementation measures concerning housing, land use compatibility, design, site improvement, and wildlife habitat protection:

- **Housing Element Goal 3.0: Housing Production** – Provide housing opportunity for Watsonville's share of the regional housing need for all income groups.

- **Housing Element Policy 3.1** – Encourage the production of housing that meets the needs of all economic segments, including lower, moderate, and above moderate-income households, to achieve a balanced community.

- **Housing Element Policy 3.2** – Provide high quality rental and ownership housing opportunities for current and future residents that are affordable to a diverse range of income levels.

- **Housing Element Policy 3.4** – Continue to implement the Affordable Housing Ordinance, Density Bonus Ordinance, and other programs as a means of integrating affordable units within new residential development.

- **Housing Element Policy 4.2** – Implement and enforce residential design guidelines to ensure that the community's expectations are met with respect to the quality and style of housing projects.

- **Housing Element Program 18: Design Review Process** – The City will continue to use the Livable Community Residential Design Guidelines in concert with the City's General Plan, Zoning and Subdivision Ordinance and other area plans. The City will continue to ensure that projects comply with the City's design review process and the Design Guidelines.

- **Goal 4.7 Land Use Suitability** – Ensure that the orderly development of land for the needs of the existing and projected population within in the City limit and Sphere of Influence is based on the land's overall suitability, including: the accessibility of existing and proposed public facilities,

services, and utilities, physical and financial constraints; and/or growth inducing impacts.

- **Policy 4.G Land Use Suitability** – The City shall encourage the development of urban uses on those lands best suited for urban uses and discourage it on lands unsuited for urban uses.

- **Goal 4.2: Neighborhoods** – Conserve and improve the living environment of existing Watsonville neighborhoods.

- **Policy 4.B: Neighborhood Preservation** – The City shall plan for the protection of existing neighborhood qualities and the provision of adequate neighborhood facilities in developing areas.

- **Implementation Measure 4.B.2: New Neighborhood Facilities** – The City shall utilize land use controls, such as, specific plan, LOS standards, and zoning development controls, to ensure balanced neighborhood development in a compact pattern, and to avoid premature extension of public facilities and services.

- **Implementation Measure 4.A.2: Land Use Compatibility** – The City shall monitor housing production to ensure compatibility with surrounding land uses.

- **Goal 5.1 Visual Resources** – Preserve and enhance the built and natural visual resources within Watsonville.

- **Goal 5.2 Community Appearance** – Blend new development and recognized values of community appearance and scenic qualities, and ensure that new development enhances, rather than detracts from its surroundings.

- **Goal 5.6 Urban Design** – Achieve high standards of street, site and building design that are both efficient, and aesthetically pleasing.

- **Policy 5.A Project Design Review** – The preservation of visual resources shall be accomplished through the design review process.

- **Policy 5.B Design Consistency** – The City shall review new development proposals to encourage high standards of urban design and to ensure that elements of architectural design and site orientation do not degrade or conflict with the appearance of existing structures.

- **Implementation Measure 5.A.4: Development Standards** – In addition to the Design Review Guidelines, the City shall use the adopted standards for multiple family residential developments to ensure that medium- and high-density development is designed so as to enhance rather than detract from the urban environment.

- **Implementation Measure 5.B.3: Enhancement** – The City shall utilize the development standards, zoning ordinance regulations for each district, and the design review guidelines to ensure that new development is an asset to the existing neighborhood and community with regard to parking, landscaping, open space, and project design.

- **Goal 9.5 Water Quality** – Ensure that surface and groundwater resources are protected.

- **Policy 9.D Water Quality** – The City shall provide for the protection of water quality to meet all beneficial uses, including domestic, agricultural, industrial, recreational, and ecological uses.

- **Goal 9.8 Wildlife Habitat** – Preserve and protect the remaining areas of wildlife habitat for their scenic and scientific value.

- **Policy 9.F Wildlife Habitat Protection** – The City shall designate for open space and environmental management those areas rich in wildlife species and fragile in ecological makeup. These habitat zones shall be made part of the greenbelt where appropriate.

The project would provide housing within an existing neighborhood on land designated for residential development. The units would be 100 percent affordable and accommodate people of low, very low, and extremely low-income levels. The 72 units would contribute towards achieving the RHNA figures in the City's 2015-2023 Housing Element for these income categories. The City's 2015-2023 Housing Element also identifies the two vacant parcels onsite for development. To allow development of 72 affordable housing units, the applicant has submitted a Density Bonus application in accordance with state Density Bonus law and the City's Density Bonus Ordinance.

The project would also replace the existing residential substance abuse treatment facility at 161 Miles Lane with a new residential substance use disorder treatment facility and an outpatient rehabilitation facility. These facilities provide a valuable service for the community and are complementary with the affordable housing component of the project.

The site abuts existing utilities that can be extended to serve the project. The project is not anticipated to induce population growth other than the residents that would directly inhabit the proposed residential units.

The project is consistent with all development regulations of the RM-2 Zoning District and the City of Watsonville Residential Development Standards for multi-family rental projects with approval of the requested concessions and modifications to development regulations. Additionally, the project is consistent with the City of Watsonville Livable Community Residential Design Guidelines (2001).

The proposed project does not encroach on land designated Environmental Management. Pursuant to WMC Section 6-3-535, the project is required to

comply with the City's post-construction stormwater requirements, which are intended to minimize stormwater pollution and thereby protect receiving waterbodies, such as rivers, creeks and wetlands.

2. The proposed use is compatible with and preserves the character and integrity of adjacent development and neighborhoods and includes improvements or modifications either on-site or within the public rights-of-way to mitigate development related adverse impacts such as traffic, noise, odors, visual nuisances, or other similar adverse effects to adjacent development and neighborhoods.

Supportive Evidence

The proposed project would provide infill housing within an existing residential neighborhood. Single- and multi-family dwellings comprise nearby residences. Several apartment buildings are located across the street from the project site at 130, 136, and 154 Miles Lane.

The proposed project would not generate traffic in such an amount that would overload the street network outside the development. An Initial Study has been prepared for the proposed project, which includes a Traffic Impact Study. Transportation-related impacts were found to be less than significant with mitigation incorporated. Identified measures that mitigate potential impacts to Auto Center Drive and Marin Street Intersection have been included as conditions of approval.

Nighttime illumination has the potential to change ambient lighting conditions and create a visual nuisance. The proposed lighting provides adequate light to illuminate the site, consistent with light levels in a residential neighborhood. The photometric analysis prepared for the project demonstrate that anticipated light intensities would not result in a visual nuisance. Little to no light would spill over onto adjoining residential properties and into nearby riparian habitat. Any potential spillover light would be further obscured from view by landscape plantings and fencing. Therefore, the project is not anticipated to create a glare nuisance.

The proposed trash enclosures could attract nuisance pest species because of the close proximity of nearby riparian habitat. Unless these enclosures are carefully maintained, they could attract Norway rat, raccoon, opossum and other nuisance pest species that could become dependent on this possible food source, disrupting natural behaviors and creating nuisance conditions. A condition of approval requires the applicant to develop a monitoring program to be implemented by future tenants to ensure trash areas are routinely cleaned and secured at night.

3. The proposed use will not generate pedestrian or vehicular traffic which will be hazardous or conflict with the existing and anticipated traffic in the neighborhood.

Supportive Evidence

The proposed project would not generate traffic which would be hazardous or conflict with existing and anticipated traffic in the neighborhood. An Initial Study has been prepared for the proposed project, which includes a Traffic Impact Study. Transportation-related impacts were found to be less than significant with mitigation incorporated. Identified measures that mitigate potential impacts to Auto Center Drive and Marin Street Intersection have been included as conditions of approval.

4. **The proposed use incorporates roadway improvements, traffic control devices or mechanisms, or access restrictions to control traffic flow or divert traffic as needed to reduce or eliminate development impacts on surrounding neighborhood streets.**

Supportive Evidence

Direct access to the project site would occur from new driveways located along Miles Lane. As mentioned previously, mitigation measures to reduce transportation-related impacts to a less than significant level have been included as conditions of approval. No other roadway improvements, traffic control devices or access restrictions to control or divert traffic flow is needed.

5. **The proposed use incorporates features to minimize adverse effects, including visual impacts and noise, of the proposed special use on adjacent properties.**

Supportive Evidence

The project involves providing infill housing within an existing residential neighborhood. The project would also avoid areas set aside for the protection and preservation of natural resources, such as the portion of the upper reaches of the Watsonville Slough that traverses the site.

The project is designed in accordance with the City of Watsonville Livable Community Residential Design Guidelines. The project provides buildings that are well-composed, balanced, and appropriately articulated on all sides and have facades with materials and architectural details that are aesthetically pleasing and harmonious. The massing of wall and roof planes are broken up by the use of balconies, dormers, trim, offsets in surfaces, and varying roof heights. Buildings materials are primarily alternative vertical and horizontal cement fiber siding (painted different colors) to provide a smooth lap siding appearance; a belly band divides vertical and horizontal siding. Parking is unobtrusively tucked under buildings 1, 3, 4, 5 and 6. Surface lots in view of the public right-of-way have landscaping and/or fencing to help screen parking spaces from view and minimize their visual impact. Building 3 steps down from three to two floors near the property boundary shared with the mobile home park.

The project would not create a visual impact on adjoining residential properties or nearby riparian habitat. Little to no light would spill over onto adjoining residential properties and into nearby riparian habitat. Any potential spillover light would be further obscured from view by landscape plantings and fencing.

Therefore, the project is not anticipated to create a new source of potential light spillover or glare nuisance.

In addition, the project's trash enclosures would not attract nuisance pest species, such as Norway rat, raccoon, and opossum, with implementation of the condition of approval requiring regular monitoring of said enclosures to ensure they are routinely cleaned and secured at night.

6. The proposed special use complies with all additional standards imposed on it by the particular provisions of this chapter and all other requirements of this title applicable to the proposed special use and uses within the applicable base zoning district.

Supportive Evidence

There are no additional standards applicable to a mix of uses consisting of affordable housing and an inpatient/outpatient substance abuse treatment and rehabilitation facility.

As discussed previously, the project is designed in accordance with the City of Watsonville Livable Community Residential Design Guidelines. A condition of approval requires the installation of street frontage improvements to City standards.

7. The proposed special use will not be materially detrimental to the public health, safety, convenience and welfare, and will not result in material damage or prejudice to other property in the vicinity.

Supportive Evidence

The project involves providing infill housing within an existing residential neighborhood and would avoid areas set aside for the protection and preservation of natural resources, such as the portion of the upper reaches of the Watsonville Slough that traverses the site. The project would also replace the existing residential substance abuse treatment facility at 161 Miles Lane with a new residential substance use disorder treatment facility and an outpatient rehabilitation facility. These facilities provide a valuable service for the community and are complementary with the affordable housing component of the project. Therefore, the project would not materially damage or prejudice other property in the vicinity.

In addition, the project site is within a developed area that is currently served by municipal services, including water, sewer, police and fire, and therefore would not cause a serious public health or safety problem to future residents and substance use disorder patients onsite.

DESIGN REVIEW FINDINGS (WMC § 14-12.403)

1. The proposed development is consistent with the goals and policies embodied in the adopted General Plan and the general purpose and intent of the applicable district regulations.

Supportive Evidence

The majority of the project site is designated Residential Medium Density on the General Plan Land Use Diagram and is within the RM-2 (Multiple Residential-Medium Density) Zoning District. The purpose of the Residential Medium Density designation is to provide living environments through various forms of housing developments, including apartments, at densities between 8 and 13.99 dwelling units per net acre. Per state law, the project is eligible for a density bonus of up to 80 percent greater than the maximum allowed because it is a 100 percent affordable housing project. The project would not result in a residential density that exceeds the maximum allowed per state Density Bonus law and would help accomplish the community's affordable family housing goals in the Housing Element.

A small portion of the project site is designated Environmental Management and is within the EM-OS (Environmental Management Open Space) Zoning District. This area corresponds with the portion of the upper reaches of the Watsonville Slough that runs through the low-lying portion of the site and has been set aside for the protection and preservation of natural resources, such as wetlands, sloughs, and wildlife habitat. No development is proposed within this area.

The proposed project is consistent with the following General Plan goals, policies, and implementation measures concerning housing, land use compatibility, design, site improvement, and wildlife habitat protection:

- **Housing Element Goal 3.0: Housing Production** – Provide housing opportunity for Watsonville's share of the regional housing need for all income groups.

- **Housing Element Policy 3.1** – Encourage the production of housing that meets the needs of all economic segments, including lower, moderate, and above moderate-income households, to achieve a balanced community.

- **Housing Element Policy 3.2** – Provide high quality rental and ownership housing opportunities for current and future residents that are affordable to a diverse range of income levels.

- **Housing Element Policy 3.4** – Continue to implement the Affordable Housing Ordinance, Density Bonus Ordinance, and other programs as a means of integrating affordable units within new residential development.

- **Housing Element Policy 4.2** – Implement and enforce residential design guidelines to ensure that the community's expectations are met with respect to the quality and style of housing projects.

- **Housing Element Program 18: Design Review Process** – The City will continue to use the Livable Community Residential Design Guidelines in concert with the City's General Plan, Zoning and Subdivision Ordinance and other area plans. The City will continue to ensure that projects comply with the City's design review process and the Design Guidelines.

- **Goal 4.7 Land Use Suitability** – Ensure that the orderly development of land for the needs of the existing and projected population within in the City limit and Sphere of Influence is based on the land's overall suitability, including: the accessibility of existing and proposed public facilities, services, and utilities, physical and financial constraints; and/or growth inducing impacts.

- **Policy 4.G Land Use Suitability** – The City shall encourage the development of urban uses on those lands best suited for urban uses and discourage it on lands unsuited for urban uses.

- **Goal 4.2: Neighborhoods** – Conserve and improve the living environment of existing Watsonville neighborhoods.

- **Policy 4.B: Neighborhood Preservation** – The City shall plan for the protection of existing neighborhood qualities and the provision of adequate neighborhood facilities in developing areas.

- **Implementation Measure 4.B.2: New Neighborhood Facilities** – The City shall utilize land use controls, such as, specific plan, LOS standards, and zoning development controls, to ensure balanced neighborhood development in a compact pattern, and to avoid premature extension of public facilities and services.

- **Implementation Measure 4.A.2: Land Use Compatibility** – The City shall monitor housing production to ensure compatibility with surrounding land uses.

- **Goal 5.1 Visual Resources** – Preserve and enhance the built and natural visual resources within Watsonville.

- **Goal 5.2 Community Appearance** – Blend new development and recognized values of community appearance and scenic qualities, and ensure that new development enhances, rather than detracts from its surroundings.

- **Goal 5.6 Urban Design** – Achieve high standards of street, site and building design that are both efficient, and aesthetically pleasing.

- **Policy 5.A Project Design Review** – The preservation of visual resources shall be accomplished through the design review process.

- **Policy 5.B Design Consistency** – The City shall review new development proposals to encourage high standards of urban design and to ensure that elements of architectural design and site orientation do not degrade or conflict with the appearance of existing structures.

- **Implementation Measure 5.A.4: Development Standards** – In addition to the Design Review Guidelines, the City shall use the adopted standards

for multiple family residential developments to ensure that medium- and high-density development is designed so as to enhance rather than detract from the urban environment.

- **Implementation Measure 5.B.3: Enhancement** – The City shall utilize the development standards, zoning ordinance regulations for each district, and the design review guidelines to ensure that new development is an asset to the existing neighborhood and community with regard to parking, landscaping, open space, and project design.

- **Goal 9.5 Water Quality** – Ensure that surface and groundwater resources are protected.

- **Policy 9.D Water Quality** – The City shall provide for the protection of water quality to meet all beneficial uses, including domestic, agricultural, industrial, recreational, and ecological uses.

- **Goal 9.8 Wildlife Habitat** – Preserve and protect the remaining areas of wildlife habitat for their scenic and scientific value.

- **Policy 9.F Wildlife Habitat Protection** – The City shall designate for open space and environmental management those areas rich in wildlife species and fragile in ecological makeup. These habitat zones shall be made part of the greenbelt where appropriate.

The project would provide housing within an existing neighborhood on land designated for residential development. The units would be 100 percent affordable and accommodate people of low, very low, and extremely low-income levels. The 72 units would contribute towards achieving the RHNA figures in the City's 2015-2023 Housing Element for these income categories. The City's 2015-2023 Housing Element also identifies the two vacant parcels onsite for development. To allow development of 72 affordable housing units, the applicant has submitted a Density Bonus application in accordance with state Density Bonus law and the City's Density Bonus Ordinance.

The project would also replace the existing residential substance abuse treatment facility at 161 Miles Lane with a new residential substance use disorder treatment facility and an outpatient rehabilitation facility. These facilities provide a valuable service for the community and are complementary with the affordable housing component of the project.

The site abuts existing utilities that can be extended to serve the project. The project is not anticipated to induce population growth other than the residents that would directly inhabit the proposed residential units.

The project is consistent with all development regulations of the RM-2 Zoning District and the City of Watsonville Residential Development Standards for multi-family rental projects with approval of the requested concessions and modifications to development regulations. Additionally, the project is consistent

with the City of Watsonville Livable Community Residential Design Guidelines (2001).

The proposed project does not encroach on land designated Environmental Management. Pursuant to WMC Section 6-3-535, the project is required to comply with the City's post-construction stormwater requirements, which are intended to minimize stormwater pollution and thereby protect receiving waterbodies, such as rivers, creeks and wetlands.

2. The proposed development is compatible with and preserves the character and integrity of adjacent development and neighborhoods and includes improvements or modifications either on-site or within the public rights-of-way to mitigate development related adverse impacts such as traffic, noise, odors, visual nuisances, or other similar adverse effects to adjacent development and neighborhoods.

Supportive Evidence

The proposed project would provide infill housing within an existing residential neighborhood. Single- and multi-family dwellings comprise nearby residences. Several apartment buildings are located across the street from the project site at 130, 136, and 154 Miles Lane.

The proposed project would not generate traffic in such an amount that would overload the street network outside the development. An Initial Study has been prepared for the proposed project, which includes a Traffic Impact Study. Transportation-related impacts were found to be less than significant with mitigation incorporated. Identified measures that mitigate potential impacts to Auto Center Drive and Marin Street Intersection have been included as conditions of approval.

Nighttime illumination has the potential to change ambient lighting conditions and create a visual nuisance. The proposed lighting provides adequate light to illuminate the site, consistent with light levels in a residential neighborhood. The photometric analysis prepared for the project demonstrate that anticipated light intensities would not result in a visual nuisance. Little to no light would spill over onto adjoining residential properties and into nearby riparian habitat. Any potential spillover light would be further obscured from view by landscape plantings and fencing. Therefore, the project is not anticipated to create a glare nuisance.

The proposed trash enclosures could attract nuisance pest species because of the close proximity of nearby riparian habitat. Unless these enclosures are carefully maintained, they could attract Norway rat, raccoon, opossum and other nuisance pest species that could become dependent on this possible food source, disrupting natural behaviors and creating nuisance conditions. A condition of approval requires the applicant to develop a monitoring program to be implemented by future tenants to ensure trash areas are routinely cleaned and secured at night.

3. The proposed development will not generate pedestrian or vehicular traffic which will be hazardous or conflict with the existing and anticipated traffic in the neighborhood.

Supportive Evidence

The proposed project would not generate traffic which would be hazardous or conflict with existing and anticipated traffic in the neighborhood. An Initial Study has been prepared for the proposed project, which includes a Traffic Impact Study. Transportation-related impacts were found to be less than significant with mitigation incorporated. Identified measures that mitigate potential impacts to Auto Center Drive and Marin Street Intersection have been included as conditions of approval.

4. The proposed development incorporates roadway improvements, traffic control devices or mechanisms, or access restrictions to control traffic flow or divert traffic as needed to reduce or eliminate development impacts on surrounding neighborhood streets.

Supportive Evidence

Direct access to the project site would occur from new driveways located along Miles Lane. As mentioned previously, mitigation measures to reduce transportation-related impacts to a less than significant level have been included as conditions of approval. No other roadway improvements, traffic control devices or access restrictions to control or divert traffic flow is needed.

5. The proposed development incorporates features to minimize adverse effects including visual impacts of the proposed development on adjacent properties:

a) Harmony and proportion of the overall design and the appropriate use of materials;

b) The suitability of the architectural style for the project; provided, however, it is not the intent of this section to establish any particular architectural style;

c) The sitting of the structure on the property, as compared to the sitting of other structures in the immediate neighborhood;

d) The size, location, design, color, number, and lighting; and

e) The bulk, height, and color of the project structure as compared to the bulk, height, and color of other structures in the immediate neighborhood.

Supportive Evidence

The project involves providing infill housing within an existing residential neighborhood. The project would also avoid areas set aside for the protection and preservation of natural resources, such as the portion of the upper reaches of the Watsonville Slough that traverses the site.

The project is designed in accordance with the City of Watsonville Livable Community Residential Design Guidelines. The project provides buildings that are well-composed, balanced, and appropriately articulated on all sides and have facades with materials and architectural details that are aesthetically pleasing and harmonious. The massing of wall and roof planes are broken up by the use of balconies, dormers, trim, offsets in surfaces, and varying roof heights. Buildings materials are primarily alternative vertical and horizontal cement fiber siding (painted different colors) to provide a smooth lap siding appearance; a belly band divides vertical and horizontal siding. Parking is unobtrusively tucked under buildings 1, 3, 4, 5 and 6. Surface lots in view of the public right-of-way have landscaping and/or fencing to help screen parking spaces from view and minimize their visual impact. Building 3 steps down from three to two floors near the property boundary shared with the mobile home park.

The project would not create a visual impact on adjoining residential properties or nearby riparian habitat. Little to no light would spill over onto adjoining residential properties and into nearby riparian habitat. Any potential spillover light would be further obscured from view by landscape plantings and fencing. Therefore, the project is not anticipated to create a new source of potential light spillover or glare nuisance.

In addition, the project's trash enclosures would not attract nuisance pest species, such as Norway rat, raccoon, and opossum, with implementation of the condition of approval requiring regular monitoring of said enclosures to ensure they are routinely cleaned and secured at night.

6. The proposed development complies with all additional standards imposed on it by the particular provisions of this chapter, any City of Watsonville architectural guidelines, development and public improvement standards, and all other requirements of this title applicable to the proposed development.

Supportive Evidence

There are no additional standards applicable to the development of affordable housing and an inpatient/outpatient substance abuse treatment and rehabilitation facility.

As discussed previously, the project is designed in accordance with the City of Watsonville Livable Community Residential Design Guidelines. A condition of approval requires the installation of street frontage improvements to City standards.

7. The proposed development will not be materially detrimental to the public health, safety, convenience and welfare or result in material damage or prejudice to other property in the vicinity.

Supportive Evidence

The project involves providing infill housing within an existing residential neighborhood and would avoid areas set aside for the protection and

preservation of natural resources, such as the portion of the upper reaches of the Watsonville Slough that traverses the site. The project would also replace the existing residential substance abuse treatment facility at 161 Miles Lane with a new residential substance use disorder treatment facility and an outpatient rehabilitation facility. These facilities provide a valuable service for the community and are complementary with the affordable housing component of the project. Therefore, the project would not materially damage or prejudice other property in the vicinity.

In addition, the project site is within a developed area that is currently served by municipal services, including water, sewer, police and fire, and therefore would not cause a serious public health or safety problem to future residents and substance use disorder patients onsite.

LOT LINE ADJUSTMENT FINDINGS (WMC § 13-8.03[a])

1. **The parcels resulting from the lot line adjustment are consistent with the general plan, any applicable specific plan and the regulations of the zoning ordinance and building codes.**

   Supportive Evidence
   The project complies with the General Plan and applicable regulations of the Zoning Ordinance with approval of the requested Density Bonus and PD Overlay District.

2. **A greater number of parcels than originally existed are not created by the lot line adjustment.**

   Supportive Evidence
   The proposed lot line adjustments of the four subject properties would result in three properties, and therefore would not create a greater number of parcels than originally existing.

3. **The lot line adjustment shall not impair existing easements or it shall include the relocation of existing easements, utilities, or infrastructure serving adjacent lots, parcels, or public lands and streets prior to completing the lot line adjustment.**

   Supportive Evidence
   There are no existing easements that would be impaired by the proposed lot line adjustment. In addition, there are not existing easements, utilities, or infrastructure serving adjacent lots that would need to be relocated.

4. **The lot line adjustment shall not impair existing access or create a need for access to adjacent lots or parcels.**

Supportive Evidence

The project site would be accessed through four driveways off of Miles Lane. The lot line adjustment would not create a need for access to adjacent lots.

5. The lot line adjustment shall not require alteration of existing improvements or buildings, create a need for any building improvements, or otherwise create noncompliance with the Uniform Building Codes.

Supportive Evidence

The proposed lot line adjustment would accommodate the proposed building layout of the Miles Lane Project. The lot line adjustment is, therefore, necessary to accommodate the project and ensure buildings are not constructed over property lines.

