CITY OF SOLEDAD
JOINT CITY COUNCIL/SUCCESSOR AGENCY/HOUSING AUTHORITY AND SUCCESSOR HOUSING AGENCY REGULAR MEETING AGENDA

WEDNESDAY, JUNE 4, 2025

CITY HALL, COUNCIL CHAMBERS

6:00 PM

https://cityofsoledad.zoom.us/j/84304895377
Or Call
1-669-900-6833 and use Meeting ID: 843 0489 5377

Welcome to your City of Soledad City Council/Successor Agency Meeting. Your City Councilmembers/Agencymembers are:

Mayor Anna Velazquez
Mayor Pro Tem Fernando Cabrera
Councilmember Fernando Ansaldo-Sanchez
Councilmember Evarista Banuelos
Councilmember Ben Caldera

* Mayor Pro Tem Fernando Cabrera will be participating from a remote location: 976 La Colina Street, Soledad, CA 93960

I. CALL TO ORDER

II. ROLL CALL

III. PLEDGE OF ALLEGIANCE

IV. ADDITIONS/MODIFICATIONS TO THE AGENDA

Items of business may be added to the agenda upon a motion adopted by a minimum 2/3 vote finding that there is a need to take immediate action and that the need for action came to the attention of the City subsequent to the agenda being posted. Items may be deleted from the agenda upon request of staff or upon action of the Council.

V. PUBLIC COMMENT

At this time any member of the public may address the City Council on items not appearing on the agenda and items of interest to the public that are within the jurisdiction of the Council. A public comment card should be filled out completely to ensure the speaker is called upon to give comment. Public comments are generally limited to three (3) minutes; the mayor may further limit the time for public comments depending on the agenda schedule. Please be brief and to the point.

No action or discussion shall be taken on an item not appearing on the agenda.

VI. YOUTH COUNCIL REPORT

1. Youth Council Year End Report and Life Skills Initiative Presentation

Attachments:
Staff Report
Life Skill Classes Survey Presentation
Life Skills Classes Survey Results for Council

VII. COUNCIL PRESENTATIONS

1. A Proclamation of the City Council of the City of Soledad recognizing June 3rd, 2025 as World Bicycle Day.
2. A Certificate of Recognition will be presented to the Soledad Little League.

VIII. CONSENT CALENDAR

All matters listed under the Consent Calendar are considered routine by the City Council and will be adopted by one action of the Council unless any Councilmember has any questions or wishes to make a statement or discuss an item. In that event, the mayor will remove the item from the Consent Calendar for separate consideration.

1. Minutes

Attachments:
Staff Report
Minutes of 05-21-2025

COUNCIL ACTION: _____

2. Warrants

Attachments:
Staff Report
05/14/2025 - 05/28/2025

COUNCIL ACTION: _____

3. Human Resources Activity Report

Attachments:
Staff Report

COUNCIL ACTION: _____

4. Parks and Recreation Department Activity Report

Attachments:
Staff Report
Activity Report for 05/2025

COUNCIL ACTION: _____

5. Police Department Activity Report

Attachments:
Staff Report
Police Department Activity Report

COUNCIL ACTION: _____

6. Fire Department May 2025 Activity Report

Attachments:
Staff Report
Soledad Activity Report 05/2025
Call Volume 05/2025

COUNCIL ACTION: _____

7. Community/Economic Development Department Activity Report

Attachments:
Staff Report
Building Permits - 05/2025

COUNCIL ACTION: _____

8. Public Works Activity Report

Attachments:
Staff Report
Public Works Activity Report

COUNCIL ACTION: _____

9. Resolution No. 6234, A Resolution of the City Council of the City of Soledad Accepting a List of Projects Funded by SB 1: The Road Repair and Accountability Act for Fiscal Year 2025/2026

Attachments:
Staff Report
Resolution No. 6234

COUNCIL ACTION: _____

10. Resolution No. 6235, A Resolution of The City Council of The City of Soledad Approving In-Kind City Services and the Street Closure of Main Street Between Monterey Street and Market Street for the 39th Annual Our Lady of Solitude Fiesta

Attachments:
Staff Report
Resolution No. 6235
Attachment A

COUNCIL ACTION: _____

11. Resolution No. 6236, A Resolution of The City Council of The City of Soledad Approving In-Kind City Services, Waiving of Park Fees and Approving the Street Closure of Andalucia Drive Between North Street and Ticino Street for the Annual 4th of July Festivities

Attachments:
Staff Report
Resolution No. 6236
Attachment A - 4th of July Committee Request

COUNCIL ACTION: _____

12. Resolution No. 6243, A Resolution of the City Council of the City of Soledad Declaring Surplus Equipment and Authorizing the Sale, Donation, or Disposal of Such Property

Attachments:
Staff Report
Resolution No. 6243
Exhibit A

COUNCIL ACTION: _____

13. Resolution No. 6244, A Resolution of the City Council of the City of Soledad Appointing Mayor Anna Velazquez as the City of Soledad's Alternate Representative to the Board of Directors of the Salinas Valley Basin Groundwater Sustainability Agency (SVBGSA)

Attachments:
Staff Report
Resolution No. 6244

COUNCIL ACTION: _____

IX. PUBLIC HEARING

- Receive the Staff Report
- Open the Public Hearing
- Close the Public Hearing
- Council Action

1. Ordinance No. 772, An Ordinance of the City Council of the City of Soledad Amending Section 3.24.080 Bidding Procedures for Public Works Construction Projects of Chapter 3.24- Purchase System of the Soledad Municipal Code

Attachments:
Staff Report
Ordinance No. 772

X. BUSINESS

1. Resolution Nos. 6237, 6238, 6239, 6240 & 6241, Resolutions of the City Council of the City of Soledad Approving Preliminary Annual Engineer's Reports and Declaring The City's Intention to

Levy and Collect Annual Assessments for Various Districts for Fiscal Year 2025/2026, and Setting a Time and Place for a Public Hearing

Attachments:
Staff Report
Assessment District Map
Resolution No. 6237
Diamond Ridge BAD PER FY 25-26
Resolution No. 6238
Diamond Ridge MAD PER FY 25-26
Resolution No. 6239
Orchard Villas MAD PER FY 25-26
Resolution No. 6240
Orchard Villas BAD PER FY 25-26
Resolution No. 6241
Rancho San Vicente MAD PER FY 25-26

COUNCIL ACTION: _____

2. Resolution No. 6242, A Resolution of the City Council of the City of Soledad Authorizing the City Manager to Execute a Second Amended and Restated Affordable Housing Agreement between the City of Soledad and HMBY, LP for Parcel E

Attachments:
Staff Report
Resolution No. 6242
Exhibit A - Second Amendment to Affordable Housing Agreement
Exhibit B- First Amendment to Original AHA Parcel E
Attachment 1 - Parcel B Proposed Site and Land Transfer
Attachment 2 - Parcel E Affordable Housing Agreement - Recorded

COUNCIL ACTION: _____

XI. MAYOR'S REPORTS AND ACKNOWLEDGEMENTS

XII. COUNCILMEMBERS' REPORTS AND ACKNOWLEDGEMENTS

XIII. CITY MANAGER'S REPORT

XIV. FUTURE AGENDA ITEMS

XV. ADJOURNMENT

In compliance with the American with Disabilities Act, if you need special assistance to participate in this meeting, please contact Deputy City Clerk Darlene Noriega at (831) 223-5014. Notification of at least 48hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting. (RCRF 35.102-35.104).

Any writing or documents provided to a majority of the City Council regarding any item on this agenda will be made available for public inspection at City Hall located at 248 Main Street, Soledad, California during normal business hours.

En caso que usted necesite ayuda en leer o en entender este aviso de Junta Publica, usted puede ponerse en contacto con la oficina del Edificio Municipal en 248 Calle Main o llamar al número (831) 223-5014, y el aviso será traducido para usted.

Cualquier escrito o documento proporcionado a la mayoría del Concejo Municipal con respecto a cualquier asunto en esta agenda se pondrá a disposición para inspección pública en el Ayuntamiento ubicado en 248 Main Street, Soledad, California durante el horario laboral.

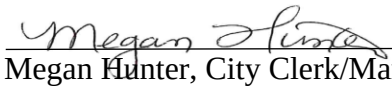
Advanced submittal of public comments via email are due by 2:00 P.M. on the day of the scheduled meeting to the Deputy City Clerk at darlene.noriega@cityofsoledad.com Comments are limited to 250 words or less and effort will be made to read your comment into the record, but some comments may not be read due to time limitations. The City Clerk will read email comments, provided that the reading shall not exceed three (3) minutes. The email comments submitted shall become part of the record.

La entrega anticipada de comentarios públicos por correo electrónico debe presentarse antes de las 2:00 p.m. del día de la reunión programada a la Secretaria Municipal al email darlene.noriega@cityofsoledad.com. Los comentarios están limitados a 250 palabras o menos y se hará un esfuerzo para leer su comentario en el registro, pero es posible que algunos comentarios no se lean debido a limitaciones de tiempo. La Secretaria Municipal leerá los comentarios del correo electrónico, siempre que la lectura no exceda los tres (3) minutos. Los comentarios enviados por correo electrónico pasarán a formar parte del registro.

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CERTIFICATION

I, Megan Hunter, City Clerk of the City of Soledad, do hereby certify that a copy of the foregoing Joint City Council/Successor Agency Regular Meeting Agenda was posted at City Hall by Friday, May 30, 2025, at 5:00 p.m.



05/30/2025

Megan Hunter, City Clerk/Manager

COUNCIL COMMUNICATION

SUBJECT: **Youth Council Year End Report and Life Skills Initiative Presentation**

TO: **Honorable Mayor Velazquez and City Council**

FROM: **Youth Commissioners and Yessica Ornelas**

THROUGH: **Megan Hunter, City Manager**

MEETING DATE: **June 4, 2025**

The Soledad Youth Council (SYC) serves as a youth advisory body dedicated to promoting civic engagement, community involvement, and leadership development among local high school students. The Youth Council meets regularly throughout the academic year and collaborates with City departments, regional youth councils, and educational institutions to support youth-focused initiatives.

Each program year, the Youth Council selects an annual initiative that aligns with identified student needs and supports broader community goals. For the 2024–2025 program year, the SYC focused on increasing access to life skills education for youth in Soledad.

Presenting: Angelina Flores, Nathalie Milan, Giovanni Bravo

Life Skills Classes Survey Initiative

As part of their annual initiative, the Soledad Youth Council developed and administered the *Life Skills Classes Survey* to better understand which practical skills students feel are missing from their education. The survey was distributed at Soledad High School, yielding 135 responses. Students identified a strong interest in the following topics:

- Driver's Education
- Cooking and Nutrition
- Financial Literacy
- Time Management
- College and Career Readiness
- Conflict Resolution
- Increased Access to After-School and Community Programs

The survey was designed to:

1. Identify unmet needs in the current educational experience
2. Inform program development at both the school and community levels
3. Support advocacy efforts for practical curriculum additions that prepare youth for adult responsibilities

The full results are included as Attachment A to this report.

YEAR-END PROGRAM SUMMARY

The Soledad Youth Council (SYC) has had a highly productive and collaborative year, marked by leadership development, interagency partnerships, and a strong commitment to uplifting youth voices across the City of Soledad. The following is a summary of key activities and accomplishments during the 2025 program year:

Quarter 1: Civic Foundations and Systems Learning (January–February)

- **Parks and Recreation Master Plan Presentation:**
  Youth members participated in a briefing on the Parks and Recreation Master Plan, learning how city projects are prioritized and how public feedback shapes park development. This session equipped SYC with the knowledge to better advocate for youth-focused spaces.
- **District Leadership Engagements:**
  SYC met with school district administrators to understand how student services and enrichment programs are funded and delivered. Discussions included the role of the Family Resource Center and the Expanded Learning Opportunity (ELO) grant, which supports activities like cooking, swimming, and after-school sports.
- **YPAR (Youth Participatory Action Research) Training:**
  Members were introduced to the "Head, Heart, Hands" model of YPAR, which emphasizes critical inquiry, compassion-driven leadership, and direct action. This framework informed the development and execution of their life skills initiative.

Quarter 2: Applied Leadership and Regional Collaboration (March–April)

- **State of the City Event:**
  Council members attended the City's annual address to learn about local projects such as renewable water initiatives and upgrades to emergency response infrastructure. This provided a real-time look at municipal planning in action.
- **Community Center Partnership – Real World Survival Guide:**
  SYC supported this daylong event by staffing workshops, guiding peers, and facilitating sessions. The event aligned closely with the Council's annual focus on real-world preparation.

- **South County Youth Summit Planning:**
  SYC collaborated with Gonzales and Greenfield youth councils to plan and execute the South County Youth Summit (May 24, 2025). Members played active roles across planning committees including logistics, outreach, workshop development, youth showcase, and event management. In addition to co-developing content, SYC members tabled at Soledad High School to encourage participation and promote the summit.
- **Leadership in Action – Life Skills Survey and Advocacy:**
  Commissioners launched a student-wide survey to identify gaps in practical life skills education. This initiative, which generated 135 responses, provided valuable insights and will serve as the foundation for future programming efforts through the City and school district.

Senior Recognition and Transition Planning
In collaboration with the Soledad Unified School District, SYC will honor nine graduating seniors with custom sashes recognizing their contributions to civic life and youth leadership. Graduating members include:

- Angelina Flores – SYC Commissioner
- Natalie Millan – SYC Commissioner
- Melissa Duenez – SYC Member
- Jasmine Lara – SYC Member
- Kimberly Flores – SYC Member
- Chikamso Elelleh – SYC Member
- Joselyn Amaro – SYC Member
- Alyssa Perez – SYC Member
- Issac Pizano – SYC Member

Sashes will be presented during the next School Board Meeting on June 11 and serve as a visible symbol of their community service. Transition planning is underway for the next program year, including the onboarding of new members.

CONCLUSION

The Soledad Youth Council continues to grow in impact and capacity. Through initiatives like the Life Skills Survey, regional youth collaboration, and active support of community events, SYC demonstrates the powerful role that young people can play in shaping local policy and culture. Staff commend the Council for their initiative, professionalism, and dedication throughout the year.