CITY OF WATSONVILLE
CITY COUNCIL

EXHIBIT "B"

Application No: PP2019-14
APNs: 016-491-01,-02, & -03, & 016-111-44
Applicant: MidPen
Hearing Date: June 23, 2020

SPECIFIC DEVELOPMENT PLAN/SPECIAL USE PERMIT WITH DESIGN REVIEW & LOT LINE ADJUSTMENT CONDITIONS OF APPROVAL

General Conditions:

1. **Approval.** This approval applies to the Plan Set identified as "Miles Lane Housing" located at 139, 141, 161 Miles Lane and 201 Kimberly Lane, Watsonville, CA 95076, dated and received by the Community Development Department on February 28, 2020, and filed by Elizabeth Nahas Wilson with MidPen Group, Inc., applicant, on behalf of Michael C. Marchisio Trust (APNs 016-491-01, 016-491-02, and 016-111-44) and Namvar & Shireen Dinyari (APN 016-491-03), property owners. (CDD-P)

2. **Conditional Approval Timeframe.** This Special Use Permit shall be null and void if not acted upon within **24 months** from the effective date of the approval thereof. Time extensions may be considered upon receipt of written request submitted no less than forty-five (45) days prior to expiration and in accordance with the provisions of Section 14-10.1201 of the Watsonville Municipal Code (WMC). (CDD-P)

3. **Modifications.** Modifications to the project or conditions imposed may be considered in accordance with WMC Sections 14-12.1000 and 14-10.1305. All revisions shall be submitted prior to field changes and are to be clouded on the plans. (CDD-P)

4. **Substantial Compliance.** Project development shall be accomplished in substantial accordance with the approved Plan Set. Any required revisions to the Plan Set shall be completed to the satisfaction of the Community Development Director or designee. (CDD-P)

5. **Grounds for Review.** The project shall be in compliance with the conditions of approval, all local codes and ordinances, appropriate development standards, and current City policies. Any deviation will be grounds for review by the City and may possibly result in revocation of the Special Use Permit or Design Review Permit, pursuant to Part 13 of WMC Chapter 14-10, or other code enforcement actions, pursuant to WMC Chapter 14-14. (CDD-P)

6. **Appeal Period/Effective Date.** This Special Use Permit with Design Review shall not be effective until **14 days** after approval by the decision-making body or following final action on any appeal. (CDD-P)

7. **Necessary Revisions.** The applicant shall make and note all revisions necessary to comply with all conditions of approval. The applicant shall certify in writing below the list(s) of conditions that the building plans comply with the conditions of approval. (CDD-P)

8. **Conditions of Approval.** A copy of the final conditions of approval must be printed on the first or second sheet of plans submitted for future permits. ***Plans without the conditions of approval printed directly on the first or second page will not be accepted at the plan check phase.*** (CDD-P)

9. **Required Statement.** The applicant and contractor who obtains a building permit for the project shall be required to sign the following statement, which will become conditions of the building permit:

> "I understand that the subject permit involves construction of a building (project) with an approved Special Use Permit with Design Review. I intend to perform or supervise the performance of the work allowed by this permit in a manner which results in a finished building with the same level of detail, articulation, and dimensionality shown in the plans submitted for building permits. I hereby acknowledge that failure to construct the building as represented in the building permit plans, may result in delay of the inspections process and/or the mandatory reconstruction or alteration of any portion of the building that is not in substantial conformance with the approved plans, prior to continuation of inspections or the building final."
>
> _____
> Signature of Building Contractor Date

Affordable Housing Condition:

10. **Density Bonus (Affordable) Housing Agreement.** The applicant shall record a Density Bonus Housing Agreement prior to issuance of a building permit. The Council, by Resolution, shall process, review, and consider the Density Bonus Housing Agreement in the same manner it considers Affordable Housing Agreements pursuant to WMC Section 14-46.110. (CDD-P-H, CA)

CEQA Environmental Document Filing Fee Condition:

11. **CDFW Filing Fee.** The California Department of Fish and Wildlife (CDFW) imposes and collects a filing fee to defray the costs of managing and protecting California's fish and wildlife resources, including, but not limited to, consulting with other public agencies, reviewing environmental documents, recommending mitigation measures, and developing monitoring programs. The applicant shall pay the fee for filing the Mitigated Negative Declaration (MND). (CDD-P)

Lot Line Adjustment Conditions:

12. **Legal Description.** The applicant shall prepare and submit legal descriptions for the revised parcel boundaries approved by this action, including a description of the trail access easement. (CDD-E)

13. **Certificate of Compliance and Recordable Map.** Prior to preparing and recording a certificate of compliance the applicant shall submit a legal description and geometric closure calculations for the exterior boundary of the three lots along with a recordable map presenting the metes and bounds of the legal description. (CDD-E)

Building and Fire-related Conditions:

14. **Required Permits.** The applicant shall obtain all required building permits (Building, Electrical, Plumbing, Mechanical, Grading, etc.) for this project. (CDD-B-E)

15. **Building Code.** Project construction shall comply with the California Building Code as adopted by the City. (CDD-B)

16. **Fire Code.** Project construction shall comply with California Fire Code as adopted by the City. (WFD)

17. **Energy Efficiency.** The project design shall conform with energy conservation measures articulated in Title 24 of the California Administrative Code and will address measures to reduce energy consumption such as low-flow shower heads, flow restrictors for toilets, low consumption lighting fixtures, and insulation and shall use drought tolerant landscaping. (CDD-B)

18. **Floodplain Development Permit.** The applicant shall obtain a Floodplain Development Permit prior to issuance of a building permit, in accordance with WMC Section 9-2.400. (CDD-E, PW)

Prior to or concurrent with the issuance of a Building Permit, the following requirements shall be met:

19. **Engineering Comments/Corrections.** The applicant shall revised the project plants in accordance with the comments/corrections provided by David Caneer, Principal Engineer, dated March 27, 2020. (CDD-E)

20. **Colors & Materials.** Plans submitted for building permit shall indicate that all final colors and materials shall be consistent with the colors and materials approved by this permit. (CDD-P)

21. **Landscaping & Irrigation Plan.** The applicant shall submit three copies of the final Landscaping and Irrigation Plan for review and approval by the Community Development Director prior to issuance of a building permit. The Landscaping Plan shall provide drought-tolerant plants suitable for the Central Coast region.

The Irrigation Plan shall provide an automatic water system (e.g., drip system) to irrigate all landscape areas. (CDD-B-E-P)

a. LANDSCAPING – The Landscape Plan shall indicate the types, quantities, locations and sizes of all plant material, including any existing major vegetation designated to remain and method of protecting planting areas from vehicular traffic. The Landscape Plan shall be drawn to scale, and plant types shall be clearly located and labeled. The plant list shall give the botanical name, common name, gallon sizes to be planted, and quantity of each planting. A minimum of 25 percent of all shrub material shall have a minimum 5-gallon container size. (CDD-E-P)

b. IRRIGATION SYSTEM – Automatic, low-flow irrigation system(s) shall be installed in all landscaped areas. Irrigation shall be programmed for night or early morning hours in order to minimize evaporation. (CDD-P)

c. WATER CONSERVATION – The project shall utilize water conservation, water recycling, and xeriscaping to the maximum extent possible. Irrigation systems shall be designed and maintained to avoid run-off, over-spray, or other similar conditions where water flows to waste. (CDD-B-E-P)

d. NEW TREES – As proposed in the preliminary landscape plans, the project shall provide a minimum of **101 trees**.

e. LANDSCAPE & IRRIGATION INSTALLATION – All landscaping and irrigation shall be approved and installed prior to occupancy of the project. (CDD-P)

f. WATER EFFICIENT LANDSCAPE ORDINANCE – The applicant shall submit a landscape documentation package and demonstrate compliance with the California Model Water Efficient Landscape Ordinance, pursuant to WMC Section 6-3.801. (CDD-P, -E)

22. **Lighting.** Plans submitted for building permit issuance shall show the locations and details of any exterior lighting fixtures. All lighting shall be downward facing and/or shielded and shall not spillover onto adjacent property, public roadways, and/or riparian habitat. (CDD-P)

23. **Trash Enclosure.** The trash enclosure shall conform with City of Watsonville Public Improvement Standard No. S-602, and is subject to review and approval by the Community Development Department. (CDD-P-E, PW)

24. **Street Frontage Improvements.** The applicant shall install street improvements (i.e., driveways, sidewalk, curb & gutter) where absent along the project street frontage (e.g., along Santa Clara Street and Kimberly Lane). The applicant shall also replace any and all existing street improvements that do not meeting City standards and/or are in need of repair. (CDD-E)

25. **Utility Connection.** The project shall connect to City utilities. (CDD-E)

26. **On/Off Site Permit.** Separate On/Off Site Permits are required for work in the public right-of-way and on the project site. The applicant shall obtain an encroachment permit for all off-site work. (CDD-E)

27. **Mechanical Equipment Screening.** All new mechanical equipment and appurtenances, including gas and water meters, electrical boxes, roof vents, air conditioners, antennas, etc. visible from the public way and from adjacent properties, shall be screened with material compatible with the materials of the building and shall be subject to the approval of the Zoning Administrator. (CDD-P)

28. **Post Construction Stormwater Ordinance.** The project is subject to the WMC Section 6-3.535 (Post Construction Requirements). The applicant shall prepare a stormwater control plan (SWCP) that demonstrates compliance with the ordinance to the satisfaction of the City Engineer, prior to issuance of a building permit. (CDD-E)

29. **Address Assignment.** Prior to building permit issuance, complete and submit an application for address assignment. (CDD-E)

30. **Nesting Bird Avoidance or Conduct Preconstruction Surveys (Mitigation Measure BIO-1).** If construction, grading, or other project-related improvements are scheduled during the nesting season of protected raptors and migratory birds, a focused survey for active nests of such birds shall be conducted by a qualified biologist within seven (7) days prior to the beginning of project-related activities. The results of the survey shall be sent to the City of Watsonville prior to the start of project activities. The minimum survey radii surrounding the work area shall be the following: i) 250 feet for passerines; ii) 500 feet for other small raptors such as accipiters; iii) 1,000 feet for larger raptors such as buteos. Nesting seasons are typically defined as follows: i) March 15 to August 30 for smaller bird species such as passerines; ii) February 15 to August 30 for raptors.

    The following measures shall be taken to avoid potential inadvertent destruction or disturbance of nesting birds on and near the project site as a result of construction-related vegetation removal and site disturbance

    - To avoid impacts to nesting birds, all construction-related activities (including but not limited to mobilization and staging, clearing, grubbing, vegetation removal, fence installation, demolition, and grading) shall occur outside the avian nesting season (generally prior to February 1 or after August 31). Active nesting is present if a bird is sitting in a nest, a nest has eggs or chicks in it, or adults are observed carrying food to the nest.

    - If construction-related activities are scheduled to occur during the nesting season (generally February 1 through August 31), a qualified biologist shall conduct a habitat assessment and preconstruction nesting survey for nesting bird species no more than seven (7) days prior to initiation of work. A qualified wildlife biologist is an individual who possesses, at a minimum, a bachelor's or advanced degree, from an accredited university, with a major in

biology, zoology, wildlife biology, natural resources science, or a closely related scientific discipline, at least two years of field experience in the biology and natural history of local plant, fish, and wildlife resources present at the development site, and knowledge of state and federal laws regarding the protection of sensitive and endangered species. The qualified biologist conducting the surveys shall be familiar with the breeding behaviors and nest structures of birds known to nest in the project site. Surveys shall be conducted at the appropriate times of day during periods of peak activity (i.e., early morning or dusk) and shall be of sufficient duration to observe movement patterns. Surveys shall be conducted within the Project area and 250 feet of the construction limits for nesting non-raptors and 1,000 feet for nesting raptors, as feasible. If the survey area is found to be absent of nesting birds, no further mitigation would be required. However, if project activities are delayed by more than seven (7) days, an additional nesting bird survey shall be performed.

- If pre-construction nesting bird surveys result in the location of active nests, no site disturbance (including but not limited to equipment staging, fence installation, clearing, grubbing, vegetation removal, fence installation, demolition, and grading), shall take place within the buffer zone established under BIO-2. Monitoring, by a qualified biologist, shall be required to ensure compliance with the relevant California Fish and Game Code requirements. Monitoring dates and findings shall be documented. Active nests found inside the limits of the buffer zones or nests within the vicinity of the project site showing signs of distress from Project activity, as determined by the qualified biologist, shall be monitored daily during the duration of the Project for changes in breeding behavior. If changes in behavior are observed (e.g., distress, disruptions), the buffer shall be immediately adjusted by the qualified biologist until no further interruptions to breeding behavior are detected. The nest protection buffers may be reduced if the qualified biologist determines in compliance with CDFW permit requirements (if any) that construction activities would not be likely to adversely affect the nest. If buffers are reduced, twice weekly monitoring may need to be conducted to confirm that construction activity is not resulting in detectable adverse effects on nesting birds or their young. The qualified biologist may implement an alternative monitoring schedule depending on the construction activity, season, and species potentially subject to impact, subject to compliance with CDFW permits (if any). Construction shall not commence within the prescribed buffer areas until a qualified biologist has determined that the young have fledged or the nest site is otherwise no longer in use. A report of the findings will be prepared by a qualified biologist and submitted to the City prior to the initiation of construction-related activities that have the potential to disturb any active nests during the nesting season.

- City staff will not issue permits for ground disturbing activities until after the site has been surveyed by a qualified biologist to ensure that no active nest disturbance or destruction will occur as a result of the project. If necessary, nest protection buffers will be fenced off and active nest monitoring will be initiated prior to permit issuance. (CDD-P-E, PW)

31. **Active Nest Buffer (Mitigation Measure BIO-2).** The applicant shall designate active nests as "Ecologically Sensitive Areas" (ESA) and protect the nest (while occupied) during project activities with the establishment of a fence barrier surrounding the nest site.

- Buffer distances for bird nests should be site specific and an appropriate distance, as determined by the qualified biologist. The buffer distances should be specified to protect the bird's normal behavior to prevent nesting failure or abandonment.

- The qualified biologist shall have authority to order the cessation of all nearby project activities if the nesting birds exhibit abnormal behavior which may cause reproductive failure (nest abandonment and loss of eggs and/or young) until an appropriate buffer is established.

- Typical protective buffers between each identified nest site and construction site are as follows: 1) 300 feet for hawks, owls and eagles; 2) 50 feet for passerines.

- The qualified biologist shall monitor the behavior of the birds (e.g., adults and young, when present) at the nest site to ensure that they are not disturbed by project activities.

- Nest monitoring shall continue during project work until the young have completely left the nest site; as determined by the qualified biologist.

- No habitat removal or modification shall occur within the ESA-fenced nest zone until the young have fully fledged and will no longer be adversely affected by the project. (CDD-P-E, PW)

32. **California Red-Legged Frog and Western Pond Turtle Avoidance (Mitigation Measure BIO-3).** Implementation of the following mitigation measure would reduce potential impacts to CRLF and WPT to less-than-significant:

- Silt fencing and orange construction fencing shall be erected along the project boundary, running parallel north to south along the perennial stream and around the seep wetland. The northern and southern ends of the silt and orange construction fencing shall extend at least 50 feet beyond the project site boundary to close off the work area. The bottom 4-6 inches of the fencing shall be buried to prevent wildlife from burrowing under the fence, allowing frogs or turtles entry to the work areas.

- Once the fences are erected and within 48 hours of initiating project construction, a qualified wildlife biologist (as defined under Mitigation Measure BIO-1 shall conduct a preconstruction survey of the project site in the vicinity of the fences to ensure that no frogs or turtles are trapped inside the project construction zone. During this preconstruction survey the biologist shall also inspect the fence to make sure it is installed correctly. The project lead (i.e. foreman) should alert the biologist if the exclusion fence is damaged and/or otherwise non-functioning and initiate repairs as soon as possible. In consultation with the qualified biologist, the project lead may also initiate a

second survey to relocate any CRLF or WPT within the project fencing to outside the work area.

- Finally, a qualified biologist shall provide project contractors and construction crews with a worker-awareness program and oversee the placement of CRLF or WPT exclusion fencing before any work within aquatic habitats or adjacent upland habitats where CRLF or WPT have potential to occur. This program shall include a description of the species and its habitats, legal status and required protection, and all applicable mitigation measures. (CDD-P-E, PW)

33. **Wetland Avoidance and BMP Implementation (Mitigation Measure BIO-4).** Prior to grading, sturdy construction fencing shall be placed along the development boundaries and no construction activities shall be allowed outside of those boundaries. A qualified biologist shall confirm the extent to which jurisdictional wetlands will be impacted by the project. The biologist shall provide a written report, including photos, to the City of Watsonville, and, to the extent required by project permits, to the Army Corps of Engineers, Regional Water Quality Control Board, and the California Department of Fish and Wildlife no more than 30 days after this visit. (CDD-E, PW)

34. **Develop and Implement a Habitat Restoration Plan (Mitigation Measure BIO-5).** The applicant shall develop and implement a Habitat Restoration Plan to be submitted and approved by the City of Watsonville prior to the issuance of final grading plans to mitigate for direct impacts to the willow woodland. The plan will address the following:
    - In order to mitigate for 0.040 acres removal of willow riparian habitat the Habitat Restoration Plan shall provide a minimum of 0.120 acres (a 3:1 ratio) of habitat restoration and enhancement the site.

    - The plan shall include performance criteria against which to measure the project's success, a minimum of five years of maintenance and monitoring shall be included in order to demonstrate attainment of the performance criteria, and yearly status reports to be submitted to the City of Watsonville, and, to the extent required by project permits, to the Army Corps of Engineers, Regional Water Quality Control Board, and the California Department of Fish and Wildlife no later than December 31 of the year that monitoring occurred.

35. **Conduct Archaeological Sensitivity Training for Construction Personnel (Mitigation Measure CUL-1).** The Applicant shall retain a qualified professional archaeologist who meets U.S. Secretary of the Interior's Professional Qualifications and Standards to conduct an archaeological sensitivity training for construction personnel prior to commencement of excavation activities. The training session shall be carried out by a cultural resource professional with expertise in archaeology, who meets the U.S. Secretary of the Interior's Professional Qualifications and Standards. The Applicant and/or qualified professional archaeologist shall propose a date for scheduling the training at the pre-construction meeting with City staff. The Applicant shall notify the City at least 48 hours before holding the training and keep a log of all attendees. The training session shall include a handout and shall focus on how to identify archaeological resources that may be encountered during earthmoving activities

and the procedures to be followed in such an event, the duties of archaeological monitors, and the general steps a qualified professional archaeologist would follow in conducting a salvage investigation, if one is necessary. (CDD-P,-E, PW)

36. **Cease Ground-Disturbing Activities and Implement Treatment Plan if Archaeological Resources Are Encountered (Mitigation Measure CUL-2).** In the event that archaeological resources are unearthed during ground-disturbing activities, ground-disturbing activities shall be halted or diverted away from the vicinity of the find so that the find can be evaluated. A buffer area of at least 50 feet shall be established around the find where construction activities will not be allowed to continue until a qualified archaeologist has examined the newly discovered artifact(s) and has evaluated the area of the find. Monitored work shall be allowed to continue outside of the buffer area. All archaeological resources unearthed by project construction activities shall be evaluated by a qualified professional archaeologist, who meets the U.S. Secretary of the Interior's Professional Qualifications and Standards. In the event that the newly discovered artifacts are determined to be prehistoric, Native American Tribes/Individuals shall be contacted and consulted, and Native American construction monitoring shall be initiated. The Applicant and City shall coordinate with the archaeologist to develop an appropriate treatment plan for the resources. The plan may include implementation of archaeological data recovery excavations to address treatment of the resource along with subsequent laboratory processing and analysis. (CDD-P,-E, PW)

37. **Conduct Archeological Resource Spot Check during Grading and Earth-moving Activities in Younger Alluvial Sediments (Mitigation Measure CUL-3).** The Applicant shall retain an archaeologist, who meets the U.S. Secretary of the Interior's Professional Qualifications and Standards (qualified archaeologist) to conduct an archaeological spot check after excavation has reached two feet below ground surface. The check shall determine if excavations have exposed archaeological resources, or if there is significant potential remaining for discovery. Additional spot checks may be required at the discretion of the monitoring archaeologist. If archaeological resources are discovered during a spot check, a qualified archaeological monitor shall be required to monitor all subsequent ground moving activity. Multiple earth-moving construction activities may require multiple archaeological monitors, as deemed appropriate by the qualified archaeologist. (CDD-P,-E, PW)

38. **Prepare Report Upon Completion of Monitoring Services (Mitigation Measure CUL-4).** The archaeological monitor, under the direction of a qualified professional archaeologist who meets the U.S. Secretary of the Interior's Professional Qualifications and Standards, shall prepare a final report at the conclusion of archaeological monitoring (if required). The report shall be submitted to the Applicant, the NWIC, the City, and representatives of other appropriate or concerned agencies to signify the satisfactory completion of the project and required mitigation measures. The report shall include a description of resources unearthed, if any, evaluation of the resources with respect to the California Register and CEQA. (CDD-P,-E, PW)

39. **Cease Ground-Disturbing Activities and Notify County Coroner If Human Remains Are Encountered (Mitigation Measure CUL-5).** If human remains are unearthed during implementation of the proposed project, the County of Santa Cruz and the Applicant shall comply with State Health and Safety Code Section 6050.5. The County of Santa Cruz and the Applicant shall immediately notify the County Coroner and no further disturbance shall occur until the County Coroner has made the necessary findings as to origin and disposition pursuant to PRC Section 5097.98. If the remains are determined to be of Native American descent, the coroner has 24 hours to notify the Native American Heritage Commission (NAHC). The NAHC shall then identify the person(s) thought to be the Most Likely Descendent (MLD). After the MLD has inspected the remains and the site, they have 48 hours to recommend to the landowner the treatment and/or disposal, with appropriate dignity, the human remains and any associated funerary objects. Upon the reburial of the human remains, the MLD shall file a record of the reburial with the NAHC and the project archaeologist shall file a record of the reburial with the CHRIS-NWIC. If the NAHC is unable to identify a MLD, or the MLD identified fails to make a recommendation, or the landowner rejects the recommendation of the MLD and the mediation provided for in Subdivision (k) of Section 5097.94, if invoked, fails to provide measures acceptable to the landowner, the landowner or his or her authorized representative shall inter the human remains and items associated with Native American human remains with appropriate dignity on the property in a location not subject to further and future subsurface disturbance. (CDD-P,-E, PW)

40. **California Building Code (Mitigation Measure GEO-1).** All construction activities shall meet the California Building Code regulations for seismic safety. Construction plans shall be subject to review and approval of the City prior to the issuance of a building permit. All work shall be subject to inspection by the City and must conform to all applicable code requirements and approved improvement plans prior to final inspection approval or the issuance of a certificate of occupancy. The Applicant shall be responsible for notifying construction contractors about California Building Code regulations for seismic safety. (CDD-B)

41. **Erosion and Sediment Control Plan or Stormwater Pollution Prevention Plan (Mitigation Measure GEO-2).** The Applicant shall submit an Erosion and Sediment Control Plan or Stormwater Pollution Prevention Plan prepared by a registered professional engineer or qualified stormwater pollution prevention plan developer as an integral part of the grading plan. The Plan shall be subject to review and approval of the City prior to the issuance of a grading permit. The Plan shall include all erosion control measures to be used during construction, including run-on control, sediment control, and pollution control measures for the entire site to prevent discharge of sediment and contaminants into the drainage system. The Plan shall include the following measures as applicable:

    - Throughout the construction process, ground disturbance shall be minimized, and existing vegetation shall be retained to the extent possible to reduce soil erosion. All construction and grading activities, including short-term needs (equipment staging areas, storage areas and field office locations) shall

minimize the amount of land area disturbed. Whenever possible, existing disturbed areas shall be used for such purposes.

- All drainage ways, wetland areas and creek channels shall be protected from silt and sediment in storm runoff using appropriate BMPs such as silt fences, diversion berms and check dams. Fill slopes shall be stabilized and covered when appropriate. All exposed surface areas shall be mulched and reseeded. All cut and fill slopes shall be protected with hay mulch and/or erosion control blankets, as appropriate.

- All erosion control measures shall be installed according to the approved plans prior to the onset of the rainy season but no later than October 15th. Erosion control measures shall remain in place until the end of the rainy season but may not be removed before April 15th. The applicant shall be responsible for notifying construction contractors about erosion control requirement.

- Example design standards for erosion and sediment control include, but are not limited to, the following: avoiding disturbance in especially erodible areas; minimizing disturbance on slopes exceeding 30 percent; using berms, swales, ditches, vegetative filter strips, and catchbasins to prevent the escape of sediment from the site; conducting development in increments; and planting bare soils to restore vegetative cover.

- The applicant will also develop an inspection program to evaluate if there is any significant on-site erosion as a result of the rainfall. If there were problem areas at the site, recommendations will be made to improve methods to manage on-site erosion. (CDD-E, PW)

42. **Conduct Paleontological Sensitivity Training for Construction Personnel (Mitigation Measure GEO-3).** The Applicant shall retain a professional paleontologist, who meets the qualifications set forth by the Society of Vertebrate Paleontology and shall conduct a paleontological sensitivity training for construction personnel prior to commencement of excavation activities. The Applicant and/or qualified professional paleontologist shall propose a date for scheduling the training at the pre-construction meeting with City staff. The Applicant shall notify the City at least 48 hours before holding the training and keep a log of all attendees. The training will include a handout and will focus on how to identify paleontological resources that may be encountered during earthmoving activities and the procedures to be followed in such an event, the duties of paleontological monitors, notification and other procedures to follow upon discovery of resources, and the general steps a qualified professional paleontologist would follow in conducting a salvage investigation if one is necessary. (CDD-P-E, PW)

43. **Cease Ground-Disturbing Activities and Implement Treatment Plan if Paleontological Resources Are Encountered (Mitigation Measure GEO-4).** If paleontological resources and or unique geological features are unearthed during ground-disturbing activities, ground-disturbing activities shall be halted or diverted away from the vicinity of the find so that the find can be evaluated. A

buffer area of at least 50 feet shall be established around the find where construction activities shall not be allowed to continue until appropriate paleontological treatment plan has been approved by the Applicant and the City. Work shall be allowed to continue outside of the buffer area. The Applicant and City shall coordinate with a professional paleontologist, who meets the qualifications set forth by the Society of Vertebrate Paleontology, to develop an appropriate treatment plan for the resources. Treatment may include implementation of paleontological salvage excavations to remove the resource along with subsequent laboratory processing and analysis or preservation in place. At the paleontologist's discretion and to reduce construction delay, the grading and excavation contractor shall assist in removing rock samples for initial processing. (CDD-P-E, PW)

44. **Asbestos Containing Materials (Mitigation Measure HAZ-1).** Per recommendations in the Phase I Environmental Site Assessment (ESA) performed for the project site, prior to any redevelopment or demolition activities the Applicant shall: (1) survey the existing on-site structures for the presence of asbestos containing materials (to be conducted by an OSHA-certified inspector); and (2) if building elements containing any amount of asbestos are present, prepare a written Asbestos Abatement Plan describing activities and procedures for removal, handling, and disposal of these building elements using EPA- and/or OSHA-approved procedures, work practices, and engineering controls. (CDD-E, PW)

45. **Lead-based Paints (Mitigation Measure HAZ-2).** The Applicant shall test the existing on-site structures for lead-based paint. If present, the lead-based paint shall be removed and disposed of following lead abatement performance standards included in the U.S. Department of Housing and Urban Development Guidelines for Evaluation and Control of Lead-Based Paint program, in compliance with Title 8 California Code of Regulations (including Section 1532.1). (CDD-E, PW)

46. **Existing Plus Project Impacts on the Auto Center Drive & Marin Street Intersection (Mitigation Measure TRANS-1).** To improve driving conditions at the Auto Center Drive & Marin Street intersection, the City shall require the following improvements. (CDD-E, PW)

Auto Center Drive South of Marin Street

- Provide approximately 280 feet of Striping Detail 22 (Centerline).
- Provide approximately 350 feet of Striping Detail 27B (Right Edgeline) and create a painted bulb-out for vehicles entering from Auto Center Drive. Within the painted bulb-out, add 6" diagonal white striping with 15' spacing. The right edgeline striping would move the center of the road away from the curb allowing for better visibility.
- Provide "Intersection Ahead" signage (W1-10e) with "Speed Sign" (W13-1P) with 20 mph speed and a custom "Limited Sight Distance" sign. Place at point of curvature for Northbound approach according to MUCTD Table 2C-4. This sign would warn drivers of the approaching intersection to be aware of cross traffic and to reduce speed.