Life Skill Classes

SOLEDAD YOUTH COUNCIL SYC

May 2025





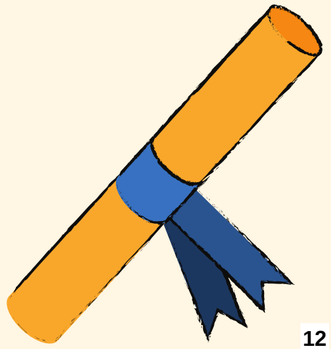


INTRODUCTION

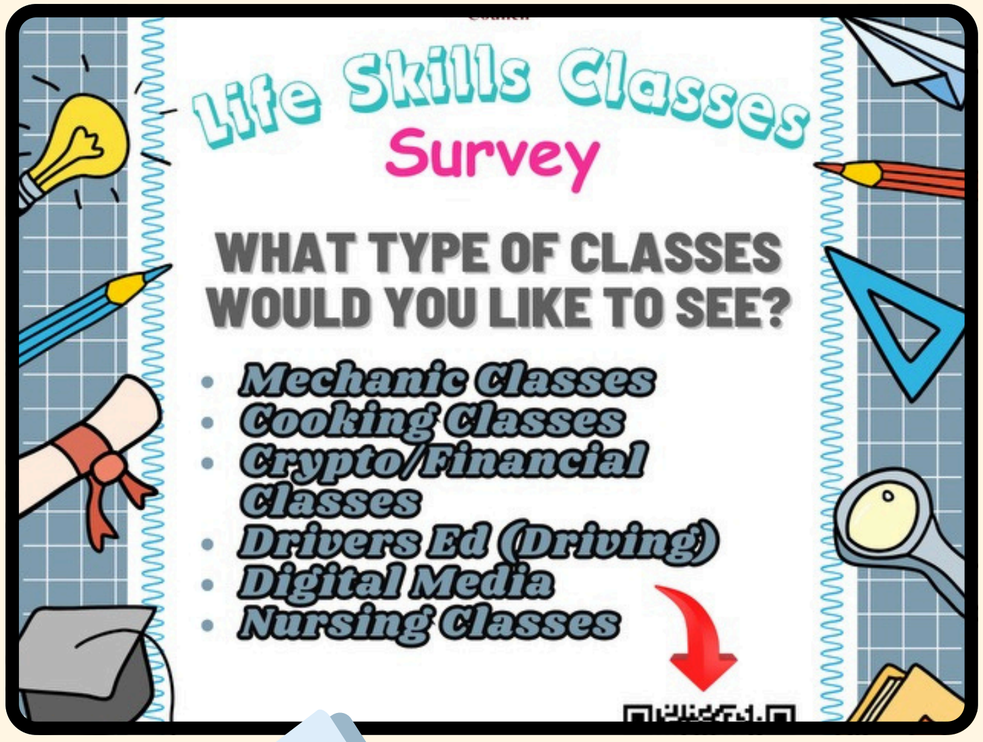
The Soledad Youth Council launched the Life Skills Classes Survey to better understand what practical courses students feel are missing from their education.

We collected 135 responses from Soledad High School students, gathering input on what life skills they want to learn, both in school and through community programming.



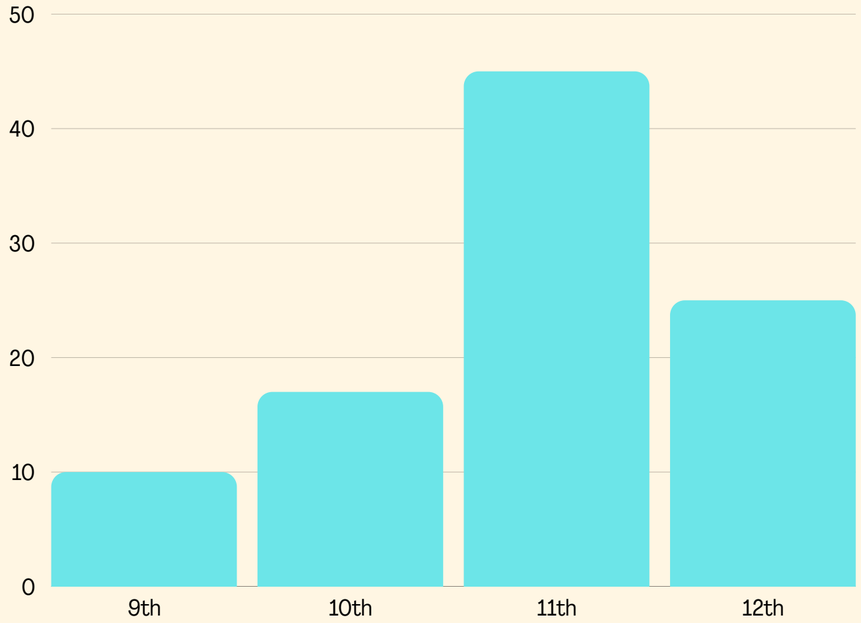


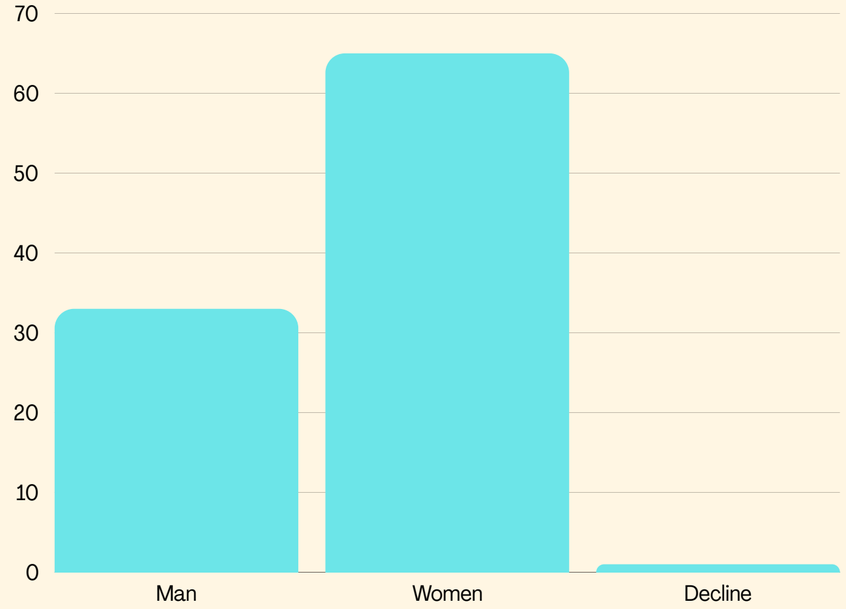
WHY WE CREATED THE SURVEY



- To understand what classes students want but don’t currently have
- To help the school and city create programs that prepare us for adulthood
- To advocate for meaningful curriculum additions

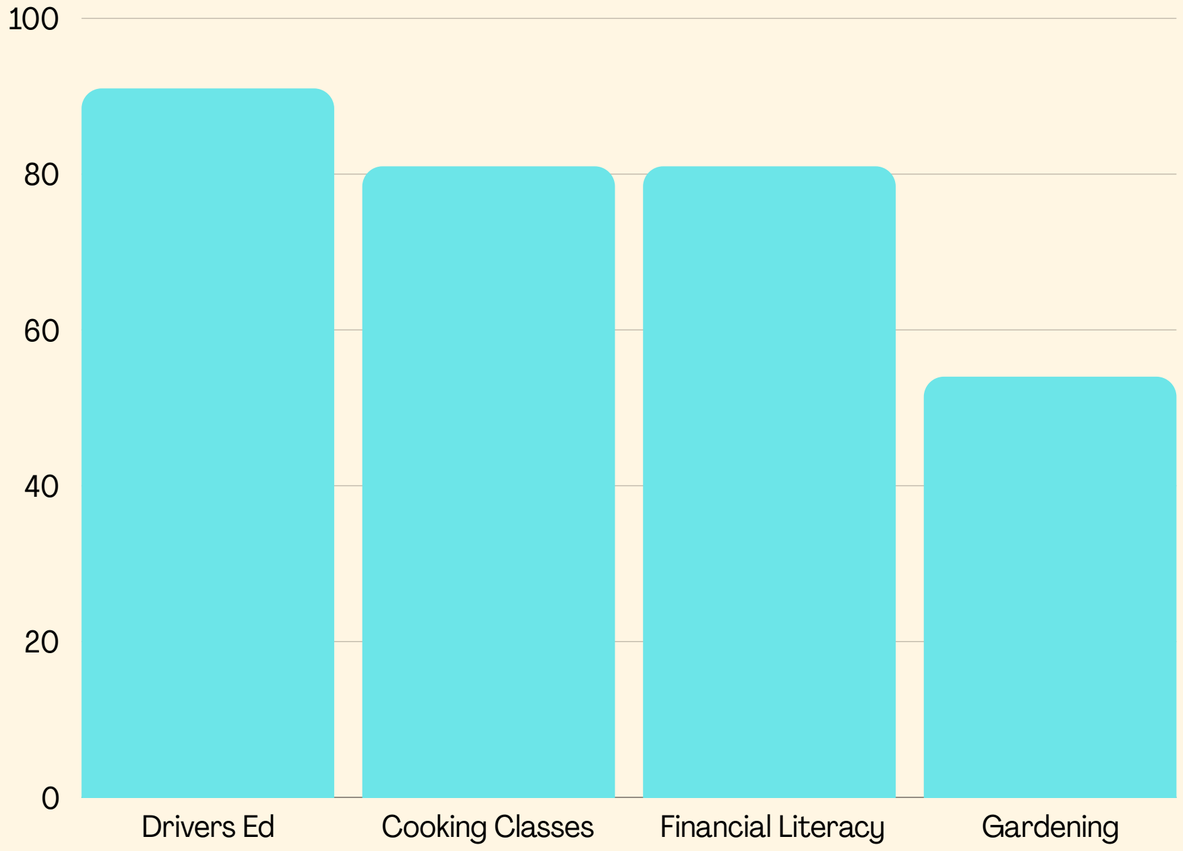
SURVEY DEMOGRAPHICS





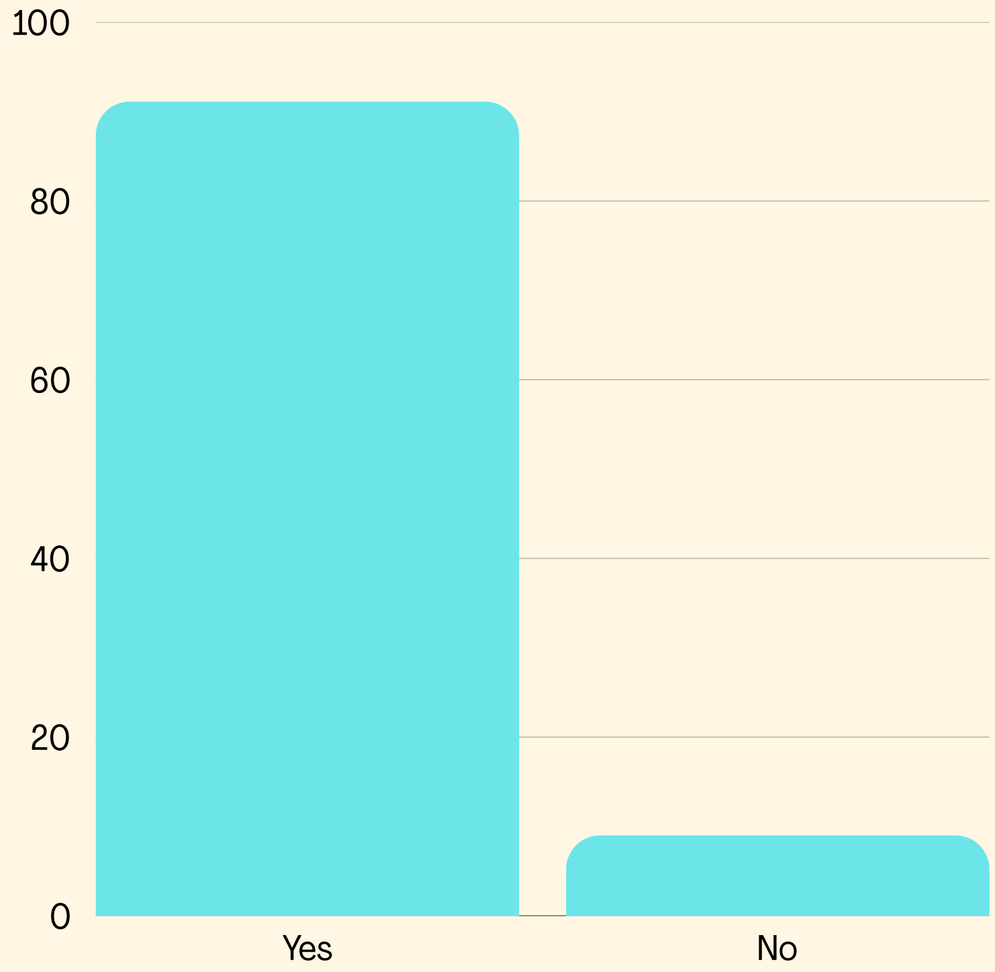
- 135 students responded
- Majority were 11th grade students and most identified to be Female Students
- Represents diverse voices across grade levels

TOP REQUESTS FROM STUDENTS



- 91% want Drivers Education
- 81% want Cooking classes
- 81% want Financial literacy
- 54% want Gardening

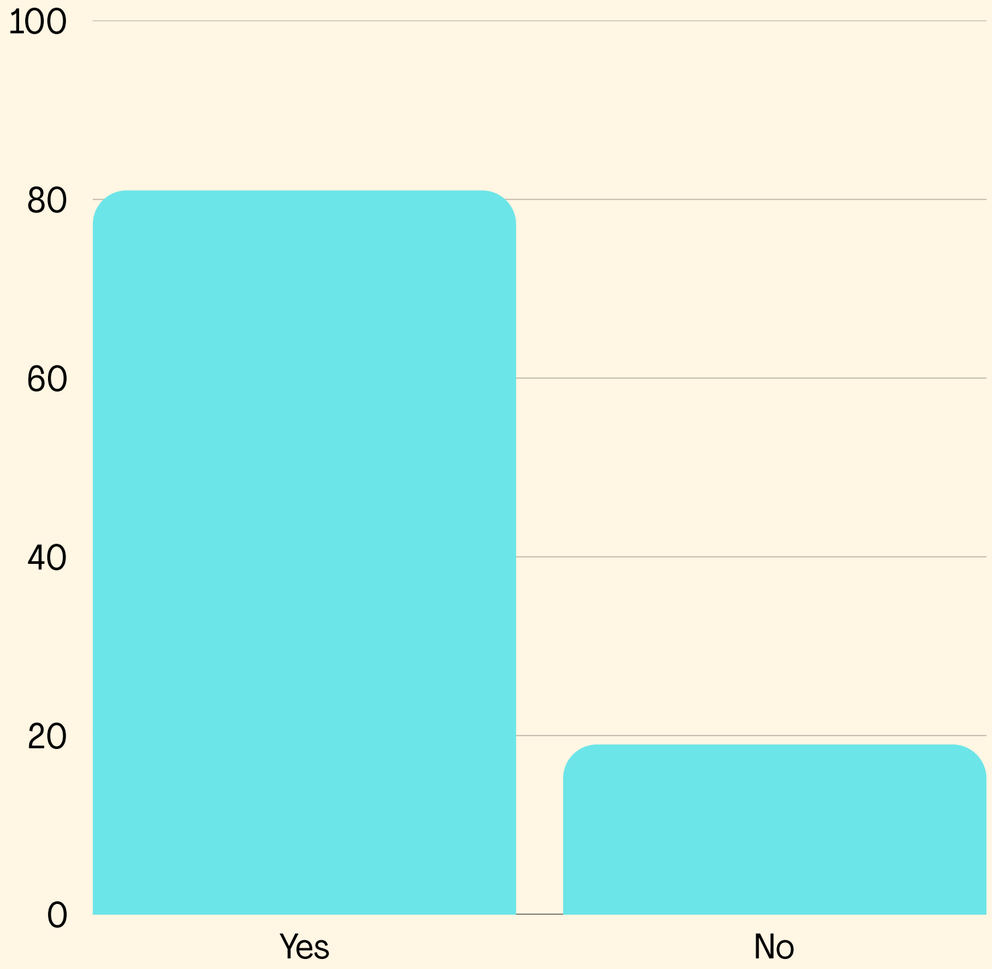
WHY DRIVERS ED MATTERS



- Many students said they can’t afford private driving schools and feel unprepared to drive safely. A few even shared they have anxiety and want a safer environment to learn in.

- “I want to feel comfortable driving without panicking, and school could help with that.”