Marin Street

- Move the 12-inch stop bar closer to the curb line along with new "STOP" markings. This will allow drivers to pull up further into the new 8-foot parking lane to increase visibility along Auto Center Drive.
- Provide approximately 75 feet of Striping Detail 22 (Centerline) to shift the westbound intersection approach to the north. This would allow for more visibility on the Auto Center Drive northbound approach.
- Extend red curb on the south curb approximately 85 feet. This red curb would remove approximately three on-street parking spaces. This would prevent drivers from parking in the painted bulb-out.
- Extend red curb on the north curb approximately 30 feet. This red curb would remove approximately one on-street parking space to allow more space for drivers to approach the intersection.

Auto Center Drive North of Marin Street

- Extend red curb approximately 120 feet on the east curb and provide "No Parking Anytime" signage. This would remove approximately five (5) on-street parking spaces. Red curb would make parking illegal along the eastern curb allowing southbound sight distance to be unobstructed.
- Provide "Intersection Ahead" signage (W1-10e) with "Speed Sign" (W13-1P) with 20 mph speed and a custom "Limited Sight Distance" sign. Place at point of curvature for southbound approach according to MUCTD Table 2C-4. This sign would warn drivers of the approaching intersection to be aware of cross traffic and to reduce speed.
- Provide speed feedback sign similar to existing signage on east side of Auto Center Drive. Place at point of curvature for southbound approach according to MUCTD Table 2C-4.
- Provide approximately 200 feet of Striping Detail 22 (Centerline) and Striping Detail 27B (Right Edgeline) for the Northbound approach. Right edgeline striping would be 8-feet from the curb. This striping would reduce confusion for vehicles traveling northbound.
- Provide approximately 490 feet of Striping Detail 27B (Right Edgeline) for the Southbound approach. This striping would move the center of the road away from the curb allowing for better visibility.

47. **Construction Period Transportation Impacts (Mitigation Measure TRANS-2).** The applicant shall submit a Construction Period Traffic Control Plan to the City for review and approval. The plan shall include traffic safety guidelines compatible with section 12 of the Caltrans Standard Specifications ("Construction Area Traffic Control Devices") to be followed during construction. The plan shall also specify provision of adequate signing and other precautions for public safety to be provided during project construction. In particular, the plan shall include a discussion of bicycle and pedestrian safety needs due to project construction and later, project operation. In addition, the plan shall address emergency vehicle access during construction. The applicant or their general contractor for the project shall notify the Public Works & Utilities Department and local emergency services (i.e., the Police and Fire Departments) prior to construction to inform them of the proposed construction schedule and that traffic delays may occur.

Prior to approval of a grading permit, the City shall review and approve the project Construction Period Traffic Control Plan. During construction, the City shall periodically verify that traffic control plan provisions are being implemented. (CDD-E, PW)

Prior to permit issuance, the following conditions shall be addressed:

48. **Preconstruction Meeting.** Prior to issuance of a building permit or the commencement of any site work, the project applicant and the general contractor shall attend a pre-construction meeting with the Building Official and City staff to discuss the project conditions of approval, working hours, site maintenance and other construction matters. The general contractor shall acknowledge that he/she has read and understands the project conditions of approval, particularly those pertaining to construction practices and site safety, and will make certain that all project sub-contractors have read and understand them prior to commencing work and that a copy of the project conditions of approval will be posted on site at all times during construction. (CDD-P-B-E)

49. **MMRP Implementation.** The applicant shall prepare a list identifying the individuals responsible for implementing the Mitigation Monitoring and Reporting Program. The applicant shall provide upon request by the City a compliance log demonstrating all Mitigation Measures have been implemented. (CDD-P)

50. **Solid Waste Service Plan.** Solid waste generated during the construction shall be serviced by the City of Watsonville Solid Waste Division. Applicant shall submit a Solid Waste Service Plan on the City form for review and approval. (CDD-E)

During construction, the following conditions shall be adhered to:

51. **Superintendent.** Applicant shall have onsite at all times, a superintendent that shall act as the applicant's representative and as a point of contact for the City's Public Works Inspector. The superintendent shall be authorized by the Owner to direct the work of all contractors doing work on public and private improvements. (CDD-E, PW)

52. **Best Management Practices (BMPs).** Provide BMPs during construction to prevent sediment, debris and contaminants from draining offsite. BMPs shall comply with the City of Watsonville Erosion Control Standards and the Erosion and Sediment Control Field Manual by the California Regional Water Quality Control Board, San Francisco Region, latest edition. All erosion control shall be installed prior to October 15 and be maintained in place until April 15. Provide a note on the improvement plans stating that construction should take place between April 15 and October 15. The applicant shall ensure that all contractors are aware of all erosion control standards and BMPs. (CDD-E, PW)

53. **BMPs for Controlling Construction Emissions (Monterey Bay Air Resources District Recommendation).** The project applicant shall implement the following Best Management Practices to limit the potential fugitive dust, construction emissions, and odors generated by the project:

- Water all exposed surfaces (e.g., staging areas, soil piles, graded areas, and unpaved access roads) at least two times per day during construction and adequately wet demolition surfaces to limit visible dust emissions.
- Cover all haul trucks transporting soil, sand, or other loose materials off the project site.
- Use wet power vacuum street sweepers at least once per day to remove all visible mud or dirt track-out onto adjacent public roads (dry power sweeping is prohibited) during construction of the proposed project.
- Vehicle speeds on unpaved roads/areas shall not exceed 15 miles per hour.
- Complete all areas to be paved as soon as possible and lay building pads as soon as possible after grading unless seeding or soil binders are used.
- Minimize idling time of diesel-powered construction equipment to five minutes and post signs reminding workers of this idling restriction at access points and equipment staging areas during construction of the proposed project.
- Maintain and properly tune all construction equipment in accordance with manufacturer's specifications and have a CARB-certified visible emissions evaluator check equipment prior to use at the site.

Post a publicly visible sign with the name and telephone number of the construction contractor and City staff person to contact regarding dust complaints. This person shall respond and take corrective action within 48 hours. The publicly visible sign shall also include the contact phone number for the Monterey Bay Air Resources Management District to ensure compliance with applicable regulations. (CDD-E, PW, MBARD)

54. **Complimentary Dust Control Measures.** To minimize dust/grading impacts during construction the applicant shall:
    a. Spray water on all exposed earth surfaces during clearing, grading, earth moving and other site preparation activities throughout the day to minimize dust.
    b. Use tarpaulins or other effective covers on all stockpiled earth material and on all haul trucks to minimize dust.
    c. Sweep the adjacent street frontages at least once a day or as needed to remove silt and other dirt which is evident from construction activities.
    d. Ensure that construction vehicles are cleaned prior to leaving the construction site to prevent dust and dirt from being tracked off-site.
    e. The City shall have the authority to stop all grading operations, if in opinion of City staff, inadequate dust control or excessive wind conditions contribute to fugitive dust emissions. (CDD-E)

55. **Unanticipated Discovery of Contaminated Soils.** In the unlikely event that contaminated soils are discovered during the earth-moving activities, all development activities shall cease immediately and remain stopped until an assessment has been completed by a geotechnical firm approved by the City. If remediation is necessary, the applicant shall enter into a Remedial Action Agreement with the Santa Cruz County Environmental Health Service Agency. (CDD-P-E)

56. **Solid Waste Disposal.** All solid waste generated inside City limits must be hauled from the site of generation by the City of Watsonville Solid Waste Division, pursuant to Chapter 3 (City Utilities) of Title 6 (Sanitation and Health) of the Watsonville Municipal Code. This includes all wastes generated at construction sites, excavation projects, land clearing, demolition, earthwork projects, remodels, grading, and tenant improvement projects as well as ongoing business/residential use on the premises. Applicant shall comply with all applicable requirements for removal and disposal of hazardous materials. (PW)

57. **Work Hours.** No work for which a building permit is required shall be performed within the hours of 7 p.m. to 7 a.m., Monday through Friday, nor prior to 8 a.m. or after 5 p.m. on Saturday. No Work shall occur on Sundays or holidays. A sign shall be posted at a conspicuous location near the main entry to the site, prominently displaying these hour restrictions and identifying the phone # of the Job superintendent. (CDD-B)

Construction notes to be included with the Improvement Plans:

58. **Damaged Public Facilities.** Existing public facilities damaged during the course of construction or in an existing state of disrepair shall be repaired by the applicant, at the applicant's expense, to the satisfaction of the City. (CDD-E)

59. **Inspection Notice.** Contractor shall provide a minimum of 48 hours notice in advance of any required inspection. Any temporary suspension of work or returning to work for any reason shall be cause for the developer or contractor to telephone the Public Works Inspector at 831-768-3100. (CDD-E)

60. **Underground Utilities.** Prior to excavation, contractor shall locate all existing underground utilities. Call Underground Service Alert (U.S.A.) at 1-800-642-2444 to have utilities located and marked in the field. (CDD-E)

Prior to Final Inspection or Certificate of Occupancy, the following conditions shall be met:

61. **Statements of Compliance.** All project designer professionals who prepared plans for the project (*e.g.*, civil, structural, and geotechnical engineers) shall provide statements of compliance attesting that they have reviewed the completed project and that it was constructed in conformance with their recommendations and plans. Where special inspections and testing were involved, the letters of compliance shall be accompanied by inspection logs, testing and analysis that support the engineer's conclusions. (CDD-B-E)

62. **Landscaping Installation.** All landscaping and irrigation shall be installed and approved by Community Development Department staff. (CDD-P-E)

63. **Trash Removal.** All trash and construction debris shall be removed from the site. (CDD-B, PW)

Ongoing Conditions:

64. **Post Construction Stormwater Ordinance – Inspection, Maintenance and Annual Reporting.** Applicant shall perform inspections, maintenance to the post-construction stormwater management facilities and report to the City each year on these activities. (CDD-E, PW)

65. **Solid Waste Service.** All trash, recycling and greenwaste materials generated onsite shall be disposed of at a City-approved landfill or recycling center. The applicant shall contact the Solid Waste Division of the City Public Works Department to coordinate disposal of all trash, recycling and greenwaste materials. (PW)

66. **Trash Enclosure Maintenance.** Trash and recycling enclosure shall be maintained to the satisfaction of Watsonville Municipal Services. (PW)

67. **Lighting and Landscape Maintenance.** Lighting, landscaping and all other site improvements shall be maintained in perpetuity. Landscaping shall be maintained in good growing condition by a professional landscape maintenance company; and such maintenance shall include, where appropriate, weeding, mowing, pruning, cleaning, fertilizing and regular watering. All dead, dying and diseased vegetation shall be immediately replaced in kind. (CDD-P)

68. **Ongoing Maintenance.** Common (patio) areas, landscaping, street trees, driveways, parking spaces, walks, fences and walls shall be maintained on an ongoing basis by the property owner(s) for the entire development area. (CDD-P)

69. **Potential Attractive Pest Nuisance Avoidance.** To ensure trash enclosures do not attract nuisance pest species, such as Norway rat, raccoon, and opossum, the applicant shall develop a monitoring program to ensure trash areas are routinely cleaned and secured at night. (PW)

Future Sign Permit:

70. **Sign Permit.** Any new or proposed changes in the exterior signage for the premises shall require Sign and Building Permits through the Community Development Department. (CDD-P-B)

Indemnity Provision:

71. **Indemnity Provision.** The applicant shall sign a defense and indemnity contract agreeing to defend, indemnify, and hold harmless the City of Watsonville, its elected and appointed officials, officers, employees, and agents arising out Special Use Permit with Design Review and Environmental Review (PP2019-14), including but not limited to any approval or condition of approval of the City of Watsonville Planning Commission or City Council. The City shall promptly notify the applicant of any claim, action, or proceeding concerning this permit and the applicant and City shall cooperate fully in the defense of the matter. The City reserves the right to select counsel in the defense of the matter. (CA)

Key to Department Responsibility

CDD-B – Community Development Department (Building)
CDD-P – Community Development Department (Planning)
CDD-E – Community Development Department (Engineering)
CDD-H – Community Development Department (Housing)
PW – Public Works Department
WFD – Watsonville Fire Department
WPD – Watsonville Police Department
MBARD – Monterey Bay Air Resources District
CAT – City Attorney

CITY OF WATSONVILLE
CITY COUNCIL

EXHIBIT "C"

Application No: PP2019-14
APNs: 016-491-01, -02, & -03, & 016-111-44
Applicant: MidPen
Hearing Date: June 23, 2020

Applicant: Elizabeth Nahas Wilson, MidPen Housing Corp.

Property Owner: Michael C. Marchisio Trust, 19745 Oakmont Drive, Los Gatos, CA 95033 (APNs: 016-491-01, 016-491, and 016-111-44); Namvar & Shireen Dinyari, 299 Vista Drive, Watsonville, CA 95076 (APN: 016-491-03)

Project: Special Use Permit/Specific Development Plan with Design Review and Environmental Review

Location: 139, 141, 161 Miles Lane and 201 Kimberly Lane, Watsonville, CA 95076

Purpose: Allow the construction of the Miles Lane Project with a mix of residential and non-residential uses

A Special Use Permit/Specific Development Plan with Design Review and Environmental Review (PP2019-14) to allow the construction of the Miles Lane Project on a 4.7± acre site located at 139, 141, 161 Miles Lane and 201 Kimberly Lane, Watsonville, California (APNs 016-491-01, -02, & -03, & 016-111-44), was recommended for approval by the Planning Commission at a public hearing on May 5, 2020, and was reviewed by the City Council at a public hearing on June 23, 2020, and was conditionally approved by adoption of Resolution No. _____-20 (CC) together with findings and conditions of approval attached hereto and made a part of this permit.

CITY OF WATSONVILLE
City Council

_____
Suzi Merriam
Community Development Director

Miles Lane Project

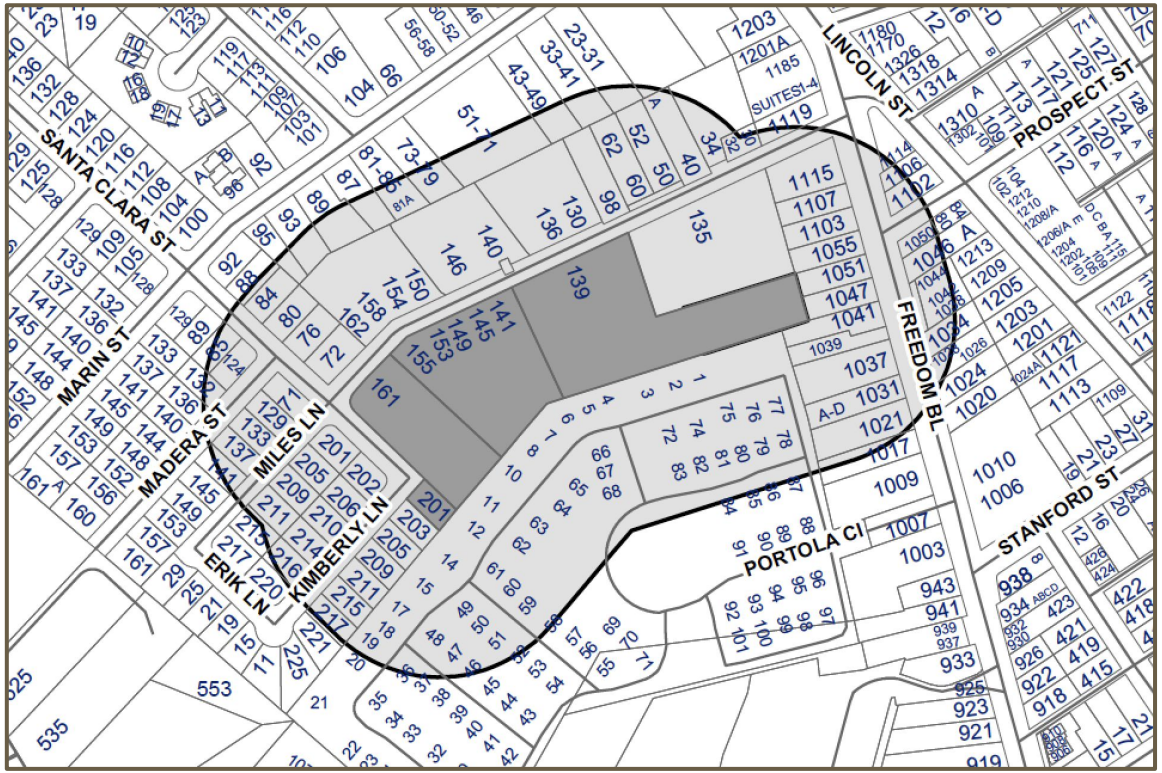
Midpen Housing & Encompass

CITY COUNCIL | June 23, 2020

Overview

- Project location
- Proposed project
- Procedure
- Discussion
- CEQA
- Findings
- Recommendation

- Additional slides
  - MIG (re: CEQA)
  - MidPen/Encompass



Project Location

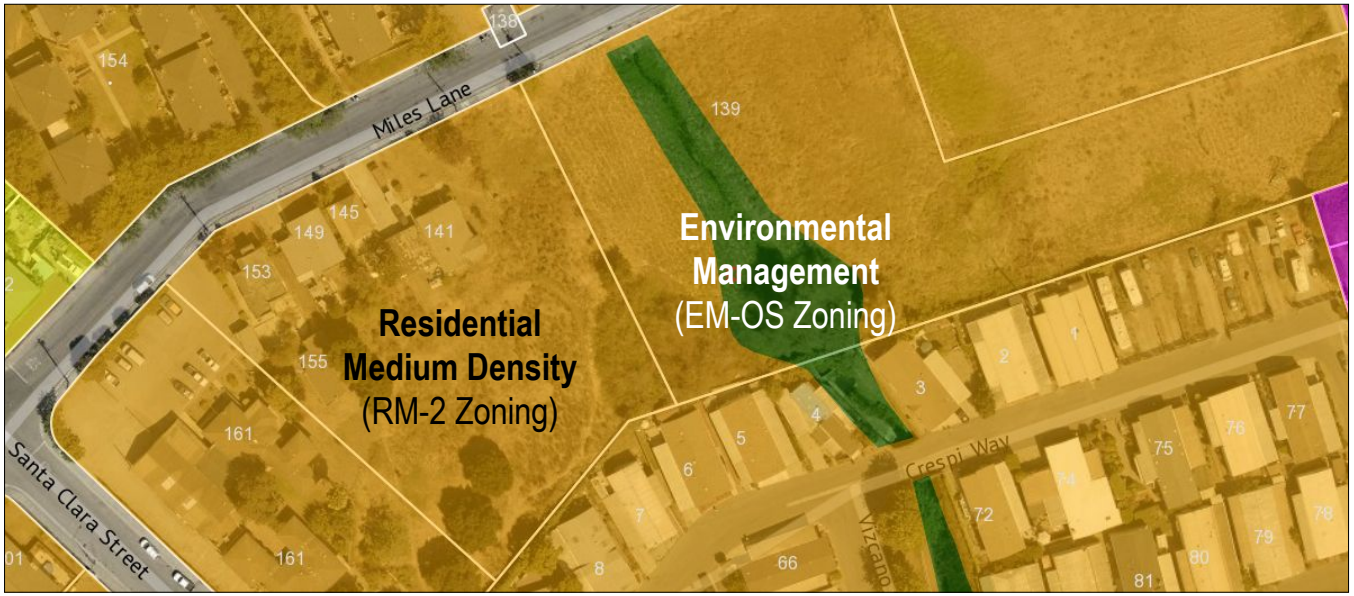
Address & APN:

- 139 Miles Lane (APN 016-491-03)
- 141 Miles Lane (APN 016-491-02)
- 161 Miles Lane (APN 016-491-01)
- 201 Kimberly Lane (APN 016-111-44)

Size: 4.7± acres

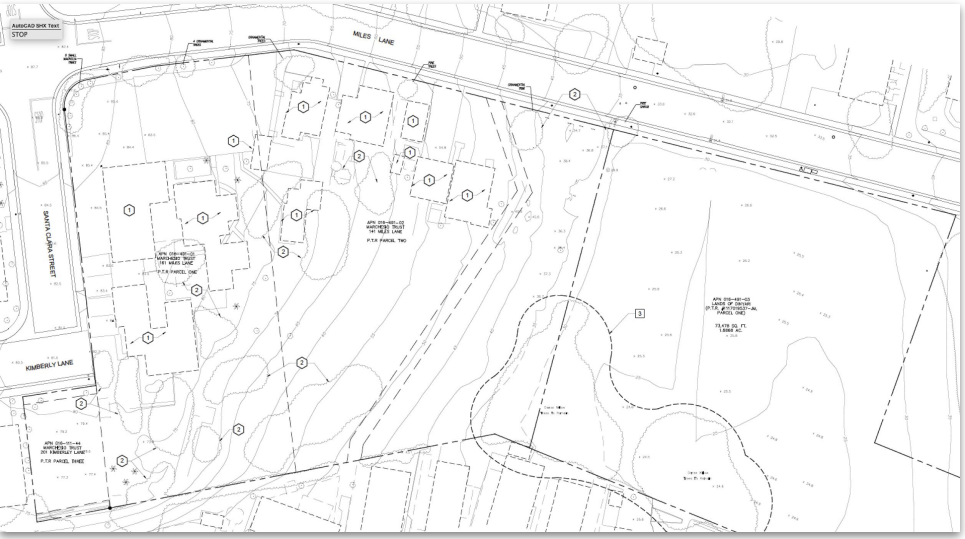
not a part
(APN 016-491-04)
139 Miles Lane
(APN 016-491-03)
141 Miles Lane
(APN 016-491-03)
161 Miles Lane
(APN 016-491-01)
201 Kimberly Lane
(APN 016-111-44)
Portola Heights
Mobile Home Park