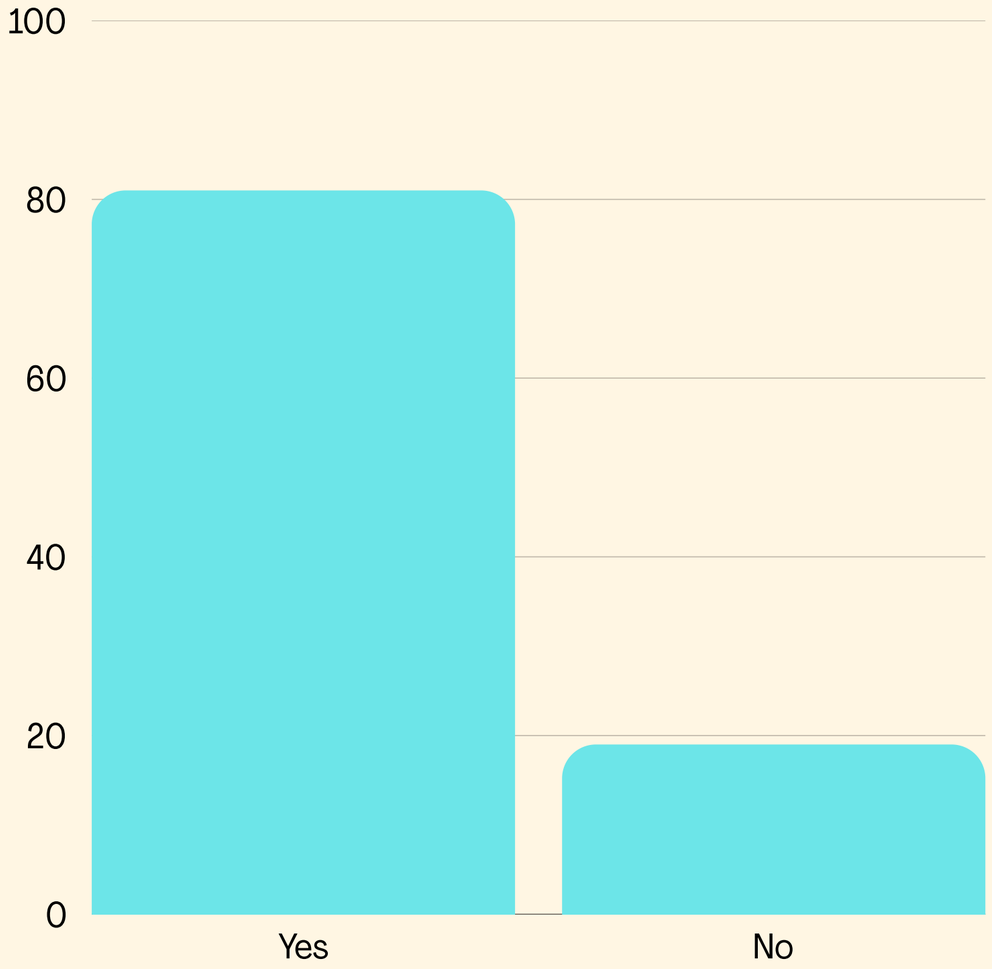
WHY COOKING MATTERS



- Cooking came up a lot—not just because students enjoy it, but because they want to be more independent and healthy.

- “I don’t know how to cook and end up skipping meals when I’m alone.”
- “We already have Culinary, but it’s hard to get in. There should be more classes.”

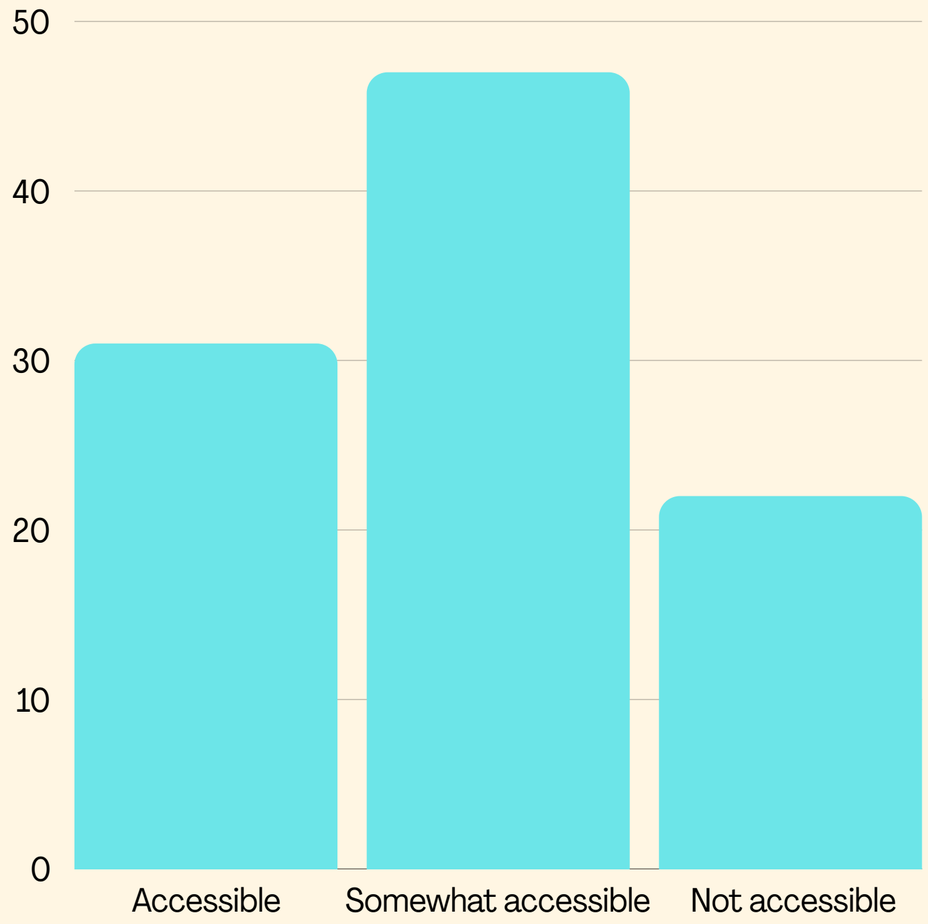
WHY FINANCIAL LITERACY MATTERS



- Students shared that they don’t know how to manage money, understand taxes, or build credit—and it’s something they’re really stressed about.

- “We’re about to become adults but don’t know how to handle our finances.”
- “We solve math problems but can’t file taxes… make it make sense.”

ACCESS TO PROGRAMS



- 31% said programs are accessible
- 47% said they are somewhat accessible
- 22% said they’re not accessible at all
- This shows students know programs exist but don’t know how to access them—something we can improve together.

WHAT STUDENTS WANT NEXT



- Mechanics & car maintenance
- Business/startup education
- CPR & first aid
- Theatre, ASL, nursing, etiquette, law enforcement
- Students want classes that reflect the real world and help them grow personally and professionally.





OUR RECOMMENDATION



We recommend creating a flexible Life Skills Program that includes Drivers Ed, Finance, Cooking, and Wellness—whether through the school district or city programming. These are essential to preparing us for adulthood.