Land Use Designation

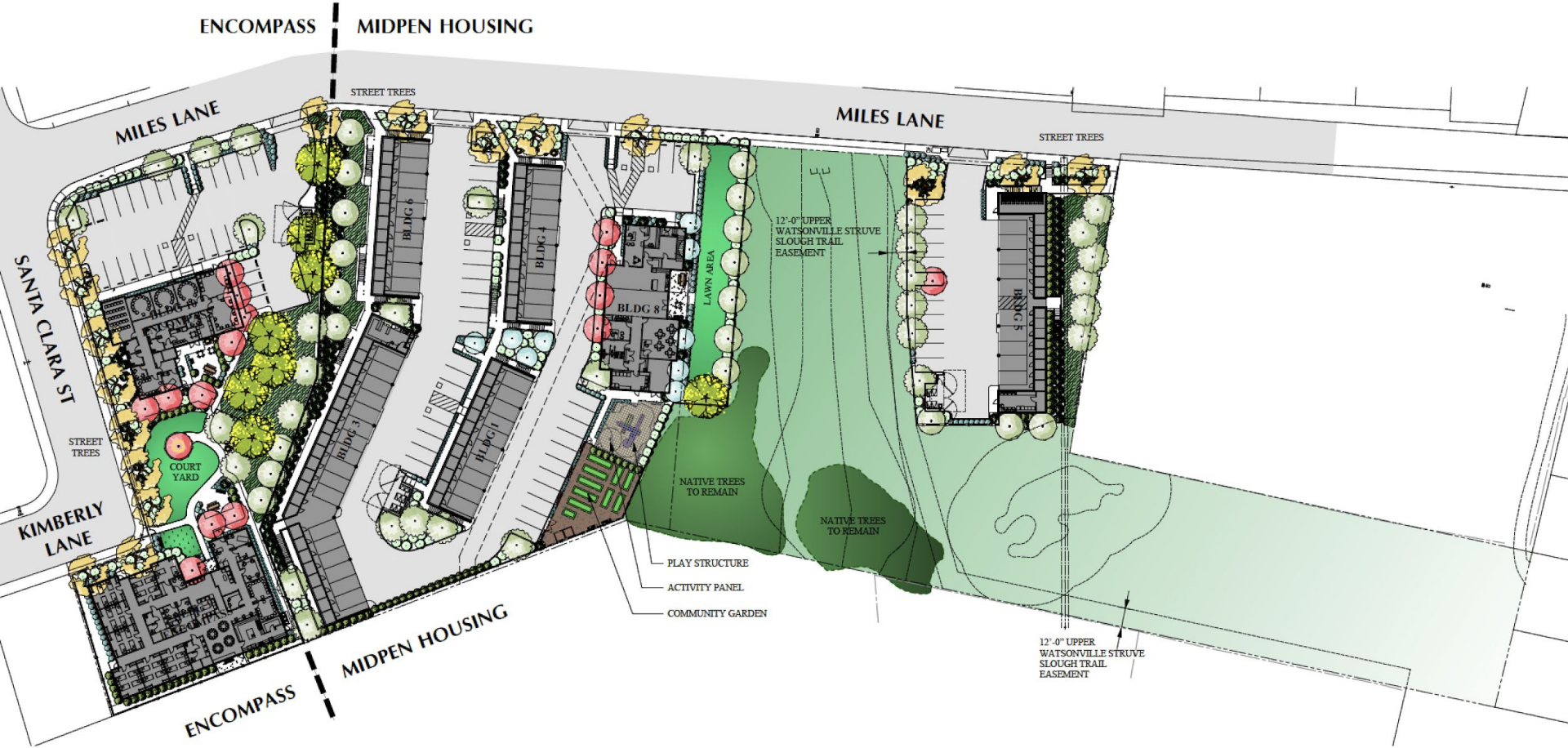


Proposed Project

Demolish the existing structures



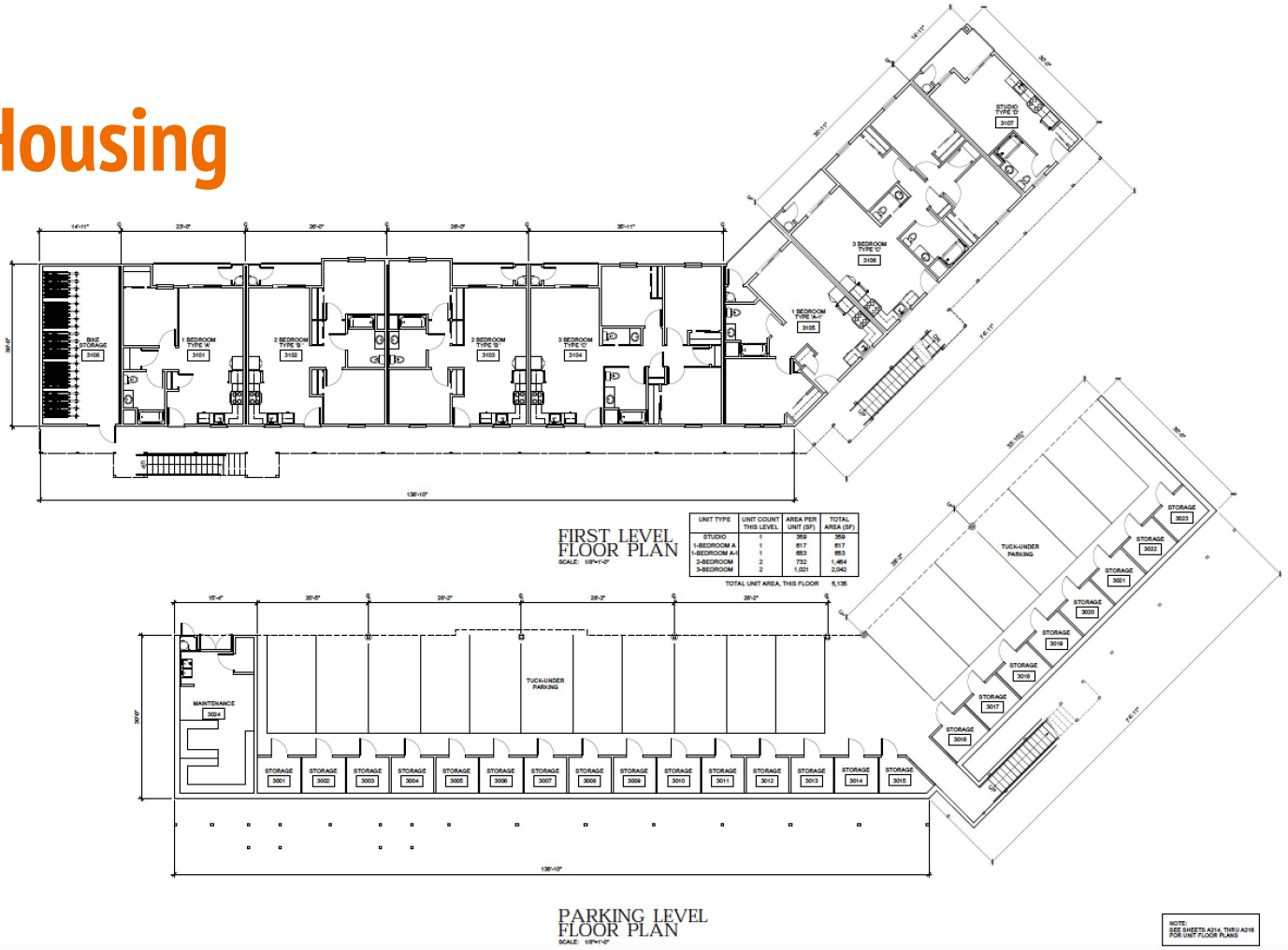
Construct 8 buildings totaling 101,256± sf


ENCOMPASS
MIDPEN HOUSING
MILES LANE
STREET TREES
MILES LANE
STREET TREES
SANTA CLARA ST
STREET TREES
KIMBERLY LANE
COURT YARD
BLDG 6
BLDG 4
BLDG 8
LAWN AREA
BLDG 5
BLDG 3
BLDG 1
12'-0" UPPER WATSONVILLE STRUVE SLOUGH TRAIL EASEMENT
NATIVE TREES TO REMAIN
NATIVE TREES TO REMAIN
PLAY STRUCTURE
ACTIVITY PANEL
COMMUNITY GARDEN
12'-0" UPPER WATSONVILLE STRUVE SLOUGH TRAIL EASEMENT
ENCOMPASS
MIDPEN HOUSING

Proposed Project

- Affordable Housing:
  - 6 buildings
  - 72 units
    - 16 studio
    - 19 1-bedroom
    - 18 2-bedroom
    - 19 3-bedroom
  - Community building
    - Community room and kitchen
    - Computer lab
    - Learning Center for afterschool programming
    - Laundry room
    - Property manager and service manager offices

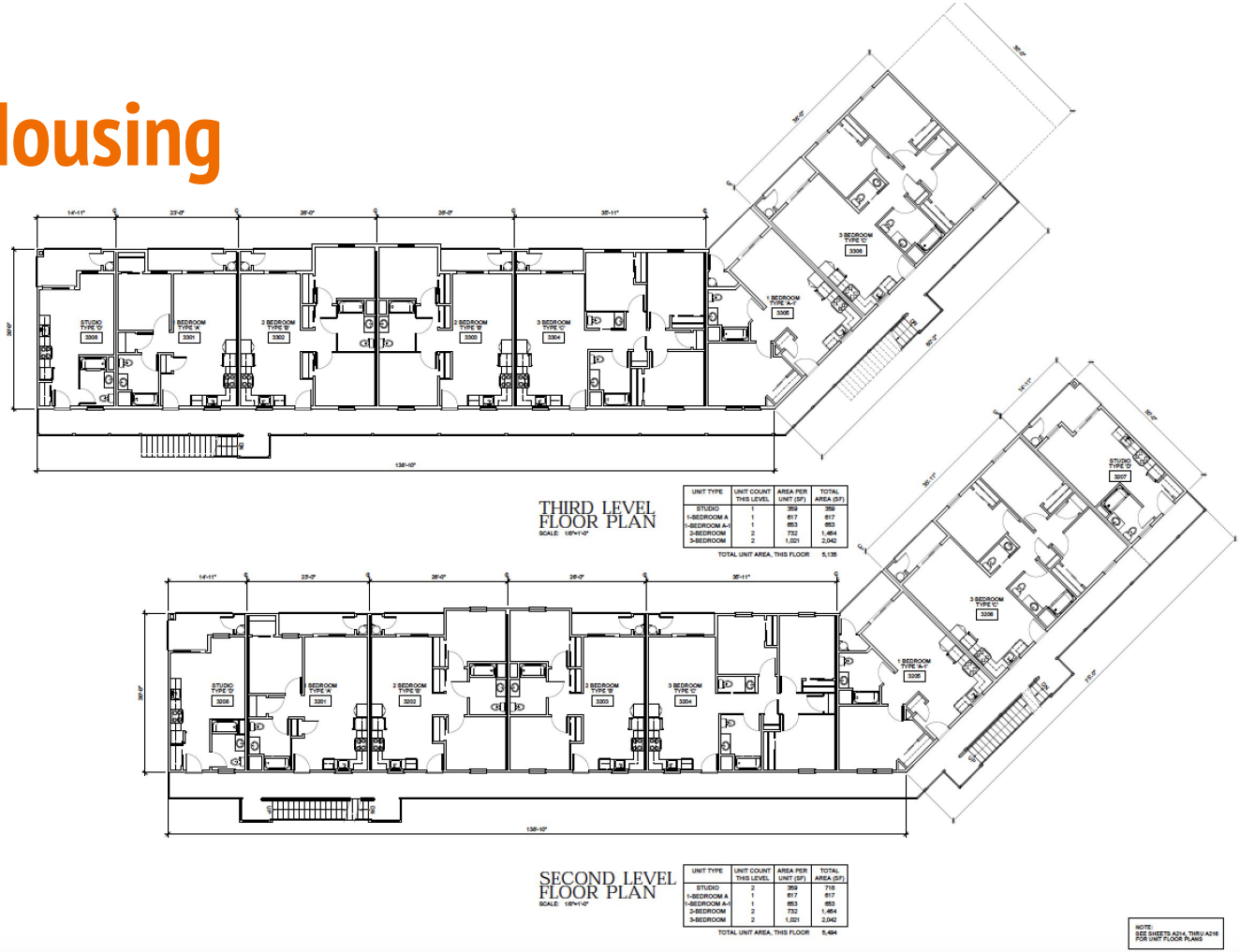
Affordable Housing



MidPen

Building 3

Affordable Housing



MidPen

Building 3

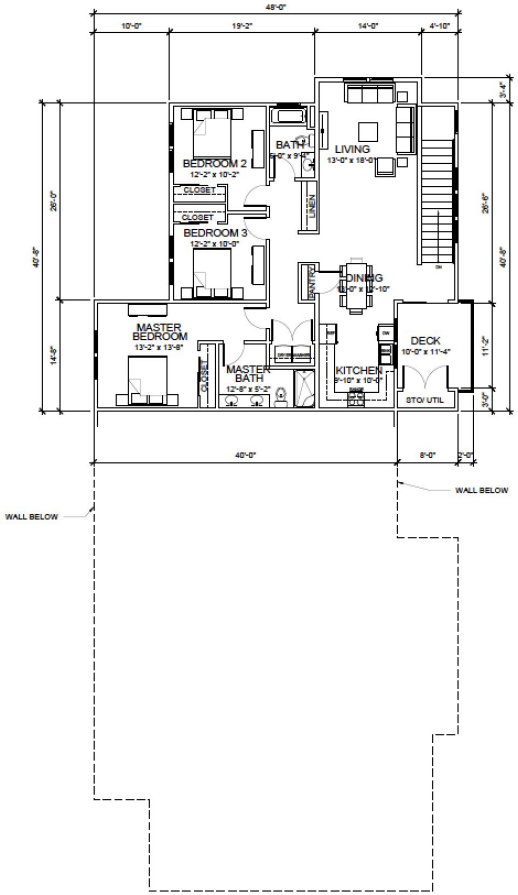
Affordable Housing

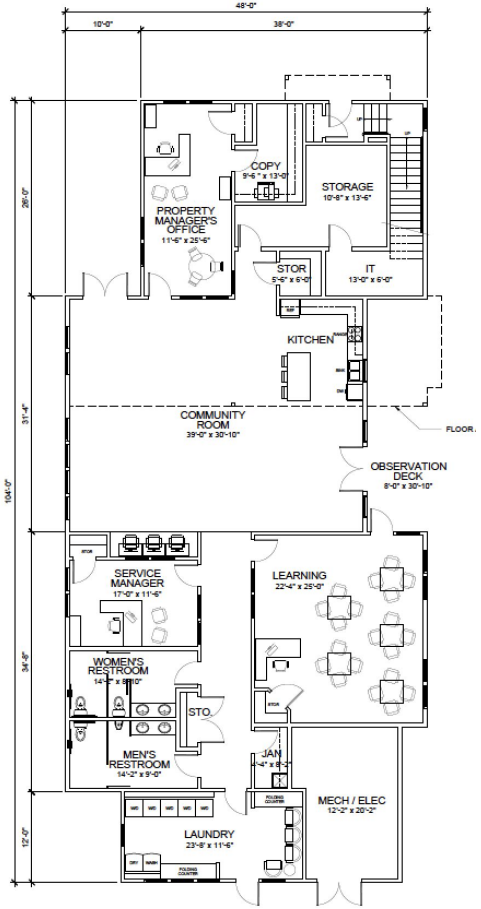
MidPen Building 3

Affordable Housing

MidPen Building 3

Affordable Housing

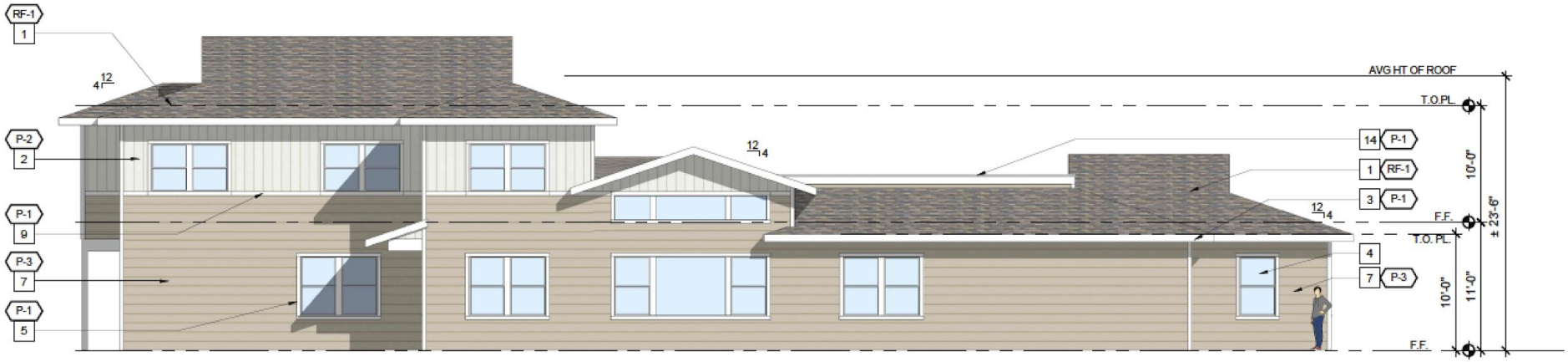




MidPen

Community Building

Affordable Housing

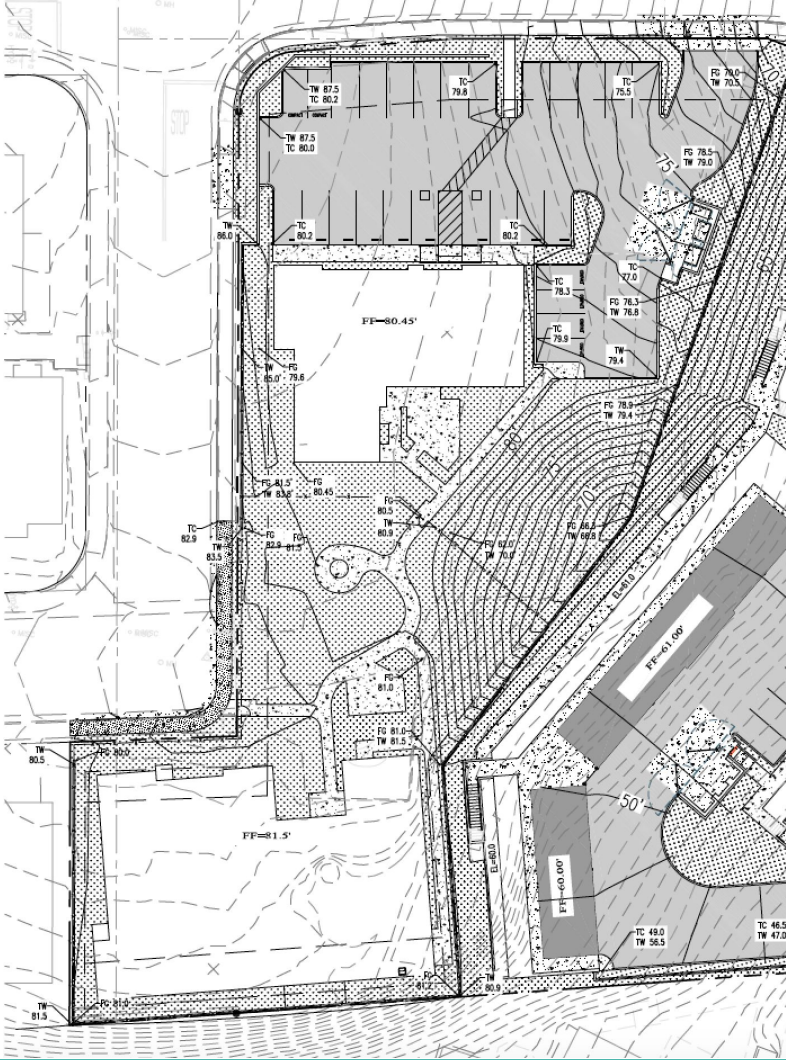


BUILDING 8 PLAN
FRONT ELEVATION
SCALE: 1/8"=1'-0"

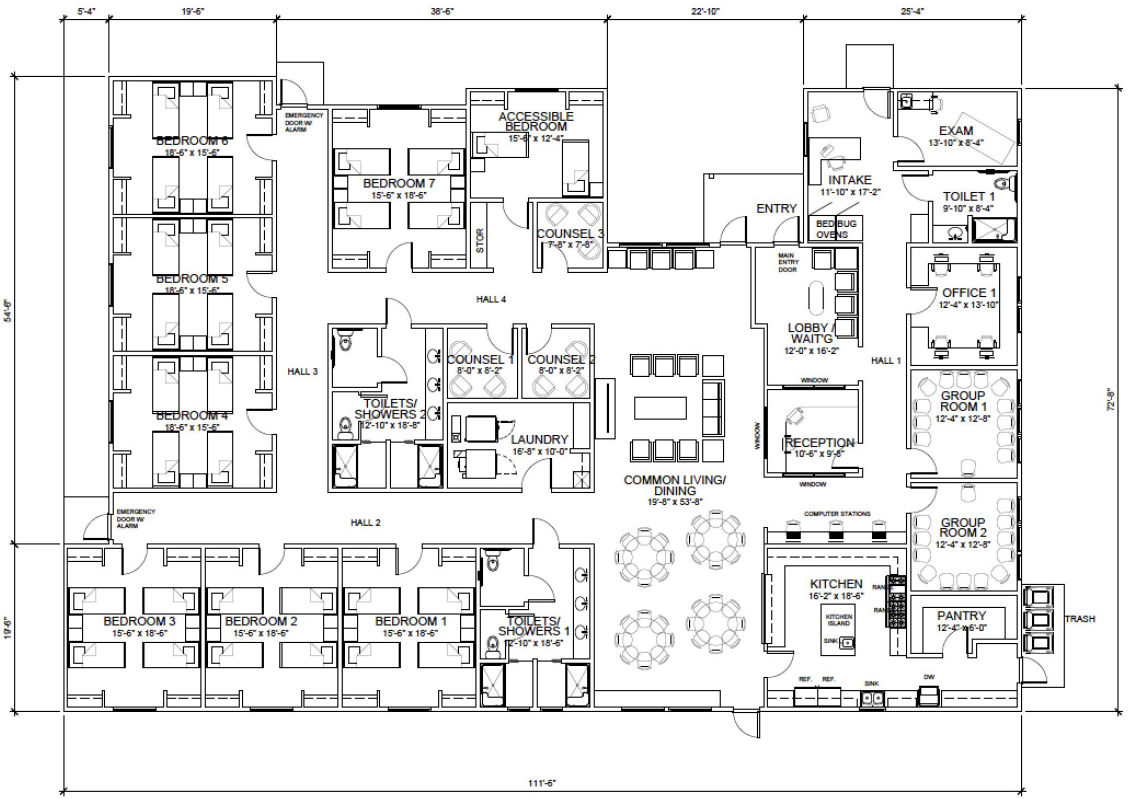
MidPen Community Building

Proposed Project

- Encompass Treatment Facilities:
  - 2 buildings
  - Residential (in-patient) facility
    - 28 program participants, with a maximum capacity of 30 residents
    - Housing for 17 residents per night
  - Outpatient treatment facility
    - Serve 40 to 85 total clients per day



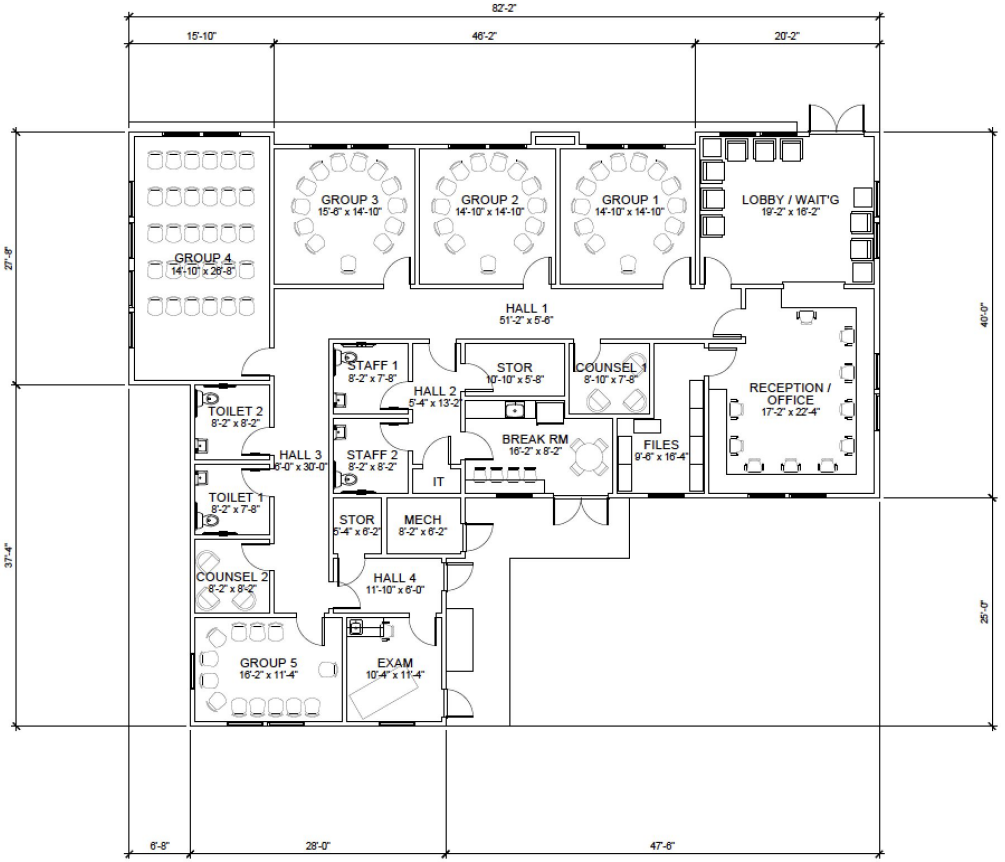
Encompass



RESIDENTIAL PROGRAM
FLOOR PLAN

SCALE: 1/8"=1'-0"

Encompass



OUTPATIENT PROGRAM
FLOOR PLAN

SCALE: 1/8"=1'-0"

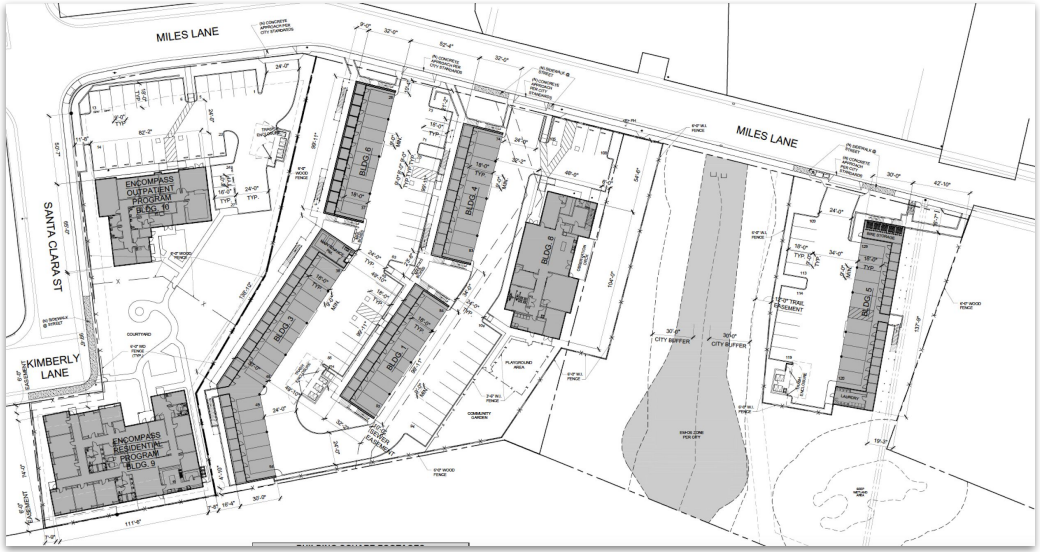
Encompass

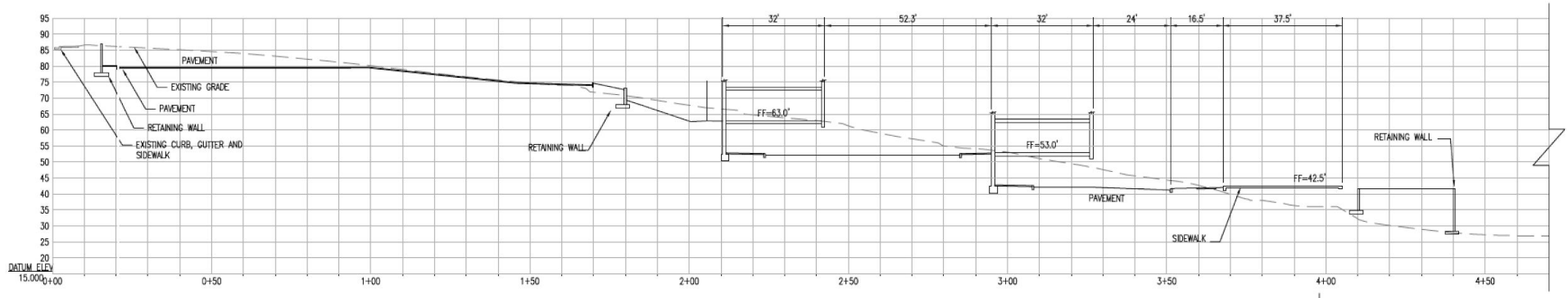
NORTH ELEVATION
OUTPATIENT BUILDING

SCALE: 1/8"=1'-0"

Proposed Project

- Project development includes:
  - Onsite circulation and parking
  - Landscaping and open space
  - Grading and drainage
  - Utilities and infrastructure





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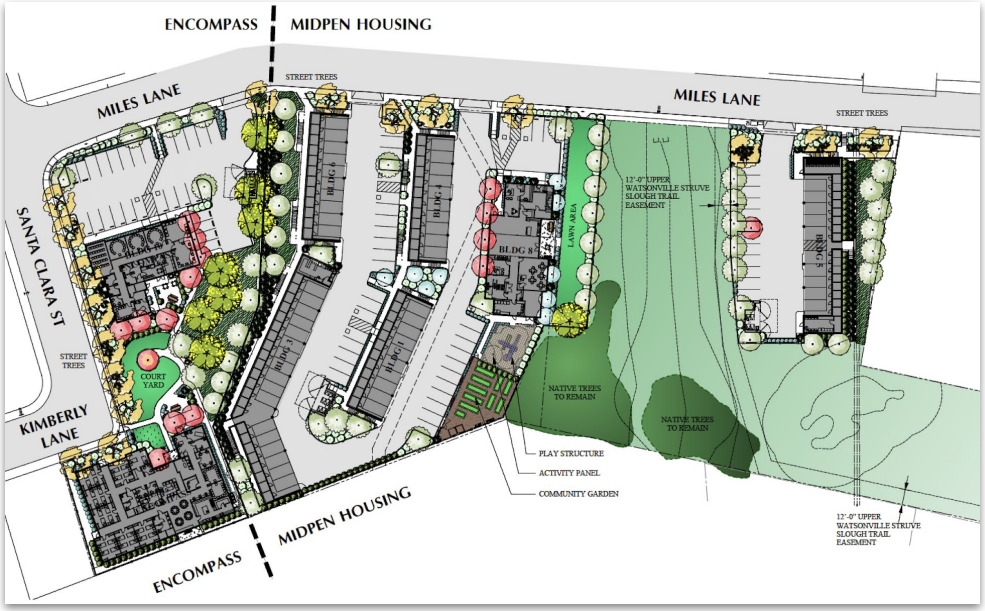
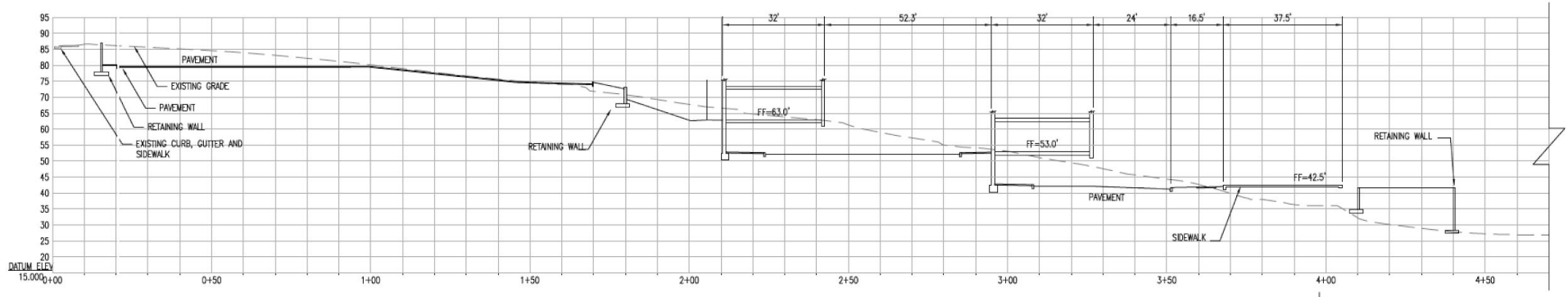




Tree Images

Chinese Pistache
Pistacia x 'Red Push'

Columbia Sycamore
Platanus x acerifolia 'Columbia'

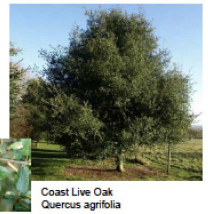
ACCENT TREES

Pink Crape Myrtle
Lagertroemia indica 'Hopi'

Flowering Plum
Prunus cerasifera

LARGE NATIVE TREES

California Sycamore
Platanus racemosa



Coast Live Oak
Quercus agrifolia

INTERIOR TREE

Marina Strawberry Tree
Arbutus 'Marina'

Brisbane Box
Lophostemon confertus

EVERGREEN TREE

Flaxleaf Paperbark
Melaleuca linarifolia

Fern Pine
Podocarpus gracilior

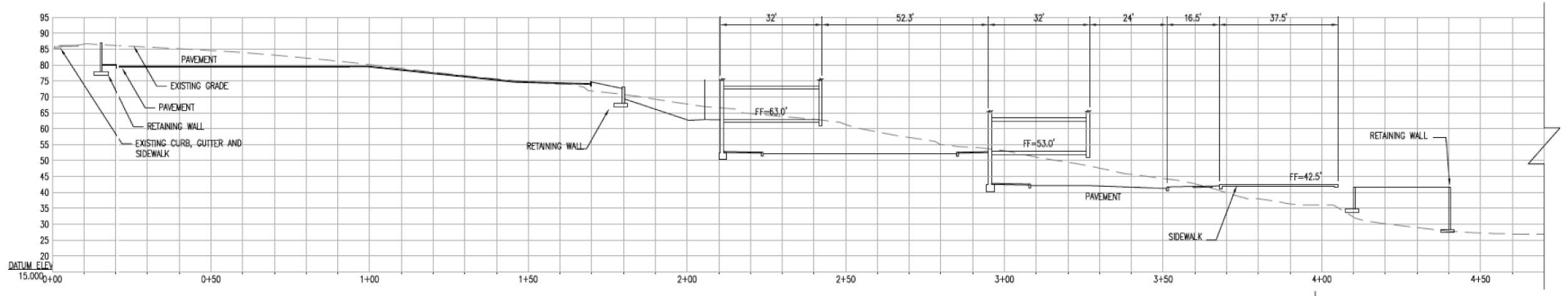
SMALL NATIVE TREES

Vine Maple
Acer circinatum

Toyon
Heteromeles arbutifolia

Proposed Project

- Project development includes:
  - Onsite circulation and parking
  - Landscaping and open space
  - Grading and drainage
  - Utilities and infrastructure



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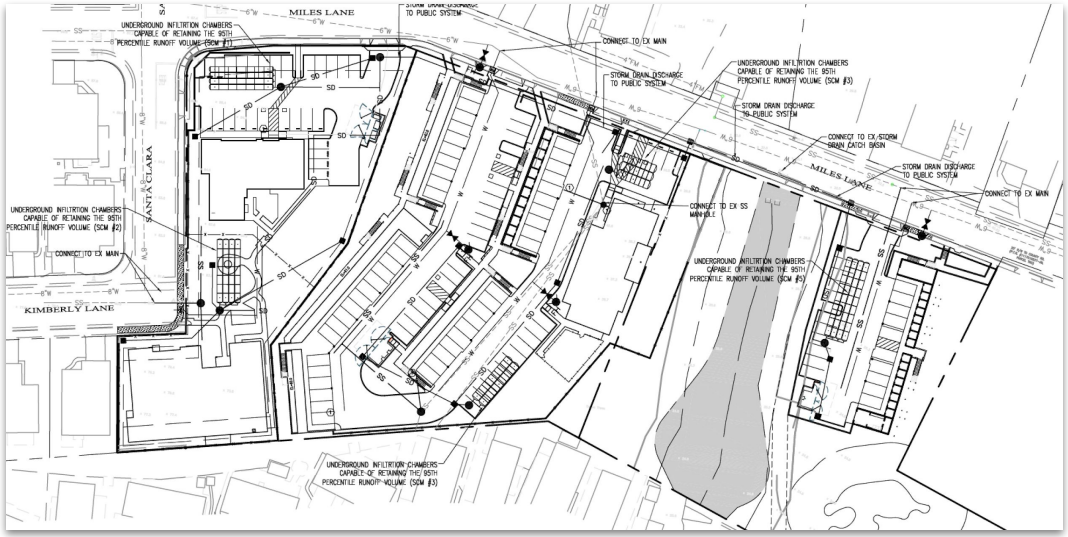

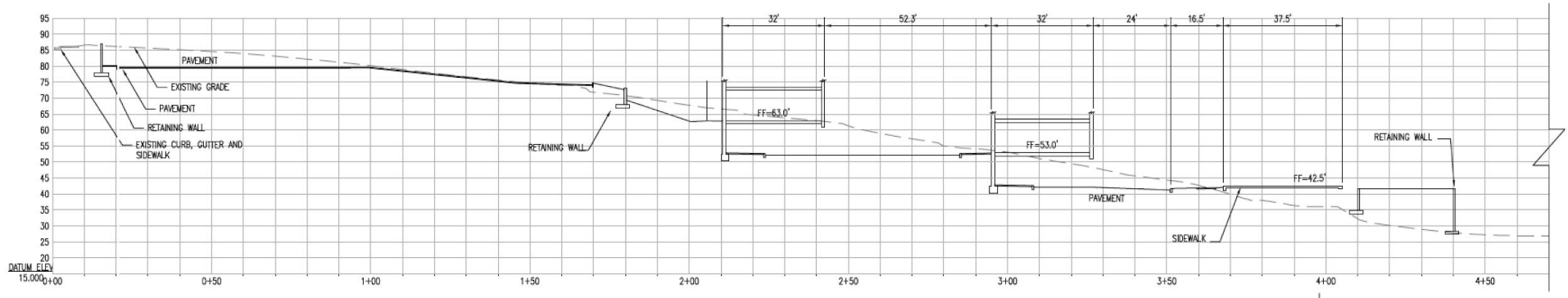

Procedure

Density Bonus request

- Project with 100% affordable units for lower income households is eligible for a **80% density bonus** and **3 concensessions**, pursuant to GOV § 65915

Planned Development request

- PD District “combines” with underlying residential district
- May modify district regulations
  - Building setbacks
  - Building height
  - Lot area
  - Use
  - Etc.

Procedure

- **Special Use Permit** required for any and all uses in a PD District, pursuant to WMC § 14-16.2509

- **Design Review** for all new construction, exterior remodeling, additions, or changes in use requiring additional parking, pursuant to WMC § 14-10.1000

Procedure

- **Lot Line Adjustment** is a minor relocation of the boundary or boundaries between four or fewer existing adjoining parcels

- Key provisions
  - Land taken from one parcel is added to an adjoining parcel
  - No more parcels are created than originally existed

Discussion

- Housing Element
- Compatible use
- Project consistency w/ Regulations & Standards
- Project consistency w/ Design Guidelines
- Lighting
- Environmental review

Housing Element

- **Goal 3.0: Housing Production** – Provide housing opportunity for Watsonville's share of the regional housing need for all income groups.

- **Policy 3.1** – Encourage the production of housing that meets the needs of all economic segments, including lower, moderate, and above moderate-income households, to achieve a balanced community.

Housing Element

- **Policy 3.2** – Provide high quality rental and ownership housing opportunities for current and future residents that are affordable to a diverse range of income levels.

- **Policy 3.4** – Continue to implement the Affordable Housing Ordinance, Density Bonus Ordinance, and other programs as a means of integrating affordable units within new residential development.

Compatible Use

- Replace existing residential substance abuse treatment facility
- Continue to provide a valuable service for the community
- Provide infill housing
- New buildings and landscaping would improve site appearance
- Project consistent with residential design guidelines
- Site abuts existing utilities
- Project avoids stream environment

Project Consistency

- Conforms with RM-2 Zoning District development regulations
- Conforms with Residential Development Standards for multi-family projects

- With approval of requested concessions and modifications concerning:
  - Setbacks
  - Building height
  - Minimum net land area
  - Parking
  - Use(s)

Concessions and Modifications

1. A **front yard setback** of 12 feet for the Encompass inpatient (residential) building in lieu of the minimum 15-foot front yard setback requirement

2. A **front yard setback** of 10 feet for the MidPen building #6 in lieu of the minimum 15-foot front yard setback requirement

3. A **rear yard setback** of 5 feet for the MidPen building #3 in lieu of the minimum 10-foot rear yard setback requirement

Concessions and Modifications

4. A **building height** of 48 feet for the MidPen building #5 in lieu of the maximum 40-foot height limit

5. A reduced **minimum net land area** of 161,797± sf for the MidPen portion of the site in lieu of the regulations requiring 255,000 sf

6. A **parking** reduction to provide 102 spaces for the MidPen portion of the project in lieu of the required 109 spaces

7. A **mix of land uses** (residential and non-residential) onsite

Parking

- Parking standard for affordable housing, per WMC § 14-47.110(f):
  - **Zero to one bedroom:** one on-site parking space
  - **Two to three bedrooms:** two on-site parking spaces
  - **Four and more bedrooms:** two and one-half parking spaces

Parking

Unit Type	#	Spaces per Unit	Total Spaces
Studio	16	1	16
1-bedroom	19	1	19
2-bedroom	18	2	36
3-bedroom	19	2	38
Total	**72**		**109**

Unit Type	#	Spaces per Unit	Total Spaces
Studio	16	**0.565**	**9**
1-bedroom	19	1	19
2-bedroom	18	2	36
3-bedroom	19	2	38
Total	**72**		**102**

Parking

- Basis of request
  - Steep slopes
  - Avoid natural areas
  - Costly site improvements
    - retaining walls
    - soil excavation
    - offhauling
  - Lower parking demand at other affordable housing developments

Unit Type	#	Spaces per Unit	Total Spaces
Studio	16	**0.565**	**9**
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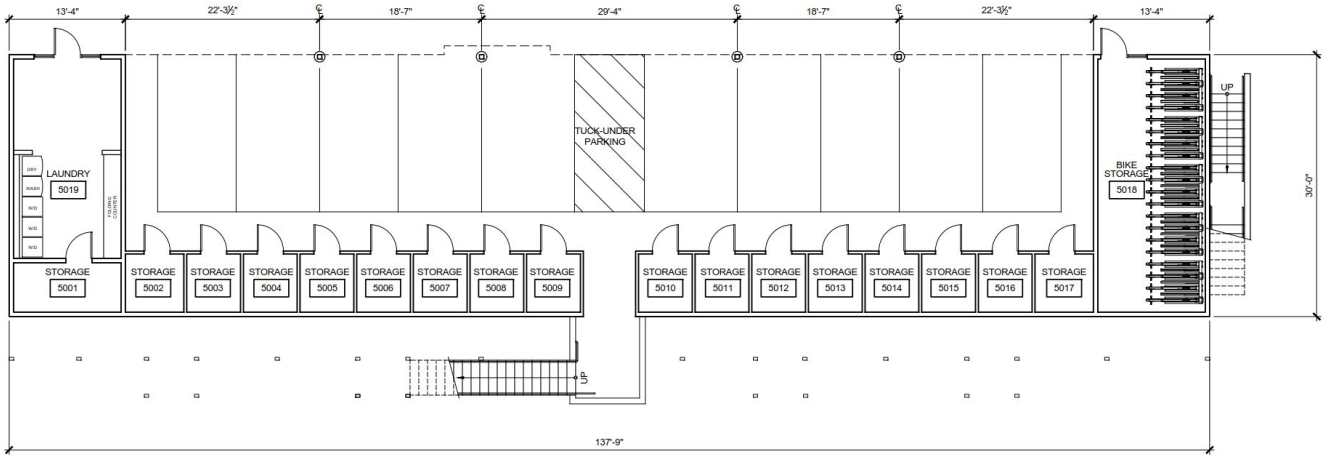
Total	**72**		**102**

Bicycle Parking

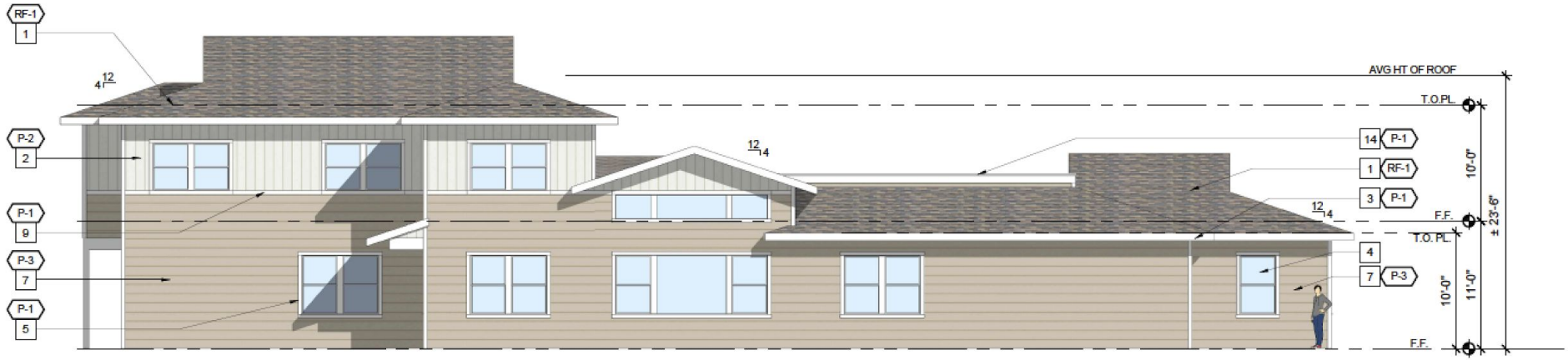
- Two bicycle storage rooms
- 40 bikes



Building 5

Consistency with Residential Design Guidelines

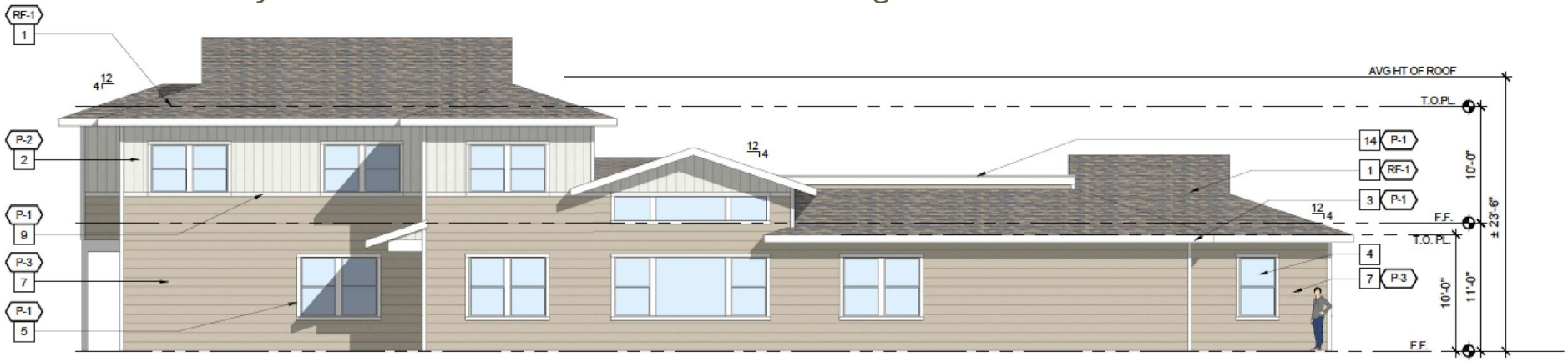
- Buildings are well-composed, balanced, and articulated
- All facades are aesthetically pleasing and harmonious
- Wall massing and roof planes are broken up



BUILDING 8 PLAN
FRONT ELEVATION
SCALE: 1/8"=1'-0"

Consistency with Residential Design Guidelines

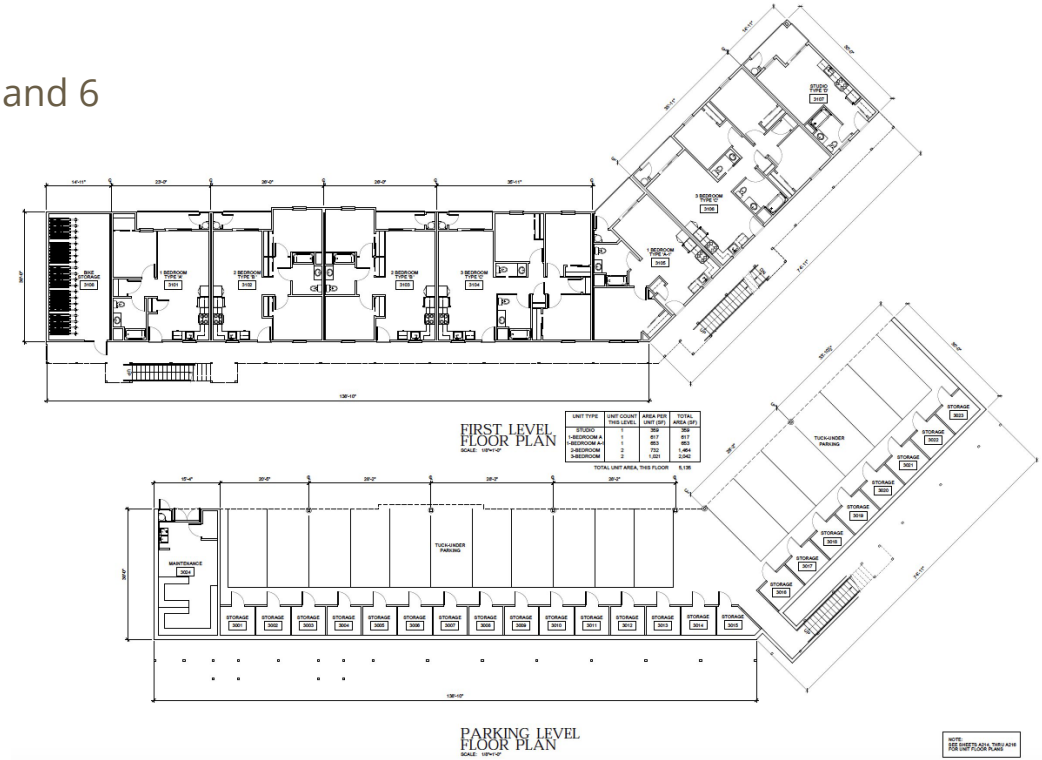
- Buildings materials
  - Vertical and horizontal cement fiber siding (painted different colors)
  - Provide a smooth lap siding appearance
  - Belly band divides vertical and horizontal siding



BUILDING 8 PLAN
FRONT ELEVATION
SCALE: 1/8"=1'-0"

Consistency with Residential Design Guidelines

- Parking
  - Tucked under buildings 1, 3, 4, 5 and 6
  - Surface lots screened from view
  - Minimize their visual impact

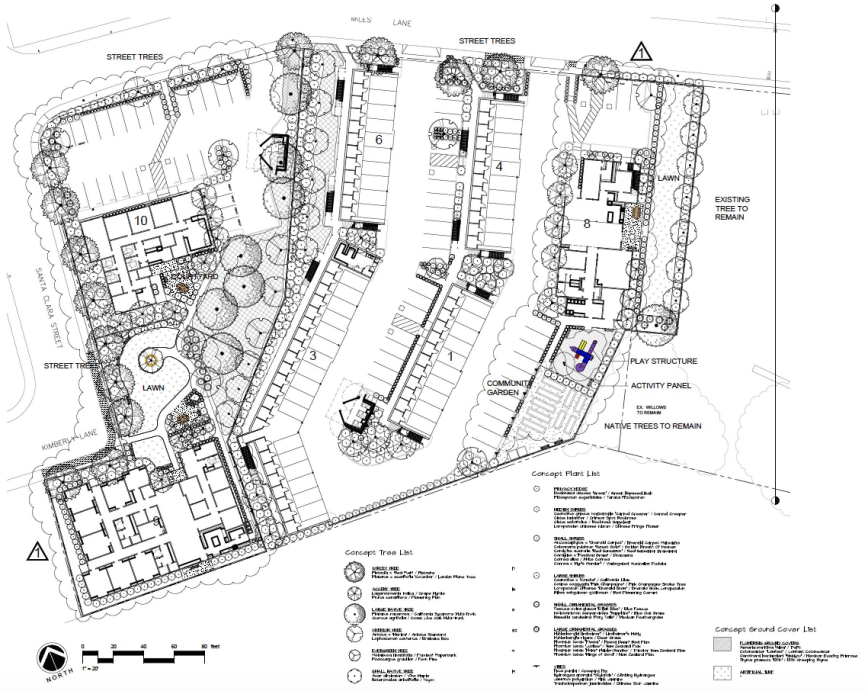


Consistency with Residential Design Guidelines

- Building 3 steps down from three to two floors near the property boundary shared with the mobile home park

Consistency with Residential Design Guidelines

- Numerous common open spaces and amenities:
  - Play structure for young children
  - Turf area for open play activities
  - Slough observation patio with picnic table
  - Courtyard with seating
  - Raised garden beds



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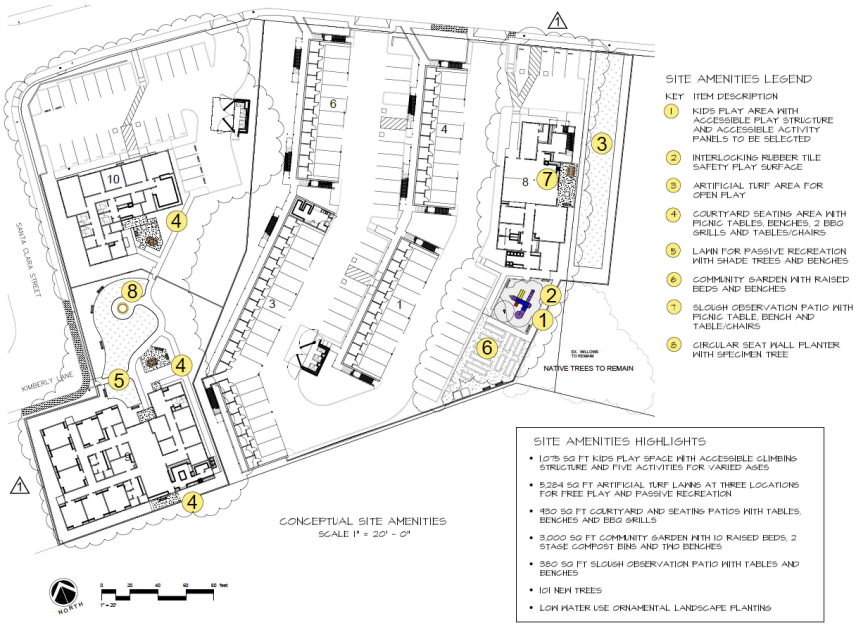