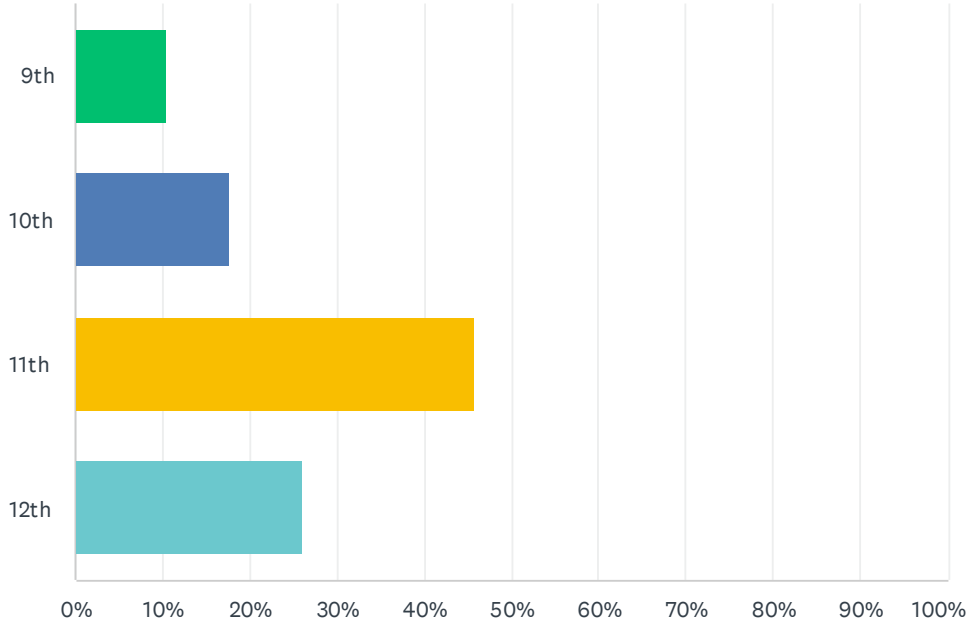
THANK YOU

Thank you for listening and supporting youth voices. We hope to continue working together to make these classes a reality!



Q1 What is your grade level?

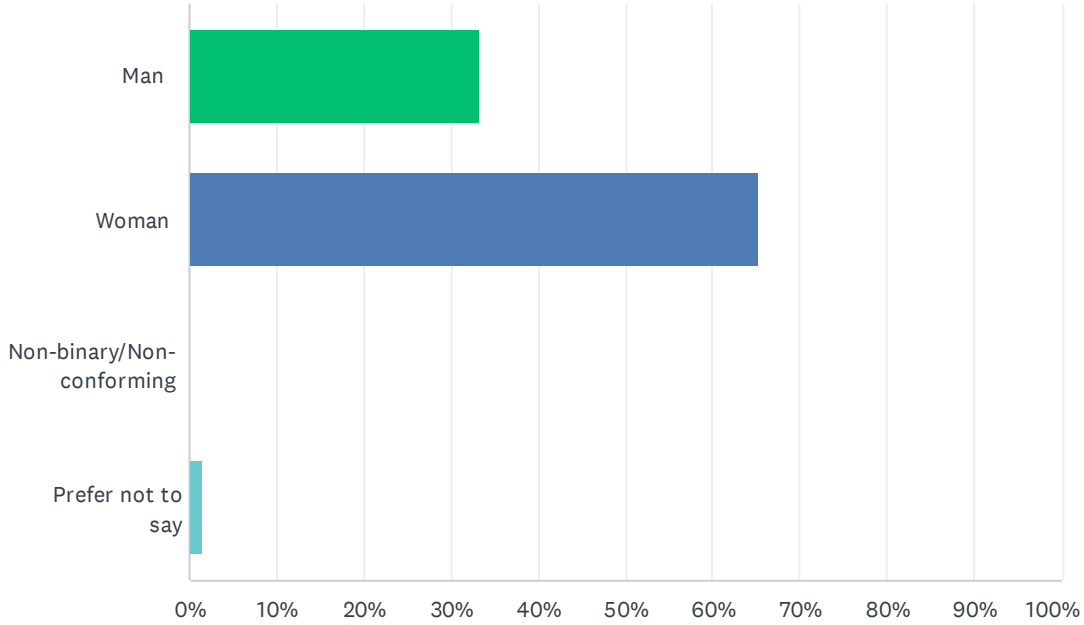
Answered: 135 Skipped: 0



ANSWER CHOICES	RESPONSES	
9th	10.37%	14
10th	17.78%	24
11th	45.93%	62
12th	25.93%	35
TOTAL		135

Q2 What gender do you describe yourself as?

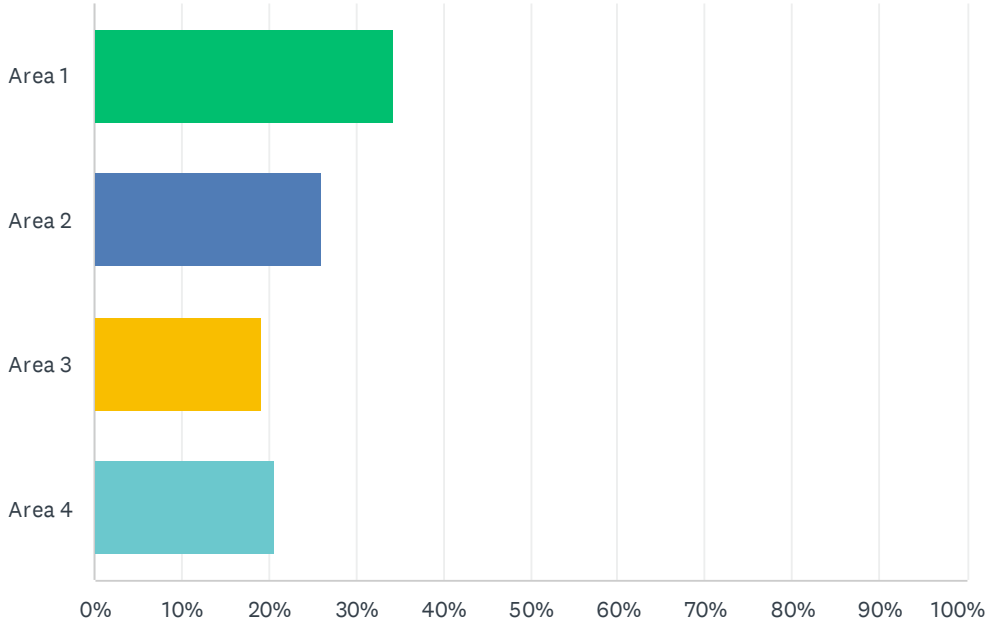
Answered: 135 Skipped: 0



ANSWER CHOICES	RESPONSES	
Man	33.33%	45
Woman	65.19%	88
Non-binary/Non-conforming	0.00%	0
Prefer not to say	1.48%	2
TOTAL		135

Q3 Area of Residence

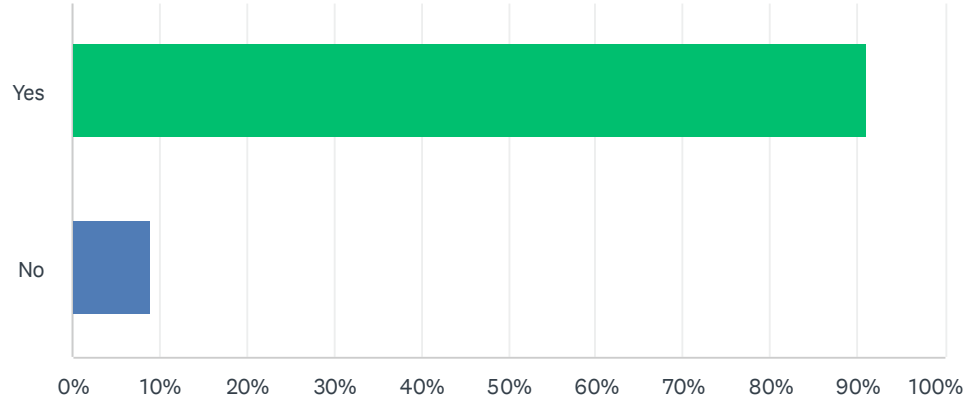
Answered: 131 Skipped: 4



ANSWER CHOICES	RESPONSES	
Area 1	34.35%	45
Area 2	25.95%	34
Area 3	19.08%	25
Area 4	20.61%	27
TOTAL		131

Q4 Would you be interested in taking a Drivers Education Course (driving classes) if your school offered them?