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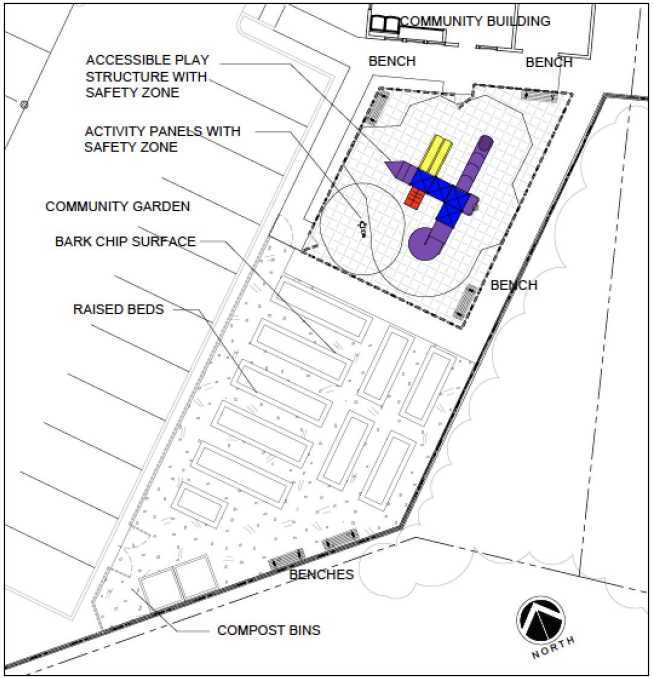


Lighting

- Proposed lighting:
  - Wall-mounted light fixtures
  - Canopy light fixtures
  - Pole-mounted light fixtures

LUMINAIRE SCHEDULE

CALLOUT	SYMBOL	LAMP	DESCRIPTION	BALLAST	MOUNTING	MODEL	VOLTS	NOTE 3	QUANTITY
1P		(1) LED, LED	DSXO LED Visual Comfort, P3 symmetric Type V distribution 30K	ELECTRONIC	POLE	Lithonia Lighting, DSXO LED P3 VLS 30K	120V 1P 2W	/5/2017 12/3/2017 SCALED PHOTOMETRY TYPE VS, BUG RATING: B3 - U0 - G1 10910.5 0 , 0 LED 116 2, 1.2, 0.5 0, 0, 0 POLE MOUNT D-Series VC Area Size 0 6de3854f-14f5-4e0d-8121-92573568e434 NOTE: DATA SHOWN IS ABSOLUTE FOR THE SAMPLE PROVIDED. 12441 80 120.1 VOLTS, 117.0 WATTS, 0.979 AMPS AMBIENT: 25.5	56
C		(108) ,	Contractor Select CNY LED Canopy P1-4,500lm	ELECTRONIC	CEILING	Lithonia Lighting, CNY LED P1 40K MVOLT	120V 1P 2W	/10/2018 3/4/2019 IES LM-79-08 TYPE VS, CUTOFF, BUG RATING: B2 - U3 - G1 LED 4476.3232421875 SURFACE 0.85, 0.85, 0.15 Contractor Select CNY LED Canopy 7e38f6e7-4099-4300-9a7e-f39f82cf31a5	52
W1		(1) LED,	DSXW1 LED WITH (1) 10 LED LIGHT ENGINES, TYPE T3S OPTIC, 3000K, @ 350mA WITH DIFFUSE DROP LENS.	ELECTRONIC	WALL	Lithonia Lighting, DSXW1 LED 10C 350 30K T3S MVOLT DDL	120V 1P 2W	/1/2014 1/11/2016 SCALED PHOTOMETRY TYPE IV, SHORT, BUG RATING: B0 - U2 - G1 1285.5 0 , 0 LED 13.3 Wall D-Series Wall Size 1 d964cde6-d765-419b-a875-494a4556ef9f SCALED FROM ABSOLUTE TEST: LTL25766	85

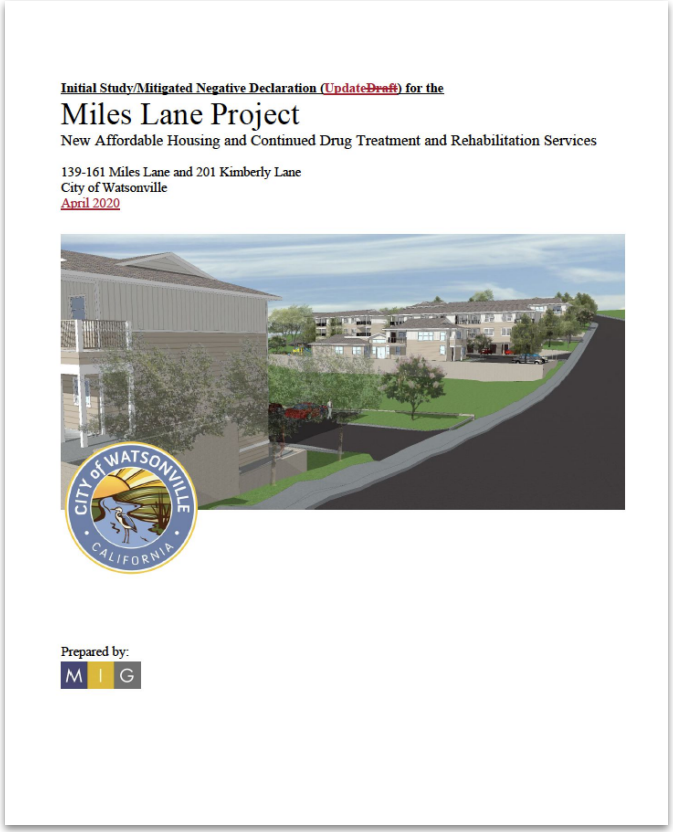
Lighting

- Lighting purpose:
  - Illuminate the buildings' exterior and adjoining walks
  - Illuminate podium parking spaces
  - Illuminate parking spaces and drive aisles

- Project would not create potential light spillover or glare nuisance

Environmental Review

- **Initial Study** prepared to evaluate potential impacts
- Recommend adopt **Mitigated Negative Declaration** in compliance w/ CEQA
  - Includes required findings & MMRP
- Brief presentation by City's consultants
  - To follow staff presentation



Initial Study/Mitigated Negative Declaration (Update~~Draft~~) for the

Miles Lane Project

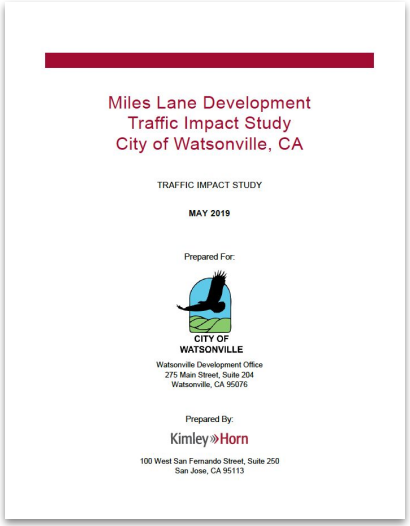
New Affordable Housing and Continued Drug Treatment and Rehabilitation Services

139-161 Miles Lane and 201 Kimberly Lane
City of Watsonville
April 2020

Prepared by:
MIG

Traffic Safety

- Mitigation Measure TRANS-1 / Condition of Approval No. 44
- Improve driving conditions at Auto Center Drive & Marin Street
- Striping details shown in traffic study



Miles Lane Development
Traffic Impact Study
City of Watsonville, CA

TRAFFIC IMPACT STUDY

MAY 2019

Prepared For:

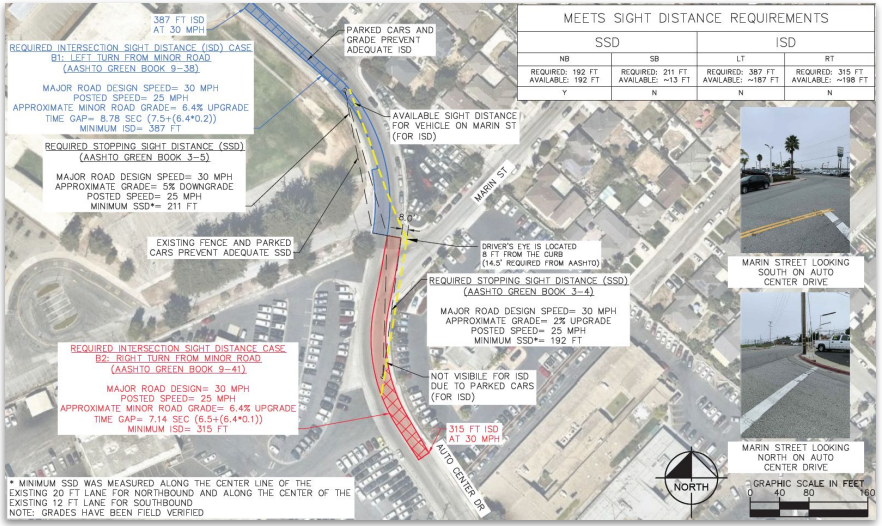
CITY OF WATSONVILLE

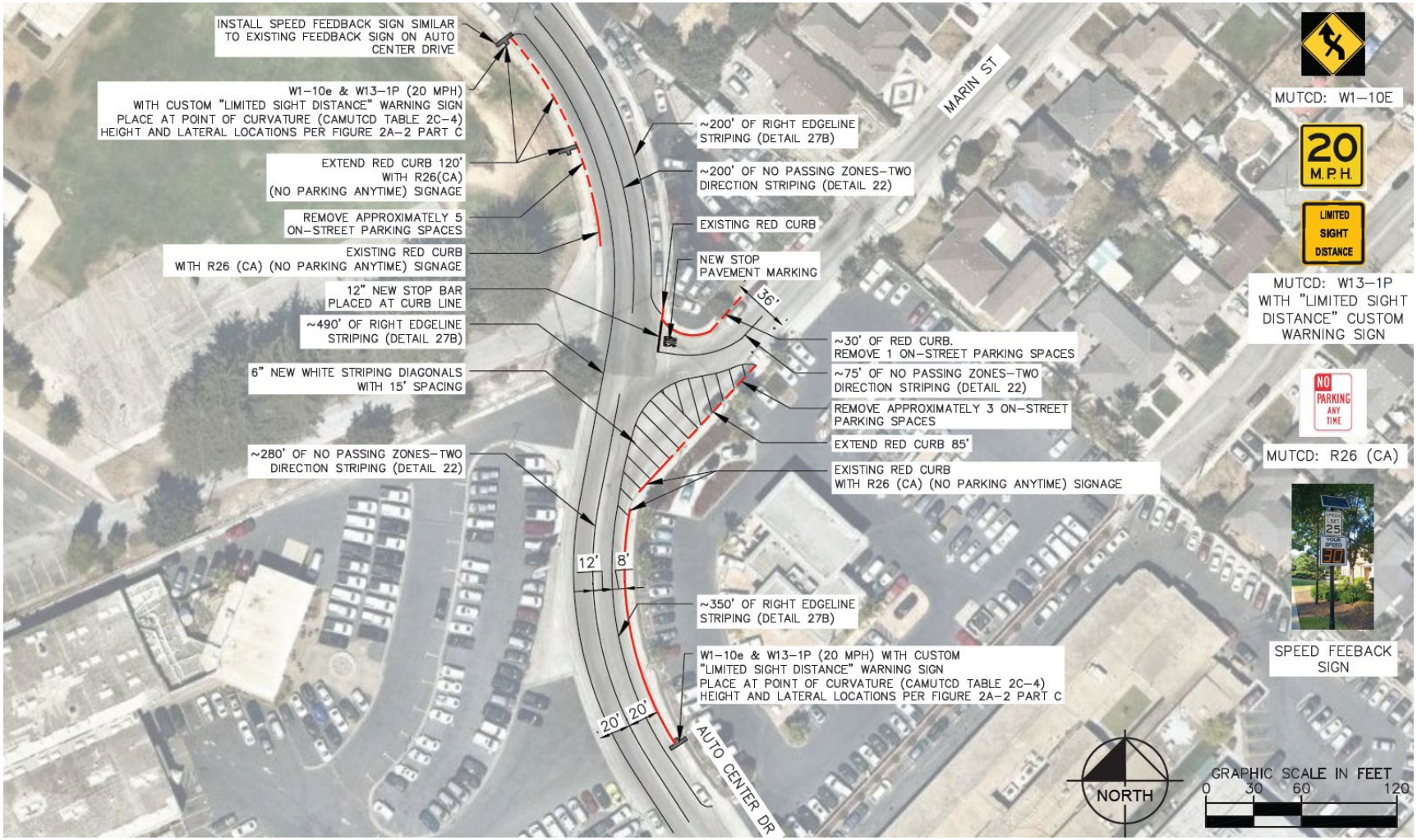
Watsonville Development Office
275 Main Street, Suite 204
Watsonville, CA 95076

Prepared By:

Kimley»Horn

100 West San Fernando Street, Suite 250
San Jose, CA 95113




INSTALL SPEED FEEDBACK SIGN SIMILAR TO EXISTING FEEDBACK SIGN ON AUTO CENTER DRIVE
W1-10e & W13-1P (20 MPH) WITH CUSTOM "LIMITED SIGHT DISTANCE" WARNING SIGN PLACE AT POINT OF CURVATURE (CAMUTCD TABLE 2C-4) HEIGHT AND LATERAL LOCATIONS PER FIGURE 2A-2 PART C
EXTEND RED CURB 120' WITH R26(CA) (NO PARKING ANYTIME) SIGNAGE
REMOVE APPROXIMATELY 5 ON-STREET PARKING SPACES
EXISTING RED CURB WITH R26 (CA) (NO PARKING ANYTIME) SIGNAGE
12" NEW STOP BAR PLACED AT CURB LINE
~490' OF RIGHT EDGELINE STRIPING (DETAIL 27B)
6" NEW WHITE STRIPING DIAGONALS WITH 15' SPACING
~280' OF NO PASSING ZONES-TWO DIRECTION STRIPING (DETAIL 22)
~200' OF RIGHT EDGELINE STRIPING (DETAIL 27B)
~200' OF NO PASSING ZONES-TWO DIRECTION STRIPING (DETAIL 22)
EXISTING RED CURB
NEW STOP PAVEMENT MARKING
36'
~30' OF RED CURB. REMOVE 1 ON-STREET PARKING SPACES
~75' OF NO PASSING ZONES-TWO DIRECTION STRIPING (DETAIL 22)
REMOVE APPROXIMATELY 3 ON-STREET PARKING SPACES
EXTEND RED CURB 85'
EXISTING RED CURB WITH R26 (CA) (NO PARKING ANYTIME) SIGNAGE
12'
8'
~350' OF RIGHT EDGELINE STRIPING (DETAIL 27B)
W1-10e & W13-1P (20 MPH) WITH CUSTOM "LIMITED SIGHT DISTANCE" WARNING SIGN PLACE AT POINT OF CURVATURE (CAMUTCD TABLE 2C-4) HEIGHT AND LATERAL LOCATIONS PER FIGURE 2A-2 PART C
20'
20'
MARIN ST
AUTO CENTER DR
MUTCD: W1-10E
20 M.P.H.
LIMITED SIGHT DISTANCE
MUTCD: W13-1P WITH "LIMITED SIGHT DISTANCE" CUSTOM WARNING SIGN
NO PARKING ANY TIME
MUTCD: R26 (CA)
SPEED FEEBACK SIGN
NORTH
GRAPHIC SCALE IN FEET
0 30 60 120

Public Comments

“We are writing on behalf of Santa Cruz Community Health and Dientes Community Dental – two long standing nonprofit health care providers serving a combined 20,000 Santa Cruz County residents, including Watsonville individuals and families.

We are writing to **endorse** MidPen and the Miles Lane development which your Council is considering approving this evening: Item E, Miles Lane Project.”

Leslie Conner, CEO, SCCH
Laura Marcus, CEO, Dientes

Public Comments

"...I am the Housing Program Associate for the Monterey Bay Economic Partnership (MBEP). I am writing in **support** of the Miles Lane project by Encompass Community Services and MidPen which includes 72 units of affordable housing."

Rafael Hernandez, MPA, MBEP Housing Program Associate

Additional Condition

The applicant shall decommission all unused water services and sewer laterals

Required Findings

- The City Council may make the required Special Use Permit, Design Review, and Major Variance findings **in support** of the project

Key Findings

- The project will provide a 100 percent affordable rental housing development, serving extremely low-income, very low-income, and low-income households, and therefore is eligible for up to an 80 percent density bonus and three concessions, per state Density Bonus law.

Key Findings

- The PD process can be used to make modifications to subdivision and zoning district development standards for project sites that exceed one acre. The purpose of the PD process is to provide a technique to foster development plans which serve public objectives more fully than development plans permitted under conventional zoning regulations. A PD Overlay District may provide for modifications on district regulations, such as to building setbacks, building height, lot area, parking, and use.

Recommendation

The Planning Commission adopted Resolutions 11-20 and 12-20, recommending the City Council:

1. Adopt a Mitigated Negative Declaration
2. Approve a Lot Line Adjustment, Density Bonus, Planned Development, and Special Use Permit with Design Review and Environmental Review (PP2019-14) to allow the construction of the Miles Lane Project on a 4.7± acre site located at 139, 141, 161 Miles Lane and 201 Kimberly Lane (APNs 016-491-01, -02, & -03, & 016-111-44)

Action

The actions for consideration by the City Council consist of first taking action on the Initial Study/Mitigated Negative Declaration prepared for the project and then taking action on the requested project entitlements, as follows:

Action

- Adopt a **Resolution** adopting the **Mitigated Negative Declaration** (PP2019-14) for the Miles Lane Project a 4.7± Acre site located at 139, 141, 161 Miles Lane and 201 Kimberly Lane, Watsonville, California (APNs 016-491-01, -02, & -03, & 016-111-44); and adopting concurrently a Mitigation Monitoring And Reporting Program for the project, in accordance with the California Environmental Quality Act;

Action

- Introduce an **Ordinance** to adopt a **Planned Development Overlay District** to combine with the underlying residential district currently in effect for Santa Cruz County Assessor's Parcel Numbers 016-491-01, -02, & -03, & 016-111-44 and directing changes to be made on the Zoning Map of the City of Watsonville; and

Action

- Adopt a **Resolution** approving a **Lot Line Adjustment, Density Bonus, and Special Use Permit/Specific Development Plan with Design Review** and Environmental Review (PP2019-14) to allow construction of the Miles Lane Project on a 4.7± acre site located at 139, 141, 161 Miles Lane and 201 Kimberly Lane, Watsonville (APNs 016-491-01, -02, & -03, & 016-111-44).

Miles Lane Project
Watsonville City Council Meeting

June 23, 2020

Initial Study / Mitigated Negative Declaration (IS/MND) Overview

- CEQA Overview
- What is an IS/MND?
- CEQA Process for Project
- CEQA Findings
- Project Update
  - Redlined Version

California Environmental Quality Act (CEQA) overview:

- Inform decision-makers and the public
- Analyze environmental impacts of project
- Avoid or reduce environmental impacts
- Enable public participation

What is an IS/MND?

- All potentially significant impacts are "mitigated" and reduced to "less-than-significant" levels.

- Involved 30-day public review period.

MND Topics:

- Aesthetics and Visual Resources
- Agriculture
- Air Quality
- Biological Resources
- Cultural Resources
- Energy
- Geology and Soils
- Greenhouse Gas
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use and Planning
- Mineral Resources
- Noise
- Population and Housing
- Public Services
- Recreation
- Transportation and Circulation
- Tribal Cultural Resources
- Utilities and Service Systems
- Wildfire
- Mandatory Findings of Significance

Resources with Potentially Significant Impacts

- Biological Resources
- Cultural Resources / Tribal Cultural Resources
- Geology and Soils
- Hazards and Hazardous Materials
- Transportation

Biological Resources

The project is near sensitive natural communities.

- Nesting Birds Surveys and Nest Buffers
- Avoidance of sensitive species
- Wetland Avoidance and Habitat Restoration Plan

Cultural Resources and Tribal Cultural Resources

- Impacts are mitigated through surveys and construction monitoring.

Geology and Soils

- CA Building Code
- Stormwater Pollution Prevention Plan
- Paleontological Sensitivity Training

Mitigated through geotechnical investigations and stopping work if paleontological resources are encountered during construction.

Hazardous Materials

Potential for:

- Asbestos Containing Materials
- Lead-based paint

Can be mitigated to less-than-significant levels through pre-demolition surveys using EPA / OSHA-approved standards and practices.

Transportation

CONSTRUCTION PERIOD TRANSPORTATION IMPACTS

CAN BE MITIGATED THROUGH CONSTRUCTION PERIOD PLANNING, SIGNAGE, AND ROAD IMPROVEMENTS.

Conclusion

- Project results in no significant impacts, under CEQA.

Comments and Questions?

Project Update

- From 10 building to 8 buildings
- Now 72 units, originally 61.
- Residents increased to 248 from 212.
- Bldg. square footage decreased from 106,400 to 101,256 sf
- Impervious surface decreased from 81,000 to 63,336 sf

Process – MND was updated after submittal to State Clearinghouse

- Version was updated
- The updated document concludes that the project results in **no new significant impacts** as they relate to CEQA.

§15073.5. Recirculation of a Negative Declaration Prior to Adoption.

(c) Recirculation is not required under the following circumstances:

(3) Measures or conditions of project approval are added after circulation of the negative declaration which are not required by CEQA, which do not create new significant environmental effects and are not necessary to mitigate an avoidable significant effect.

Brief Updates

- No restoration needed for seep wetland, no encroachment into wetland buffer.
  - Still need to account for willow woodland impact.
- Project would contribute 0.04% of the WWTF's daily wastewater intake, up from 0.03%
- Water Use: 25.01 AF/year, up from 23 AF/year.

Updated Sections Summary

- Biological Resources: New setback from seep wetlands have decreased impacts on sensitive habitats.
- Population and Housing: The number of residents has increased.
- Public Services and Utilities: More residents onsite would increase use of public services and utilities.
- Transportation: An updated Traffic Consistency Plan was provided for the new population estimation.

Miles Lane Mixed-Use Development Proposal

Presentation to the City Council of the City of Watsonville
Partners: Encompass Community Services & MidPen Housing
June 23, 2020

MidPen Housing Corporation

Our mission is to provide **safe, affordable housing** of high quality **to those in need** and to establish **stability and opportunity** in the lives of **our residents**.

Fast Facts:

- Founded in San Mateo in 1970, MidPen has developed or rehabbed 8,900 affordable homes across 11 Northern California counties;
- MidPen owns, operates, and serves the properties we build, utilizing the other two arms of our organization: MidPen Property Management and MidPen Resident Services
- MidPen invests $7.3M annually in resident services and partners with 200+ service providers

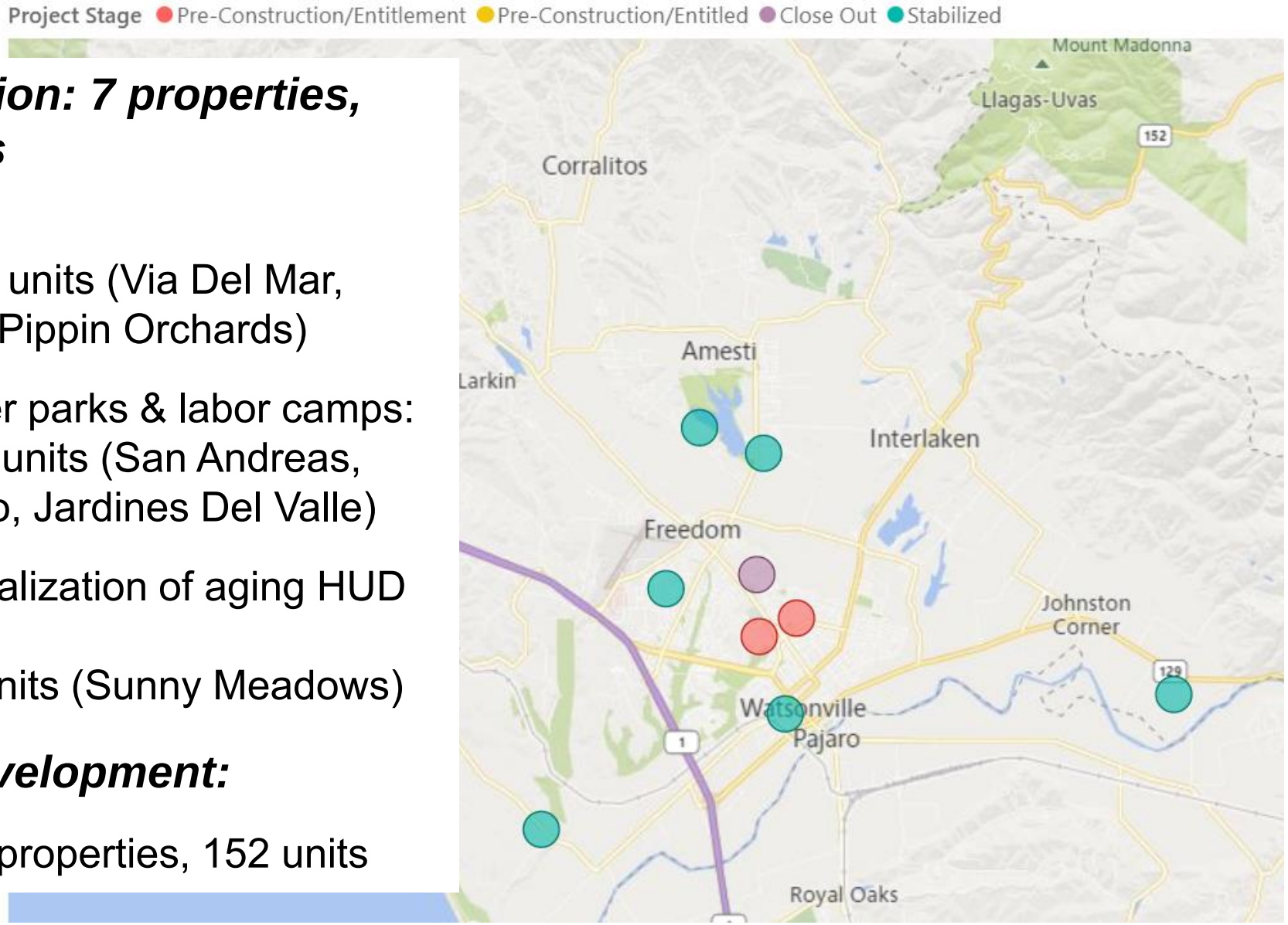
MidPen in (and near) Watsonville

Properties in Operation: 7 properties, 485 multifamily units

- New Construction:
  - 3 properties, 174 units (Via Del Mar, Schapiro Knolls, Pippin Orchards)
- Replacement of trailer parks & labor camps:
  - 3 properties, 111 units (San Andreas, Villas Del Paraiso, Jardines Del Valle)
- Renovation & recapitalization of aging HUD property:
  - 1 property, 200 units (Sunny Meadows)

Properties in Pre-development:

- New Construction: 2 properties, 152 units



Local Need for Affordable Housing

Example: Pippin Orchards

- Completed in December 2018
- 3,343 applications received for 46 units (32 PBV, 14 non-PBV units)
- Current waitlist for 14 non-PBV units: 2,981 applications

Encompass Community Services

OUR MISSION

Encompass Community Services believes that health isn't just something we get at the doctor's office; it starts in our families, in our schools and workplaces, in our neighborhoods. **We address the conditions in which people in our community live so that everyone has the benefit of a long, healthy life.**

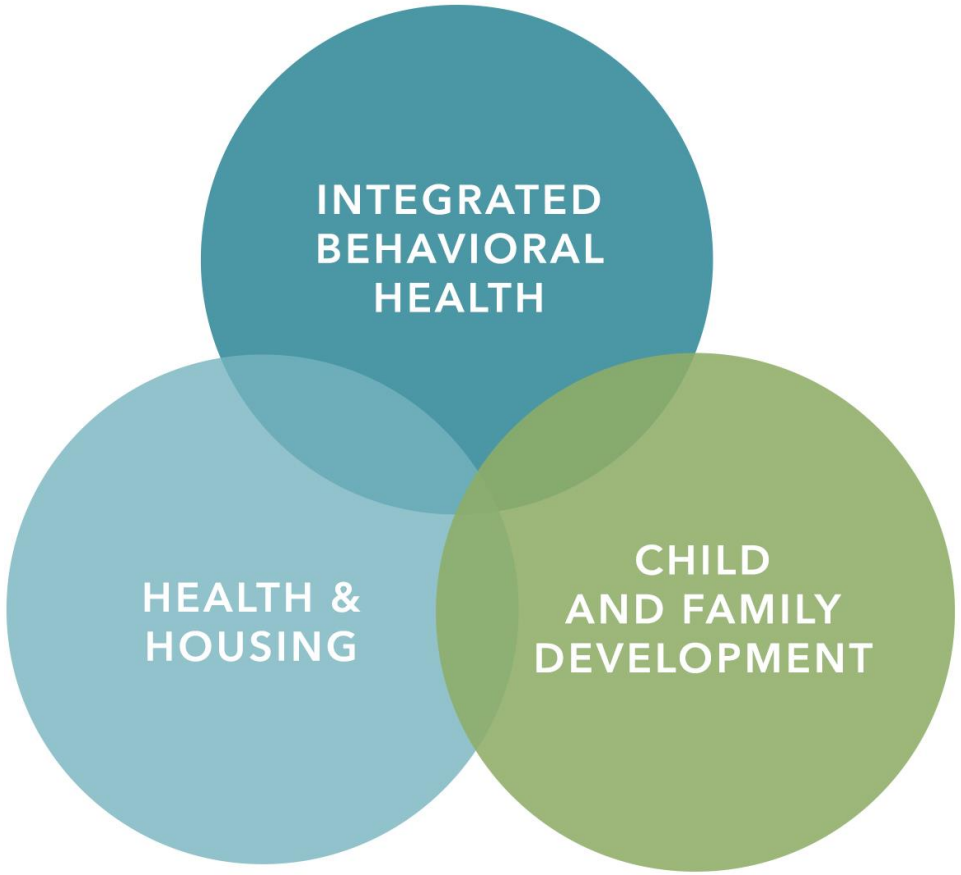
VISION

The benefit of good health is equally accessible to all members of our community.

OUR VALUES

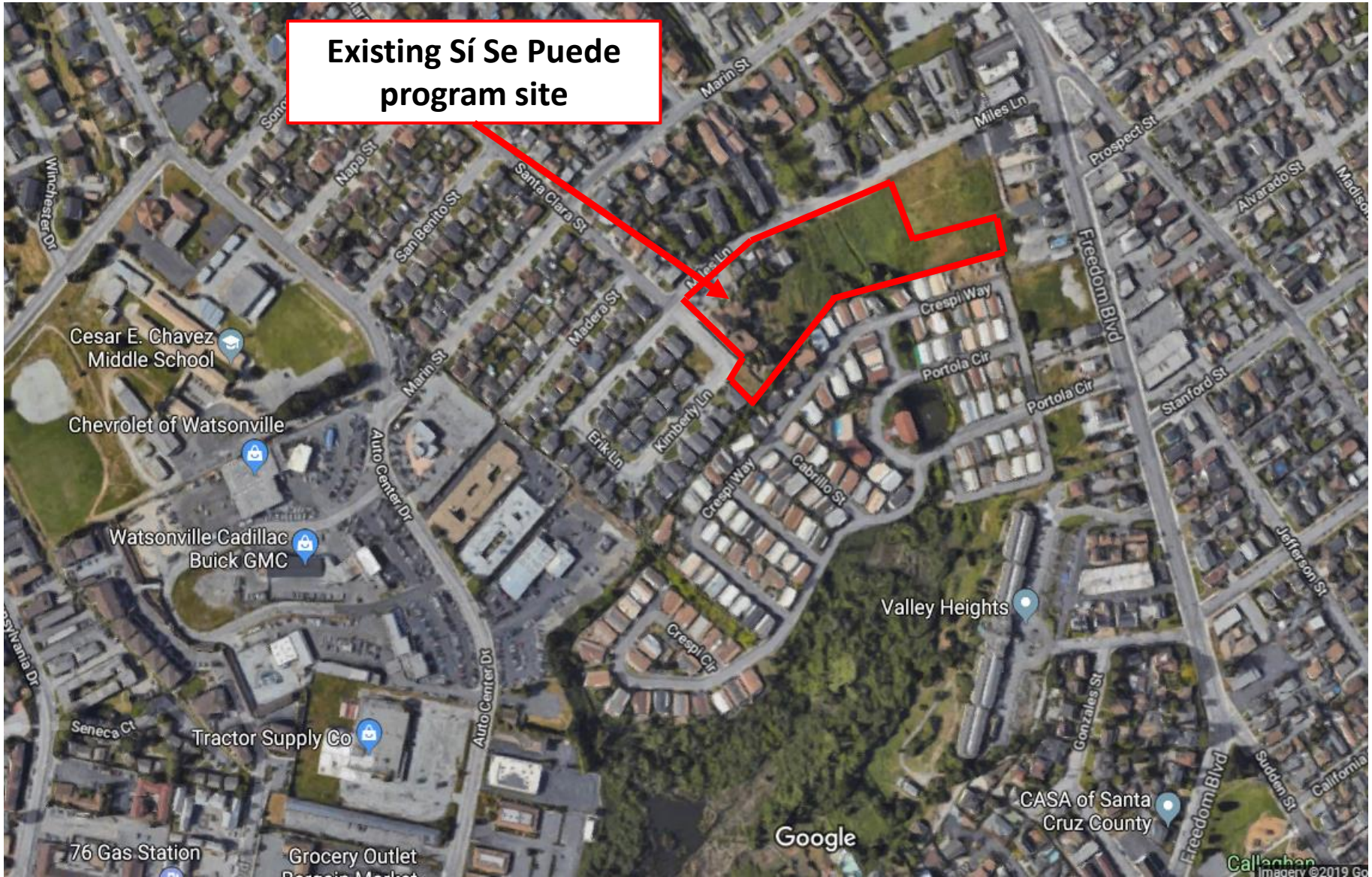
- Treat Everyone with Dignity and Respect
- Strive for Equity
- Act with Authenticity and Integrity
- Cultivate Human Potential
- Create Opportunity
- Champion a Growth Mindset

Encompass Community Services



- Founded 1973 (Sí Se Puede established 1991)
- Services across the county
  - **Integrated Behavioral Health** – Mental Health and Substance Use Disorder Services for adults, youth and families
  - **Health and Housing** – Supports for Adults and Transition Age Youth
  - **Child and Family Development** – Head Start programs throughout the county
- Over 6,000 individuals each year
- 460 employees
- Strong community partnerships

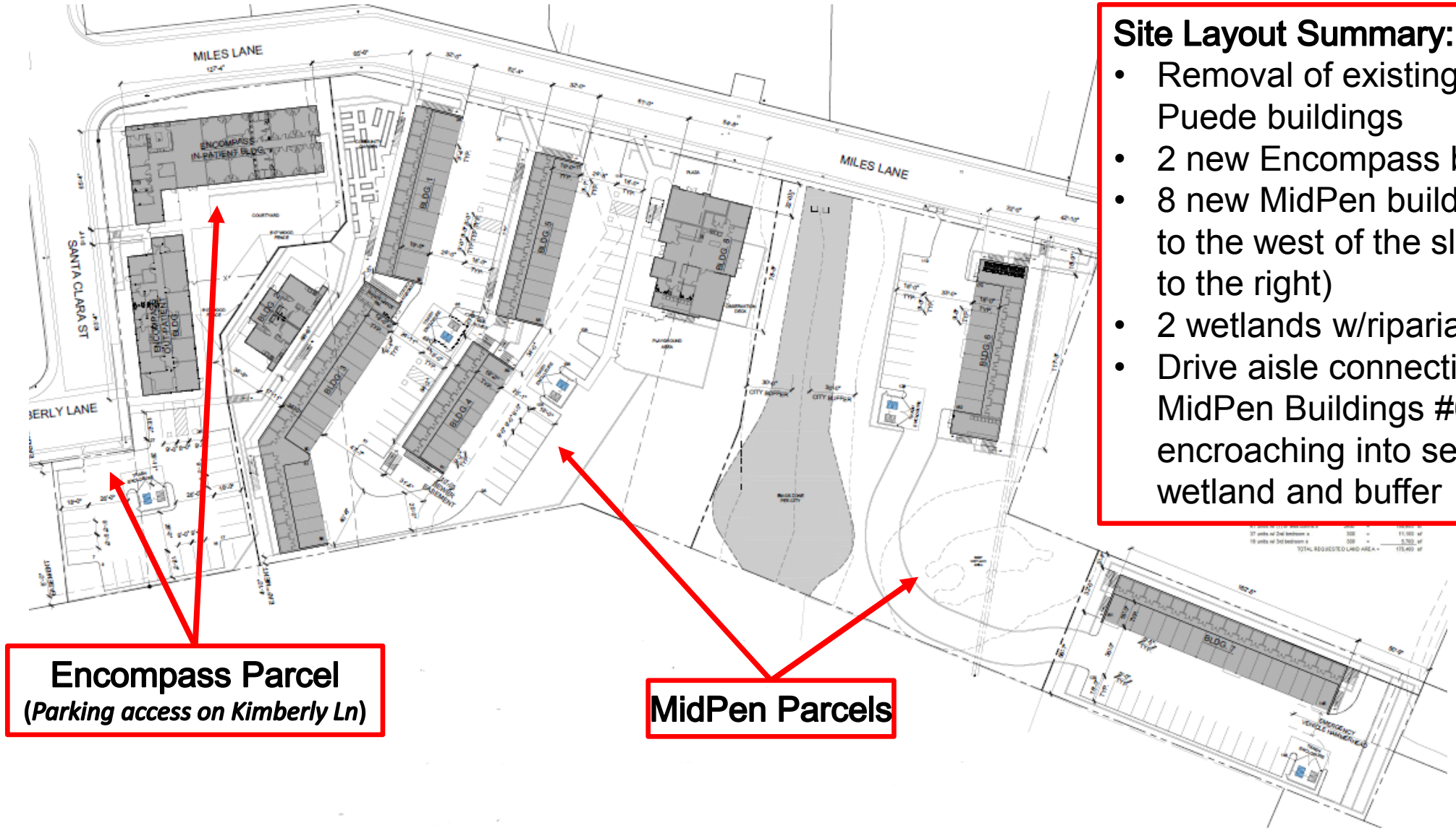
Project Location



Project Timeline

• July 2016	Encompass enters into Option Agreement to purchase 3 parcels (Owner #1)
• April – June 2017	MidPen responds to LOI, selected as Encompass development partner
• September 2018	MidPen executes Purchase & Sale Agrmnt for adjacent parcel (Owner #2)
• January 2019	Initial Development Permit Application Submitted
• April 2019	Community Outreach Meeting *(Site design subsequently revised)*
• Apr. 2019 – Jan. 2020	CEQA review completed, including public noticing of IS/MND report
• February 2020	Development Permit Application Resubmitted
• May 2020	Planning Commission Recommended Application to City Council
• June 2020	City Council Hearing
• *August 2020*	*Execute Option to purchase Owner #1 parcels*
• *Fall 2020*	*Execute Purchase Agreement of Owner #2 parcel*
• *Summer 2021*	*MidPen building permit submittal*
• *Spring 2022*	*MidPen construction commences*

Original Concept Design



Site Layout Summary:

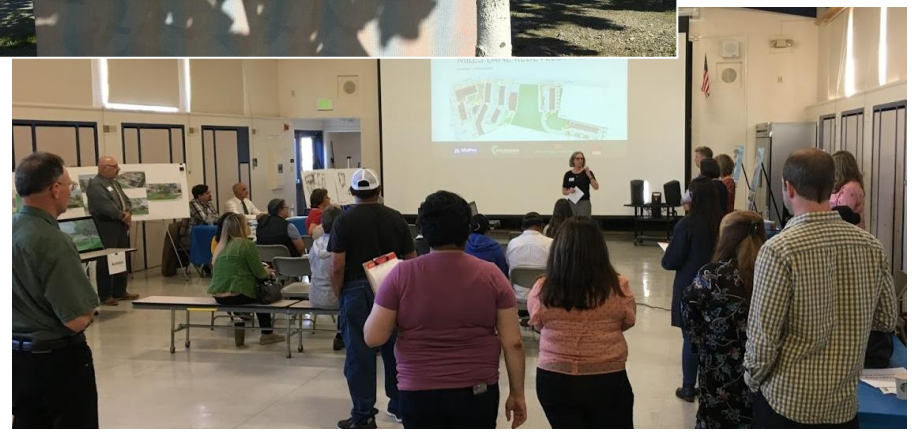
- Removal of existing Si Se Puede buildings
- 2 new Encompass buildings
- 8 new MidPen buildings (6 to the west of the slough, 2 to the right)
- 2 wetlands w/riparian buffers
- Drive aisle connecting MidPen Buildings #6 and #7 encroaching into seep wetland and buffer

Community Outreach

- March 2019: Meeting invitations mailed to surrounding property owners and hand-delivered to surrounding renters (over 350 flyers distributed)

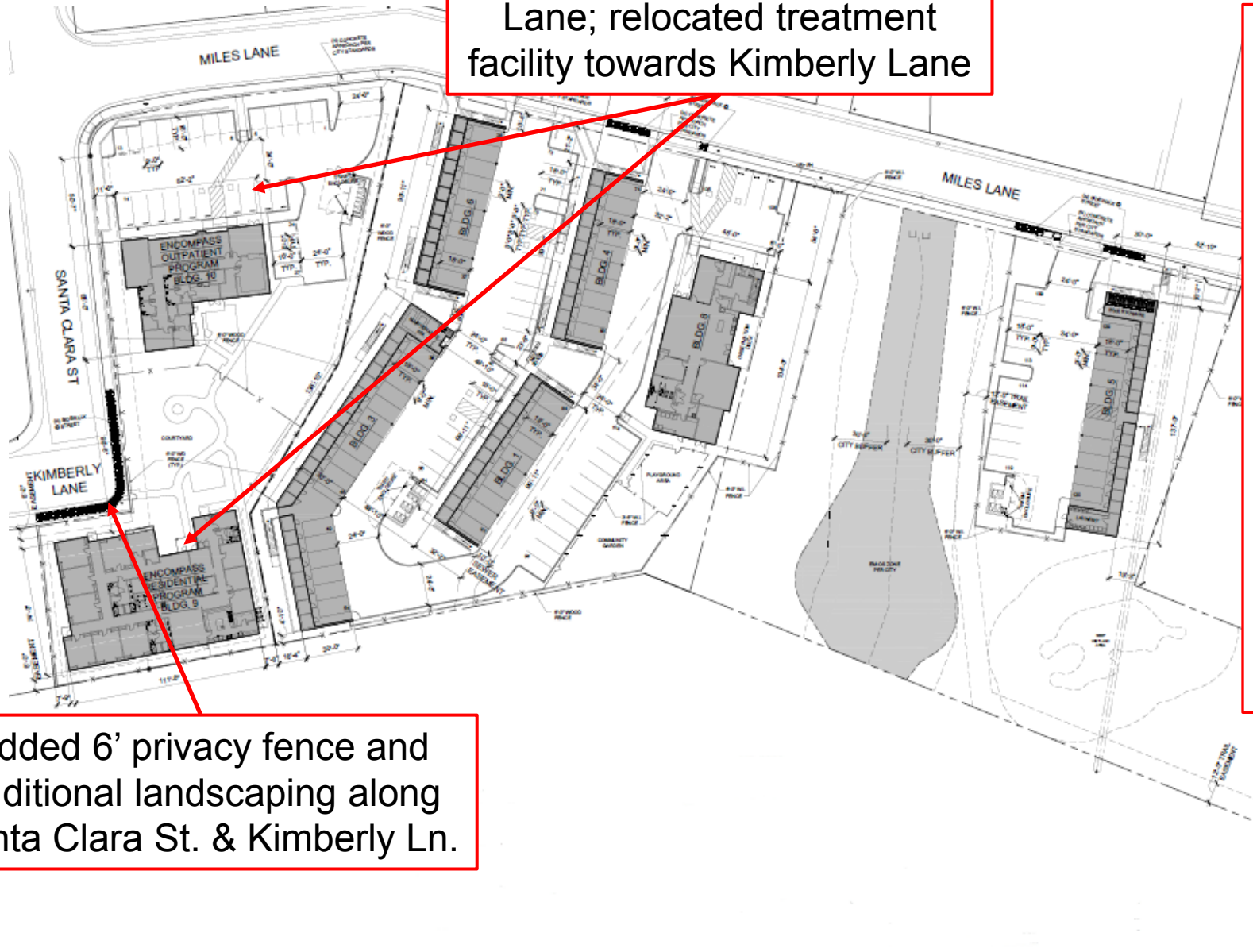
- April 11, 2019: Community Meeting at Cesar Chavez Middle School
  - Initial proposed design shared and feedback received

- September 5, 2019: MidPen hosted small group meeting of adjacent neighbors
  - Revised site design based on community input discussed



Final Site Design

Relocated Encompass parking lot & entrance to Miles Lane; relocated treatment facility towards Kimberly Lane



Added 6’ privacy fence and additional landscaping along Santa Clara St. & Kimberly Ln.

Summary of Additional Changes:

- Eliminated two MidPen residential buildings & associated site work
- Added 3rd residential story onto five MidPen buildings, increasing from 61 to 72 total units
- Eliminated seep wetland habitat encroachment, while maintaining City trail easement

Incorporating Community Feedback

Incorporating Community Feedback

Incorporating Community Feedback

Incorporating Community Feedback

ENCOMPASS
MIDPEN HOUSING
MILES LANE
STREET TREES
MILES LANE
STREET TREES
SANTA CLARA ST
STREET TREES
COURT YARD
KIMBERLY LANE
BLDG 6
BLDG 4
BLDG 3
BLDG 1
BLDG 8
LAWN AREA
12'-0" UPPER WATSONVILLE STRUVE SLOUGH TRAIL EASEMENT
BLDG 7
NATIVE TREES TO REMAIN
NATIVE TREES TO REMAIN
PLAY STRUCTURE
ACTIVITY PANEL
COMMUNITY GARDEN
12'-0" UPPER WATSONVILLE STRUVE SLOUGH TRAIL EASEMENT
ENCOMPASS
MIDPEN HOUSING

New Community Recovery Center at Miles Lane

A Campus with a continuum of Residential and Outpatient care with new spaces supporting evidence-based programs for healing and recovery

Builds on success of the Sí Se Puede program, an integral part of the Watsonville community since 1991

- **New 30-bed residential treatment building**: Industrial kitchen, spacious dining and recreational areas, fully equipped clinic, outdoor courtyard and family visiting areas; gender specific model serves men from across the county
- **New outpatient program building:** Large group rooms, electronically equipped classroom, medical clinic and family visiting areas; serves adults with support to families from across the county
- **Clinic spaces for health care integration and Medication Assisted Treatment (MAT)** with spaces for mindfulness practices, acupuncture, nurse case management and group support

Affordable Homes for Families & Special Needs Households

- **72 affordable residences:** A mix of studio, 1, 2, and 3 bedroom units, including 1 on-site property manager's unit
- **Community building:** Tenant amenities include a community room with kitchen, Learning Center, property manager and service manager offices, and laundry facilities
  - Outdoor amenities: children's playground, community garden, & observation deck overlooking wetland
  - Trail easement connects into Upper Watsonville Slough Trail
- **Services:** Family Services team provides afterschool activities and Supportive Services team coordinates case management services

Who is Eligible for Housing?

Miles Lane Unit Mix:

Studios	1-Bed	2-Beds	3-Beds	Total
16	19	18	19	72

Maximum 2020 Incomes for the County of Santa Cruz:

% Median	One Person	Two People	Three People	Four People	Five People
60%	$55,620	$63,600	$71,520	$79,440	$85,800
50%	$46,350	$53,000	$59,600	$66,200	$82,100
30%	$27,810	$31,800	$35,760	$39,720	$42,900

Anticipated Rent Ranges for the County of Santa Cruz:

	Studios	1 Bedroom	2 Bedroom	3 Bedroom
Rent Range	$644-$1,288	$644-$1380	$690-$1,914	$828-$2,136

Miles Lane Mixed-Use Development Proposal

- Expanding access to high quality health and wellness services
- Maximizing benefits of redevelopment of an infill site close to local amenities
- Increasing the supply of affordable homes for families & special needs households

Thank you!

Questions?

New Construction / Rehab

Via del Mar (2006)

Sunny Meadows (renovated 2014)

Schapiro Knolls (2013)

City Council <citycouncil@cityofwatsonville.org>

New eComment for City Council on 2020-06-23 4:00 PM - Remote Teleconference Meeting

3 messages

noreply@granicusideas.com <noreply@granicusideas.com> Mon, Jun 22, 2020 at 2:50 PM
To: Cityclerk@cityofwatsonville.org, citycouncil@cityofwatsonville.org

SpeakUp

New eComment for City Council on 2020-06-23 4:00 PM - Remote Teleconference Meeting

Gabriella Rappolt- Esquivel submitted a new eComment.

Meeting: City Council on 2020-06-23 4:00 PM - Remote Teleconference Meeting

Item: B. 20-391 CONSIDERATION OF MITIGATED NEGATIVE DECLARATION & APPROVAL OF A LOT LINE ADJUSTMENT, DENSITY BONUS, PLANNED DEVELOPMENT, & SPECIAL USE PERMIT WITH DESIGN REVIEW & ENVIRONMENTAL REVIEW (PP2019-14) TO ALLOW CONSTRUCTION OF THE MILES LANE PROJECT ON A 4.7± ACRE SITE AT 139, 141, 161 MILES LANE & 201 KIMBERLY LANE, FILED BY ELIZABETH NAHAS WILSON WITH MIDPEN HOUSING CORPORATION, APPLICANT, ON BEHALF OF MICHAEL C. MARCHISIO TRUST& NAMVAR & SHIREEN DINYARI, PROPERTY OWNERS

eComment: To the Watsonville City Council: We are writing on behalf of Santa Cruz Community Health and Dientes Community Dental – two longstanding nonprofit health care providers serving a combined 20,000 Santa Cruz County residents, including Watsonville individuals and families. We are writing to endorse MidPen and the Miles Lane development which the Council is considering approving at their June meeting. We have worked closely with MidPen over the last two years on planning for a health and housing development in Live Oak. This development is similar to Miles Lane in that it advances the well-being and safety of vulnerable members of our community. MidPen has proven to be a strong and trusted partner with years of community housing development experience. They have taken the lead as developer of our project, coordinating with numerous County of Santa Cruz staff and departments, as well as the Board of Supervisors. This has been an extremely complex process requiring numerous stages of planning, legal review, document submissions, and financing. MidPen has been a reliable, informed, and transparent partner each step of the way. The MidPen team communicates clearly, is proactive in addressing requirements, and brings years of property development experience to the table. Frankly, our project would not have been possible without their leadership. We are available to answer any further questions you have about MidPen's role so please feel free to contact us. Leslie Conner (lconner@schealthcenters.org) Laura Marcus (laura@dientes.org)

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noreply@granicusideas.com <noreply@granicusideas.com> Mon, Jun 22, 2020 at 5:16 PM
To: Cityclerk@cityofwatsonville.org, citycouncil@cityofwatsonville.org

SpeakUp

New eComment for City Council on 2020-06-23 4:00 PM - Remote Teleconference Meeting

DeAndre James submitted a new eComment.