Answered: 135 Skipped: 0



ANSWER CHOICES	RESPONSES	
Yes	91.11%	123
No	8.89%	12
TOTAL		135

Q5 Why?

Answered: 126 Skipped: 9

#	RESPONSES	DATE
1	It would present easier access to safe driving education for teenagers who are preparing to get their drivers license.	5/1/2025 2:58 PM
2	I think taking it at school is more efficient for many students.	5/1/2025 2:45 PM
3	Because I don’t relaly have the opportunity to learn from anyone so I would really appreciate to have somone teach me a relaly important life skill	5/1/2025 2:42 PM
4	It’ll be beneficial for us teenagers since we have to pay for courses at the moment.	5/1/2025 2:42 PM
5	to learn how to drive more better	5/1/2025 2:42 PM
6	It would be really beneficial for the school to offer a teaching course, especially for driving	5/1/2025 2:41 PM
7	Na	5/1/2025 2:41 PM
8	I think it will help all of us all	5/1/2025 2:40 PM
9	Everyone can get taught how to drive	5/1/2025 2:39 PM
10	It would give me more of a reason to actually interested in taking the courses	5/1/2025 2:38 PM
11	Driving is an essential life skill	5/1/2025 2:38 PM
12	Because I need to learn how to drive.	5/1/2025 2:38 PM
13	I think it would be very beneficial to us as students, so we can learn the basics to driving.	5/1/2025 2:38 PM
14	I would be interested in taking a Drivers Education Course so that I could be better prepared to test for my licence.	5/1/2025 2:33 PM
15	I’d like to learn!!	5/1/2025 2:28 PM
16	I want to learn how to drive.	5/1/2025 2:28 PM
17	A driving class in school would make learning to drive easier if I don’t have time to learn outside of class	5/1/2025 1:25 PM
18	Cars make traveling easier.	5/1/2025 1:24 PM
19	I already have a drivers license	5/1/2025 1:23 PM
20	To help learn how to drive safely.	5/1/2025 1:23 PM
21	Why not	5/1/2025 1:22 PM
22	It is necessary for students to figure a way to become independent	5/1/2025 11:10 AM

23	I would be interested in taking a drivers class to start learning early on how to drive. There's not much students that have parents that are able to teach there kids outside of school.	5/1/2025 11:09 AM
24	In a family where everyone's busy no one can give me rides to places I need to be like a job interview ,school, etc.	5/1/2025 11:08 AM
25	So I could learn more about driving	5/1/2025 11:05 AM
26	They would help me prepare for my drivers test.	5/1/2025 11:04 AM
27	To learn with others	5/1/2025 10:38 AM
28	Driving would an important skill to utilize in the future.	5/1/2025 10:29 AM
29	Because I already got that license cuhhh	5/1/2025 10:27 AM
30	Why not	5/1/2025 10:27 AM
31	I would like to be able to learn how to drive and follow the rules in order to be able to get my permit and then be able to get my license once I'm of age.	5/1/2025 10:26 AM
32	It would give the students an opportunity to learn earlier and get the practice they need.	5/1/2025 10:25 AM
33	So I can mob it with my boys	5/1/2025 10:25 AM
34	I would be interested in taking a Driver's education class as I believe that it is important to know how to drive as it will be a basic necessity for college.	5/1/2025 10:23 AM
35	I dont know how to drive	5/1/2025 10:23 AM
36	I would be intrested in taking a course because there's not many options for learning how to drive around here.	5/1/2025 10:21 AM
37	Learning to drive is a skill that most people need to get to their jobs and different things, but kids usually rely on their parents for the ride. With those classes, it would be easier to obtain a license and be more independent.	5/1/2025 10:18 AM
38	To educate myself on the ways of the road.	5/1/2025 10:14 AM
39	It makes it more accessible for students to be able to get their permits and license since some family's don't have the time or money.	5/1/2025 10:12 AM
40	So instead of spending time outside of school learning how to drive I can do that as a class, it would be more efficient.	5/1/2025 9:10 AM
41	I would be fun for students that are busy afterschool have the opportunity to learn to drive.	5/1/2025 9:06 AM
42	Yes it can help get our permit or license	5/1/2025 9:06 AM
43	I learn better in a classroom than I do on my own so having a Driver's Education course would really help me learn how to drive.	5/1/2025 9:06 AM
44	Because I don't know how to drive.	5/1/2025 9:04 AM
45	It would be helpful to those who don't have access	5/1/2025 9:04 AM
46	To be able to get my license sooner	5/1/2025 9:03 AM

47	I can learn	5/1/2025 9:02 AM
48	Already got my license but if I hadn't yet I would want to take these	5/1/2025 9:02 AM
49	Because it would take a weight off my parents shoulders by getting taught by an actual teacher and them not having to worry about it.	5/1/2025 8:54 AM
50	Because I have and it was an amazing and fun experience	5/1/2025 8:23 AM
51	I would like ti rake this class because it is about a life skill you need and it prepares you for when you graduate.	5/1/2025 8:21 AM
52	Not everyone can afford the driving lessons that are from outside resources, or they don't have time, so it would be more efficient for students to have drivers Ed in school.	5/1/2025 8:20 AM
53	I believe having prior knoledge in driving as an adult will reduce the risk of getting into an accident as you know what to do.	5/1/2025 8:19 AM
54	I think a drivers ed course would be highly beneficial for students who are unable to finance their education. These classes would offer real world skills in a classroom setting that would help promote comfortability and familiarity.	5/1/2025 8:17 AM
55	It would be very beneficial to learn how to drive while at school not somewhere different.	5/1/2025 8:17 AM
56	Driving is an essential skill to have, and would be easier to achieve in school.	5/1/2025 8:16 AM
57	i got a license already	5/1/2025 8:15 AM
58	I wanna drive	5/1/2025 8:14 AM
59	To get my license at an early age.	5/1/2025 8:13 AM
60	It helps people get a head start	5/1/2025 8:07 AM
61	Cuz I need a yob and a yob needs a car and a car needs a driver	5/1/2025 8:06 AM
62	Because i need to learn how to drive and others could use the classes	4/28/2025 12:18 PM
63	I would like to learn how to drive properly	4/28/2025 12:10 PM
64	It would help students learn more safety on the road. They would also give us time in school than outside since many students are busy outside of it!	4/28/2025 11:07 AM
65	I've already taken a driver's ed course, but had it been offered by the school, I would have taken it sooner.	4/28/2025 11:05 AM
66	It's good for kids our age to have the knowledge of driving.	4/28/2025 11:05 AM
67	?	4/28/2025 8:37 AM
68	Being able to drive is an important life skill so you're able to go to work/school. Most driving lessons also cost money and people can't afford to take them.	4/26/2025 10:11 AM
69	I would be interested in taking a drivers education course because I believe that it would be useful for those who might not have someone to teach them.	4/25/2025 11:09 PM
70	Because I want to get ahead and understand driving earlier to be prepared.	4/25/2025 10:02 PM