Meeting: City Council on 2020-06-23 4:00 PM - Remote Teleconference Meeting

Item: B. 20-391 CONSIDERATION OF MITIGATED NEGATIVE DECLARATION & APPROVAL OF A LOT LINE ADJUSTMENT, DENSITY BONUS, PLANNED DEVELOPMENT, & SPECIAL USE PERMIT WITH DESIGN REVIEW & ENVIRONMENTAL REVIEW (PP2019-14) TO ALLOW CONSTRUCTION OF THE MILES LANE PROJECT ON A 4.7± ACRE SITE AT 139, 141, 161 MILES LANE & 201 KIMBERLY LANE, FILED BY ELIZABETH NAHAS WILSON WITH MIDPEN HOUSING CORPORATION, APPLICANT, ON BEHALF OF MICHAEL C. MARCHISIO TRUST& NAMVAR & SHIREEN DINYARI, PROPERTY OWNERS

eComment: To the Watsonville City Council: We are writing on behalf of Pajaro Valley Community Health Trust, a long standing non-profit health and wellness organization in Watsonville. We would like to express our support to Encompass Community Services and MidPen Housing and their joint development project at Miles Lane that your Council is considering approving at your June 23rd meeting: Item 10.B Miles Lane Project. MidPen and Encompass have proven to be a strong and trusted partners with years of experience providing community based behavioral health treatment and housing development. We are available to answer any further questions you have about Encpompass or MidPen, so please feel free to contact us. DeAndre James (djames@pvhealthtrust.org)

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noreply@granicusideas.com <noreply@granicusideas.com> Mon, Jun 22, 2020 at 5:23 PM
To: Cityclerk@cityofwatsonville.org, citycouncil@cityofwatsonville.org

SpeakUp

New eComment for City Council on 2020-06-23 4:00 PM - Remote Teleconference Meeting

Rafael Hernandez submitted a new eComment.

Meeting: City Council on 2020-06-23 4:00 PM - Remote Teleconference Meeting

Item: B. 20-391 CONSIDERATION OF MITIGATED NEGATIVE DECLARATION & APPROVAL OF A LOT LINE ADJUSTMENT, DENSITY BONUS, PLANNED DEVELOPMENT, & SPECIAL USE PERMIT WITH DESIGN REVIEW & ENVIRONMENTAL REVIEW (PP2019-14) TO ALLOW CONSTRUCTION OF THE MILES LANE PROJECT ON A 4.7± ACRE SITE AT 139, 141, 161 MILES LANE & 201 KIMBERLY LANE, FILED BY ELIZABETH NAHAS WILSON WITH MIDPEN HOUSING CORPORATION, APPLICANT, ON BEHALF OF MICHAEL C. MARCHISIO TRUST& NAMVAR & SHIREEN DINYARI, PROPERTY OWNERS

eComment: Item: Item 10 (B) Project: Miles Lane Project Dear Council-members, My name is Rafael Hernandez, I am the Housing Program Associate for the Monterey Bay Economic Partnership (MBEP). I am writing in support of the Miles Lane project by Encompass Community Services and MidPen which includes 72 units of affordable housing. MBEP supports projects that reflect high quality design, high density, at every income level, in appropriate locations near jobs and services. The Miles Lane project is aligned with our housing initiative. Additionally, my work focuses on the implementation of the Farmworker Housing Study Action Plan for the Pajaro Valley and Salinas Valley. The study reveals in very specific detail the great need for inclusionary housing for our agricultural workers. The Miles Lane project brings 72 units of this much needed housing. MidPen's housing properties in Watsonville always include a very significant number of residents from our agricultural worker community, and their projects are in line with the recommendations of the Farmworker Housing Study Action Plan. For these reasons I ask that you approve the entitlement request for Miles Lane. Thank you for your consideration. Respectfully and with kind regards, Rafael

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City Council <citycouncil@cityofwatsonville.org>

Fwd: [CDD] Public Comment

1 message

Beatriz Flores <beatriz.flores@cityofwatsonville.org> Mon, Jun 22, 2020 at 5:32 PM
Bcc: citycouncil@cityofwatsonville.org

Beatriz Vázquez Flores, MMC
City Clerk - (831)768-3040 or (831)768-3042
275 Main St., Suite 400, Watsonville CA, 95076

beatriz.flores@cityofwatsonville.org
Business Hours: 8:00 am to 5:00 pm Monday - Friday.

---------- Forwarded message ---------
From: **Elena Ortiz** <elena.ortiz@cityofwatsonville.org>
Date: Mon, Jun 22, 2020 at 5:25 PM
Subject: Fwd: [CDD] Public Comment
To: Beatriz Flores <beatriz.flores@cityofwatsonville.org>, Irwin Ortiz <irwin.ortiz@cityofwatsonville.org>
Cc: Deborah Muniz <deborah.muniz@cityofwatsonville.org>

Bea, Irwin,

Forwarding another email that was received through CDD's website.

Elena

---------- Forwarded message ----------
From: **Gretchen regenhardt** <gregenhardt2@gmail.com>
Date: Monday, June 22, 2020
Subject: [CDD] Public Comment
To: cdd@cityofwatsonville.org

Dear Mayor and Councilmembers:

I am writing in support of the joint proposal of Mid-Pen and Encompass for a 72-unit affordable housing project on Miles Lane in Watsonville, Item B on your agenda.
I am a long-time Watsonville resident and, until recently, was director of the local legal aid office, California Rural Legal Assistance, Inc. In both capacities I am familiar with the tremendous need for affordable housing in this community. Well-planned, well-built, and well-managed affordable housing will go a long way in easing some of this need. Both Mid-Pen and Encompass are well-known in the community and are reliable partners for the City in this endeavor.
Thank you for your approval of this project!

Gretchen Regenhardt

--

City Council <citycouncil@cityofwatsonville.org>

Fwd: [CDD] Public Comment

1 message

Beatriz Flores <beatriz.flores@cityofwatsonville.org> Mon, Jun 22, 2020 at 5:32 PM
Bcc: citycouncil@cityofwatsonville.org

Beatriz Vázquez Flores, MMC
City Clerk - (831)768-3040 or (831)768-3042
275 Main St., Suite 400, Watsonville CA, 95076

beatriz.flores@cityofwatsonville.org
Business Hours: 8:00 am to 5:00 pm Monday - Friday.

---------- Forwarded message ---------
From: **Elena Ortiz** <elena.ortiz@cityofwatsonville.org>
Date: Mon, Jun 22, 2020 at 12:33 PM
Subject: Fwd: [CDD] Public Comment
To: Beatriz Flores <beatriz.flores@cityofwatsonville.org>, Irwin Ortiz <irwin.ortiz@cityofwatsonville.org>
Cc: Deborah Muniz <deborah.muniz@cityofwatsonville.org>

Bea, Irwin,

Forwarding this email that was sent to us.

Elena

Elena Ortiz
Administrative Assistant II
831.768.3072 - direct
831.768.3050 - office
831.728.6154 - fax
250 Main Street, Watsonville CA, 95076

---------- Forwarded message ---------
From: **Henry Hooker** <henry.hooker@gmail.com>
Date: Mon, Jun 22, 2020 at 12:24 PM
Subject: [CDD] Public Comment
To: <cdd@cityofwatsonville.org>

June 22, 2020

RE: Item B, Approval of Miles Lane Affordable Housing Project

Dear Mayor Garcia and Members of the Watsonville City Council,

I write to you in support of the 72 unit Multi-family Affordable Housing Development at Miles Lane.

As the father of an adult child with disabilities, I can attest to the woeful lack of housing in our county that is appropriate or affordable to the disabled community. The project proposed by Encompass Community Services and MidPen Housing is a huge step forward, and they deserve any assistance and support that you, the City Council, can provide to them.

I look forward to your approval of the staff recommendation at the June 23 City Council Meeting

Respectfully,

Henry G. Hooker
407 Ocean View Avenue
Santa Cruz

Irwin Ortiz <irwin.ortiz@cityofwatsonville.org>

Fwd: [CDD] Public Comment

Elena Ortiz <elena.ortiz@cityofwatsonville.org> Mon, Jun 22, 2020 at 8:54 PM
To: Beatriz Flores <beatriz.flores@cityofwatsonville.org>, Irwin Ortiz <irwin.ortiz@cityofwatsonville.org>
Cc: Deborah Muniz <deborah.muniz@cityofwatsonville.org>

---------- Forwarded message ----------
From: **Miranda Ganci** <miranda.ganci00@gmail.com>
Date: Monday, June 22, 2020
Subject: [CDD] Public Comment
To: cdd@cityofwatsonville.org

Hello,

Public Comment on Item B CONSIDERATION OF MITIGATED NEGATIVE DECLARATION & APPROVAL OF A LOT LINE ADJUSTMENT, DENSITY BONUS, PLANNED DEVELOPMENT, & SPECIAL USE PERMIT WITH DESIGN REVIEW & ENVIRONMENTAL REVIEW (PP2019-14) TO ALLOW CONSTRUCTION OF THE MILES LANE PROJECT ON A 4.7± ACRE SITE AT 139, 141, 161 MILES LANE & 201 KIMBERLY LANE, FILED BY ELIZABETH NAHAS WILSON WITH MIDPEN HOUSING CORPORATION, APPLICANT, ON BEHALF OF MICHAEL C. MARCHISIO TRUST& NAMVAR & SHIREEN DINYARI, PROPERTY OWNERS

I support the Miles Lane Development. I support affordable housing in Santa Cruz County and in Watsonville.

Thank you,
--
Miranda

--

Elena Ortiz
Administrative Assistant II
831.768.3072 - direct
831.768.3050 - office
831.728.6154 - fax
250 Main Street, Watsonville CA, 95076

Irwin Ortiz <irwin.ortiz@cityofwatsonville.org>

New eComment for City Council on 2020-06-23 4:00 PM - Remote Teleconference Meeting

noreply@granicusideas.com <noreply@granicusideas.com> Mon, Jun 22, 2020 at 9:42 PM
To: Cityclerk@cityofwatsonville.org, citycouncil@cityofwatsonville.org

SpeakUp

New eComment for City Council on 2020-06-23 4:00 PM - Remote Teleconference Meeting

Jonathan Pilch submitted a new eComment.

Meeting: City Council on 2020-06-23 4:00 PM - Remote Teleconference Meeting

Item: B. 20-391 CONSIDERATION OF MITIGATED NEGATIVE DECLARATION & APPROVAL OF A LOT LINE ADJUSTMENT, DENSITY BONUS, PLANNED DEVELOPMENT, & SPECIAL USE PERMIT WITH DESIGN REVIEW & ENVIRONMENTAL REVIEW (PP2019-14) TO ALLOW CONSTRUCTION OF THE MILES LANE PROJECT ON A 4.7± ACRE SITE AT 139, 141, 161 MILES LANE & 201 KIMBERLY LANE, FILED BY ELIZABETH NAHAS WILSON WITH MIDPEN HOUSING CORPORATION, APPLICANT, ON BEHALF OF MICHAEL C. MARCHISIO TRUST& NAMVAR & SHIREEN DINYARI, PROPERTY OWNERS

eComment: Dear Members of the Watsonville City Council, I am writing on behalf of Watsonville Wetlands Watch, in reference to item 10B Miles Lane Housing Development. Watsonville Wetlands Watch is a non-profit organization that has worked since 1991 to preserve and restore the wetlands and natural areas of the Pajaro Valley, foster their appreciation, and provide environmental education to youth and community members. Our agency has an interest in this project as the proposed housing development contains a portion of Watsonville Slough. I am writing to offer our strong support for this project. Throughout their project planning and development process MidPen has worked to ensure that our organization has been aware of their planning process and provided opportunities for us to partner with them to advance goals of environmental health within their project. They have been a careful, thoughtful, and transparent project proponents. We see the portion of Watsonville Slough that runs through their project as a tremendous resource for future residents and value MidPen's approach to developing their project in such a way as to support and enable future environmental restoration and that would enhance the wetlands and natural areas and support expansion of the City's trails and greenbelts. We deeply value the work of MidPen Housing and Encompass Community Services for their work to advance affordable housing in our community and commend them for doing so in such a way as to enhance the wetlands and natural areas

for the benefit of all in our community. Best Regards, Jonathan Pilch Executive Director Watsonville Wetlands Watch

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Irwin Ortiz <irwin.ortiz@cityofwatsonville.org>

Public Comment -- Item B & P

Kyle Kelley <rgbkrk@gmail.com> Mon, Jun 22, 2020 at 8:02 PM
To: cdd@cityofwatsonville.org, citycouncil@cityofwatsonville.org, cityclerk@cityofwatsonville.org

Dear Council and Community Development Department,

As you're well aware, Santa Cruz County is not immune to the housing crisis in California. It is so great to see more affordable housing being created in Watsonville, especially the mix of unit sizes that will be able to accommodate families. I'm writing in strong support of the Miles Lane Proposal from MidPen. As a parent of three children I know how much it means to have stable housing for a whole family. Please approve this project and help lots of families live in a supportive environment near to resources and jobs.

-- Kyle Kelley

Irwin Ortiz <irwin.ortiz@cityofwatsonville.org>

Fwd: [CDD] Public Comment

Deborah Muniz <deborah.muniz@cityofwatsonville.org> Tue, Jun 23, 2020 at 9:18 AM
To: Beatriz Flores <beatriz.flores@cityofwatsonville.org>, Irwin Ortiz <irwin.ortiz@cityofwatsonville.org>
Cc: Elena Ortiz <elena.ortiz@cityofwatsonville.org>

---------- Forwarded message ---------
From: **Ben Graves** <thebengraves@gmail.com>
Date: Mon, Jun 22, 2020 at 9:49 PM
Subject: [CDD] Public Comment
To: <cdd@cityofwatsonville.org>

Relating to **Item B, housing development on Miles Lane**

To whom it may concern,

I've just learned about a proposed affordable housing unit on Miles Lane and I'm writing to let you know that I am strongly in favor. I have been a registered voter in Watsonville for almost two years now and I happen to live less than a mile from this potential site. I walk and run down Miles Lane frequently.

I think there is a tremendous paucity of affordable housing in our community and ample room in my neighborhood to build more. I support the city council doing everything in its power to approve projects that will increase the supply of dignified housing options at reasonable rates, including for people who may have special needs or be struggling with addiction.

Thank you,

Benjamin Graves
225 Pacifica Blvd. Unit 101
Watsonville, CA 95076

--
Deborah Muniz, Executive Assistant
City of Watsonville/Community Development Dept.
250 Main St., Watsonville, CA 95076
Phone: 831-768-3079/ FAX: 831-728-6154
E-mail: deborah.muniz@cityofwatsonville.org
Due to COVID 19 Pandemic and the current "Shelter in Place" Order by the County Health Officer I am working remotely. Please contact me by email and I will respond within 48 hours.

SafeRx Santa Cruz County

To the Watsonville City Council:

We are writing on behalf of SafeRx Santa Cruz County. We are a countywide partnership of community agencies focused on increasing safety and decreasing the number of deaths related to substance use in Santa Cruz County.

We would like to express our support to Encompass Community Services and MidPen Housing and their joint development project at Miles Lane that your Council is considering approving at your June 23rd meeting: **Item 10.B Miles Lane Project.**

We work in close partnership with Encompass. Over years of working together to increase the capacity of our county's substance use disorder services we have seen improvements in the outpatient and residential recovery programs run by Encompass.

MidPen, as the project lead, has historically been outstanding with interdepartmental communication, punctual project completion, financing, and general reliability. They bring years of experience to the work they take on and are truly one of our community's champions.

MidPen and Encompass have proven to be strong and trusted partners with years of experience providing community-based behavioral health treatment and housing development.

This is an essential project and will further close the gap in Santa Cruz's ability to provide comprehensive care to our community living with the disease of addiction.

We are available to answer any further questions you have about Encompass or MidPen, so please feel free to contact us.

We trust that City Council will receive this in their packet for the meeting on June 23. Please let us know if this is not the case.

Thank you,

Jen Hastings, MD
Physician Lead, SafeRx Santa Cruz County
Email: jen@coho.org

Rita Hewitt, MPH, CPhT
Program Manager, SafeRx Santa Cruz County
Email: rita@hipscc.org

City Council <citycouncil@cityofwatsonville.org>

Fwd: [CDD] Public Comment

Beatriz Flores <beatriz.flores@cityofwatsonville.org> Tue, Jun 23, 2020 at 11:27 AM
Bcc: citycouncil@cityofwatsonville.org

FYI.

Beatriz Vázquez Flores, MMC
City Clerk - (831)768-3040 or (831)768-3042
275 Main St., Suite 400, Watsonville CA, 95076

beatriz.flores@cityofwatsonville.org
Business Hours: 8:00 am to 5:00 pm Monday - Friday.

---------- Forwarded message ---------
From: **Elena Ortiz** <elena.ortiz@cityofwatsonville.org>
Date: Mon, Jun 22, 2020 at 8:54 PM
Subject: Fwd: [CDD] Public Comment
To: Beatriz Flores <beatriz.flores@cityofwatsonville.org>, Irwin Ortiz <irwin.ortiz@cityofwatsonville.org>
Cc: Deborah Muniz <deborah.muniz@cityofwatsonville.org>

---------- Forwarded message ----------
From: **Miranda Ganci** <miranda.ganci00@gmail.com>
Date: Monday, June 22, 2020
Subject: [CDD] Public Comment
To: cdd@cityofwatsonville.org

Hello,

Public Comment on Item B CONSIDERATION OF MITIGATED NEGATIVE DECLARATION & APPROVAL OF A LOT LINE ADJUSTMENT, DENSITY BONUS, PLANNED DEVELOPMENT, & SPECIAL USE PERMIT WITH DESIGN REVIEW & ENVIRONMENTAL REVIEW (PP2019-14) TO ALLOW CONSTRUCTION OF THE MILES LANE PROJECT ON A 4.7± ACRE SITE AT 139, 141, 161 MILES LANE & 201 KIMBERLY LANE, FILED BY ELIZABETH NAHAS WILSON WITH MIDPEN HOUSING CORPORATION, APPLICANT, ON BEHALF OF MICHAEL C. MARCHISIO TRUST& NAMVAR & SHIREEN DINYARI, PROPERTY OWNERS

I support the Miles Lane Development. I support affordable housing in Santa Cruz County and in Watsonville.

Thank you,
--
Miranda

--

Elena Ortiz
Administrative Assistant II
831.768.3072 - direct
831.768.3050 - office
831.728.6154 - fax
250 Main Street, Watsonville CA, 95076

City Council <citycouncil@cityofwatsonville.org>

June 23 City Council Meeting Public Comment: Item 10.B, Miles Lane Project

Shelly Barker <shelly@hipscc.org> Tue, Jun 23, 2020 at 11:22 AM
To: "citycouncil@cityofwatsonville.org" <citycouncil@cityofwatsonville.org>

Dear City Council Members,

Please find the attached letter of support from the Integrated Behavioral Health Action Coalition, a coalition of Health Improvement Partnership, for Item 10.B, Miles Lane Project.

Thanks for the opportunity to offer this support.

Sincerely,

Shelly

Shelly Barker, MS, RD, CDE | Program Director

Health Improvement Partnership of Santa Cruz County (HIP) | www.hipscc.org

1800 Green Hills Road, Suite 100, Scotts Valley, CA 95066

P: 831.430.5599 | C: 831.246.1756 | F: 831.201.4952

IBHAC LOS EncompassMidPen6.23.20 (003).docx
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Integrated Behavioral Health Action Coalition (IBHAC)

To the Watsonville City Council:

We are writing on behalf of the **Integrated Behavioral Health Action Coalition**, a program of **Health Improvement Partnership of Santa Cruz County**. Launched in 2015, we are a countywide partnership of community agencies focused on bettering behavioral health outcomes and access to substance use disorder and mental health services in the area.

We would like to express our support to Encompass Community Services and MidPen Housing and their joint development project at Miles Lane that your Council is considering approving at your June 23rd meeting: **Item 10.B Miles Lane Project.**

We work in close partnership with Encompass and are deeply involved in their many programs. Over years of working in tandem to increase the capacity of our county's substance use disorder services we have seen excellent management of the various outpatient and residential recovery programs run by Encompass.

MidPen, as the project lead, has historically been outstanding with interdepartmental communication, punctual project completion, financing, and general reliability. They bring years of experience to the work they take on and are truly one of our community's major champions.

This is an essential project and will further close the gap in Santa Cruz's ability to provide comprehensive care to our community living with the disease of addiction.

We are available to answer any further questions you have about Encompass or MidPen. Please feel free to contact us.

Shelly Barker (shelly@hipscc.org)

Thank you,

IBHAC Leadership

City Council <citycouncil@cityofwatsonville.org>

support for Mid-Pen development on Miles Lane

Philip Wiese <ptwiese@gmail.com> Tue, Jun 23, 2020 at 11:51 AM
To: citycouncil@cityofwatsonville.org

Hello Councillors, I am a resident of District 2 and just wanted to say I support the proposed Mid-Pen development on Miles Lane that you will be voting on this evening. We desperately need more housing in general, affordable housing in particular, as well as the community services also a part of the project. We need density! People complain about the lack of space to build, but in reality it is more an issue of how we use what space we have. Promoting high density projects like this, when done right, are vital for the future. I only hope that one day we may also have proper sidewalks and bike lanes on Freedom so that the people who will live there, and all of us, may be able to safely get around without having to rely on a car and without fear for our lives when trying to navigate Freedom. I hope you will support this development and others that will provide more housing done in a smart way (not more single story drive thrus and single family home gated communities).

Also, shout out to the train resolution!

Thanks all!

Philip Wiese

City of Watsonville
Municipal Airport

M E M O R A N D U M

DATE: **June 4, 2020**

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

FROM: **Rayvon Williams, Director of Municipal Airport**

SUBJECT: **Amendment of Chapter 2, Penalty Provisions, of Title 1, General Provisions, of the Watsonville Municipal Code**

AGENDA ITEM: **June 23, 2020** **City Council**

RECOMMENDATION:
Staff recommends that the City Council amend Section 1-2.07 of Chapter 2, Penalty Provisions, of Title 1, General Provisions of the Watsonville Municipal Code to allow the Municipal Airport Director or designee to issue administrative citations.

DISCUSSION:
Providing the Airport Director the ability to issue administrative citations parallels Watsonville Police, Fire, Community Development and Public Works departments, but would be limited to the Airport, effectively the 330 acres including all airside and landside properties, leaseholds and associated Airport owned lands.

The Municipal Code provides the Airport Director authority to define, develop and promulgate regulations consistent with the Federal Aviation Grant Assurances, Caltrans Department of Aeronautics regulations and industry best practices. However, over the last two years, a few tenants, pilots and users consistently violate Airport Regulations despite friendly reminders and then admonishment. The Airport's regulations are ignored and violated without concern or consequence. This amendment allows the Airport Director to enforce the Airport ordnance regulations against those few who disregard.

[The City Attorney also took the opportunity to amend the gender references in the section by deleting the reference to he or she.]

STRATEGIC PLAN: This request is consistent with Strategic Plan objectives dedicated to the safe, service-oriented and self-sustaining management of Watsonville Municipal Airport.

FINANCIAL IMPACT: Administrative Citation revenues are unknown. It is estimated initial fine totals for the remainder of fiscal year 2020 and fiscal 2020-2021 will be less than $10,000.00.

ALTERNATIVES: City Council could deny amendment request.

ATTACHMENTS:

1) Proposed Amendments to Section 1-2.07 of the Watsonville Municipal Code.

cc: City Attorney

1-2.07 Authority to issue citations.

The provisions of § ~~Section~~ 836.5 of the Penal Code of the State of California authorize certain officers and employees of the City to issue written Notice to Appear and Release Citations for violations of this Code which such officers or employees have the duty to enforce. The following officers and employees are hereby designated and authorized to issue citations:

(a) Community Development Department.

(1) Director and ~~his/her~~ designee~~s~~s.

(b) Police Department.

(1) Chief of Police and ~~his/her~~ designee~~s~~s.

(c) Fire Department.

(1) Fire Chief and ~~his/her~~ designee~~s~~s.

(d) Public Works and Utilities Department.

(1) Director of Public Works and Utilities and ~~his/her~~ designee~~s~~s.

(e) Municipal Airport.

(1) Director and designees.

(§ 1, Ord. 499 C-M, eff. May 8, 1980, as amended by § 1, Ord. 922-93 C-M, eff. May 27, 1993, § 1, Ord. 1044-98 C-M, eff. February 12, 1998, and § 1, Ord. 1150-02 C-M, eff. December 12, 2002)

ORDINANCE NO. Introduction (CM)

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WATSONVILLE AMENDING CHAPTER 2 (PENALTY PROVISIONS) OF TITLE 1 (GENERAL PROVISIONS) OF THE WATSONVILLE MUNICIPAL CODE BY AMENDING SECTION 1-2.07 REGARDING AUTHORITY TO ISSUE CITATIONS

Rescinds Ordinance No.'s 499-80 (CM), 922-93 (CM), 1044-98 (CM), and 1150-02 (CM)

Table of Contents

SECTION 1. ENACTMENT. 1
CHAPTER 2 PENALTY PROVISIONS 1
Sec. 1-2.07 Authority to issue citations. 1
SECTION 2. PUBLICATION. 2
SECTION 3. EFFECTIVE DATE 2

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NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF WATSONVILLE, CALIFORNIA, DOES HEREBY ORDAIN AS FOLLOWS:

SECTION 1. ENACTMENT.

Chapter 2 (Penalty Provisions) of Title 1 (General Provisions) of the Watsonville Municipal Code is hereby amended by amending Section 1-2.07 (Authority to issue citations) to read in words and figures as follows:

CHAPTER 2 PENALTY PROVISIONS

Sec. 1-2.07 Authority to issue citations.

The provisions of § 836.5 of the Penal Code of the State of California authorize certain officers and employees of the City to issue written Notice to Appear and Release Citations for violations of this Code which such officers or employees have the duty to

enforce. The following officers and employees are hereby designated and authorized to issue citations:

(a) Community Development Department.

(1) Director and designees.

(b) Police Department.

(1) Chief of Police and designees.

(c) Fire Department.

(1) Fire Chief and designees.

(d) Public Works and Utilities Department.

(1) Director of Public Works and Utilities and designees.

(e) Municipal Airport.

(1) Director and designees.

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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