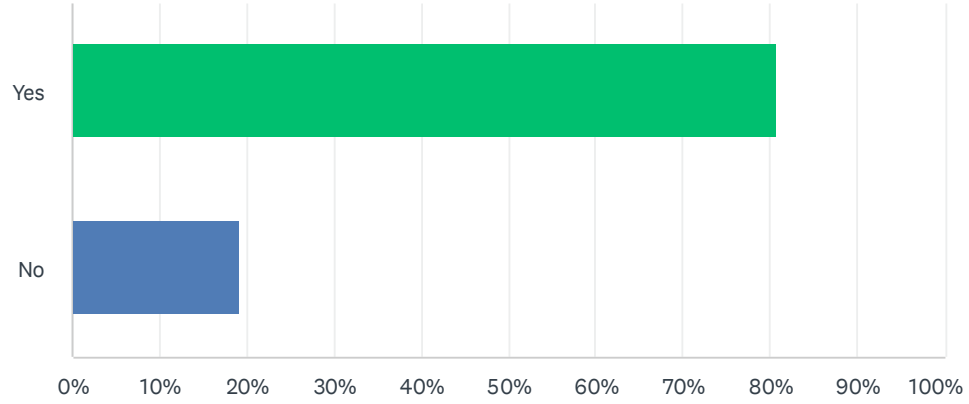
71	I paid for my own classes and they are time consuming if you don’t have time	4/25/2025 7:36 PM
72	It will definitely help us, because we need to get our license at some point.	4/25/2025 3:50 PM
73	It would benefit me for when I start driving on the road.	4/25/2025 1:49 PM
74	Would be best to be prepared	4/25/2025 1:48 PM
75	It would very useful to be able to drive myself to school functions without having to bother my parents.	4/25/2025 1:47 PM
76	So I can claim my drivers license.	4/25/2025 1:46 PM
77	Because it will be free	4/25/2025 1:43 PM
78	I think its an essential life skill for adolescents to learn how to drive.	4/25/2025 1:42 PM
79	I have my license	4/25/2025 1:42 PM
80	I get really bad anxiety when it comes to driving so having a class to educate me would be helpful.	4/25/2025 1:41 PM
81	It’s important to know	4/25/2025 1:16 PM
82	It is a super important life skill and costs a lot of money.	4/25/2025 1:15 PM
83	Because it’s expensive to learn	4/25/2025 1:09 PM
84	I would want to learn more about driving at a young age.	4/25/2025 12:53 PM
85	Because I need to learn how to drive.	4/25/2025 12:31 PM
86	I don't know I just don't like teaching anything because it could be boring	4/25/2025 12:19 PM
87	Because I want to learn to drive at a young age	4/25/2025 12:16 PM
88	To drive	4/25/2025 12:15 PM
89	I want to drive	4/25/2025 12:11 PM
90	I don’t wanna learn to drive	4/25/2025 12:10 PM
91	Because i wanna drive a car	4/25/2025 12:10 PM
92	I already know how to drive	4/25/2025 12:08 PM
93	I think is interesting	4/25/2025 12:08 PM
94	i dont know how to drive right now, so it would benefit me greatly	4/25/2025 11:18 AM
95	I would be interested in taking this course so I can learn how to drive.	4/25/2025 9:26 AM
96	As a 17 year old I want to get my drivers license next year so I’ll be able to go to college and pursue my education	4/21/2025 7:09 PM
97	I think they are a crucial part of just simply growing up. There has also been a-lot of accidents so we need to be more careful and having a class would be a great way to start.	4/21/2025 4:07 PM

98	I would to take this course because I can learn how to safely drive and keep myself and others safe on the road and it is such a great opportunity that everyone could learn.	4/21/2025 1:25 PM
99	Because I think it’s important that future generation are able to learn how to drive when they are close to go to college	4/21/2025 1:25 PM
100	I'm literally dying to get my license already. Having driver's ed right at school would be so much more convenient than having my mom drive me to a class across town. Plus my TikTok feed is full of driving fail compilations that lowkey terrify me, so having an actual instructor to help me would give me more confidence behind the wheel.	4/21/2025 1:10 PM
101	It gives people the opportunity to learn more about driving and the rules and regulations of the road.	4/21/2025 12:31 PM
102	So I can learn how to drive while being in school. I already spend 8 hours in school so why not?	4/21/2025 12:12 PM
103	It’s a skill all students should learn and should be brought back to schools.	4/21/2025 11:47 AM
104	Offering drivers ed courses would allow more students, including myself, to get on the road safely and sooner!	4/21/2025 11:41 AM
105	So that i can get more experience with driving safely	4/21/2025 11:19 AM
106	it’s always be to be informed	4/21/2025 11:16 AM
107	I want to learn and take some classes for I could understand it more.	4/21/2025 11:06 AM
108	Because it would be easily accessible and a resource that would be very beneficial to me and all other students.	4/21/2025 10:58 AM
109	Because it’s beneficial	4/21/2025 10:55 AM
110	I feel like it would be good to have that way when we go take a permit or drivers test we have some knowledge.	4/19/2025 9:30 PM
111	For the behind the wheel training	4/19/2025 6:27 AM
112	So it’d be easier to get my license	4/18/2025 1:53 PM
113	To get more information and be prepared to take my actual drivers test	4/18/2025 1:43 PM
114	I believe it will be a good way to get out of my comfort zone and start classes in a well known environment rather than having to do research and this whole thing out of school. It would also also for kids to learn safe driving skills	4/18/2025 1:35 PM
115	Because I would love even more experience than what I have do to online and somewhere closer	4/18/2025 1:30 PM
116	It is a life skill ever person will need in life!	4/18/2025 1:29 PM
117	many students parents aren’t always home to teach them correctly	4/18/2025 1:20 PM
118	I cant drive and i dont want my family to teach me because they such at teaching	4/18/2025 1:13 PM
119	I’d like to know how to drive and be safe	4/18/2025 1:10 PM
120	I want to be able to drive myself places and not rely on my parents.	4/18/2025 6:13 AM
121	to prepare me for the future	4/17/2025 11:38 PM
122	I think it should only be for junior/senior so we can prepare them to go out in the real world since technically everyone used a car so they can drive to college someday.	4/17/2025 10:02 PM

123	to get my permit	4/17/2025 9:55 PM
124	I think it’s important for a school to offer driving lessons for students who are in the age range for driving. It would be practical for the student so they could learn how to drive since driving is an essential in this day of age.	4/17/2025 9:37 PM
125	I would like to take one to learn about the basic skills of driving and so I could get my permit.	4/17/2025 8:35 PM
126	Cause I can’t drive for shit tf	4/17/2025 8:14 PM

Q6 Would you be interested in learning about finance literacy?

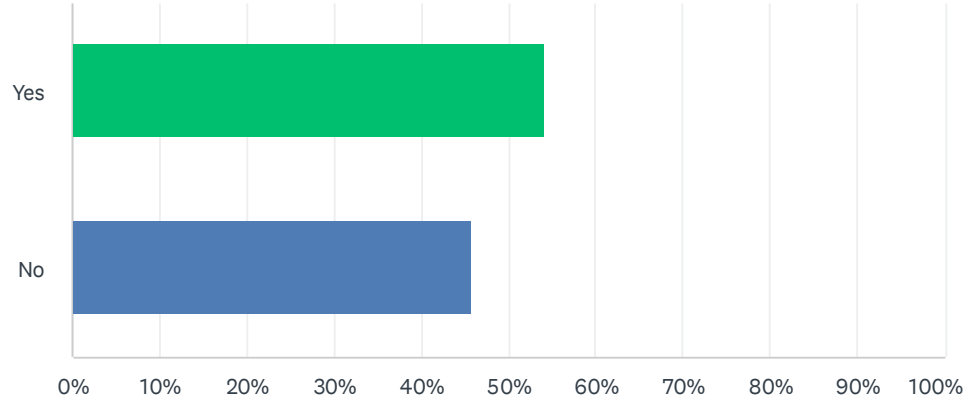
Answered: 135 Skipped: 0



ANSWER CHOICES	RESPONSES	
Yes	80.74%	109
No	19.26%	26
TOTAL		135

Q7 Would you be interested in learning about gardening classes?

Answered: 135 Skipped: 0



ANSWER CHOICES	RESPONSES	
Yes	54.07%	73
No	45.93%	62
TOTAL		135

Q8 Why?

Answered: 108 Skipped: 27

#	RESPONSES	DATE
1	I would want a gardening class because it would contribute to agricultural practices in ffa along with students who just want to learn more about gardening.	5/1/2025 2:58 PM
2	Becuase I alwase wanted to have a garden as a kid and grow my own food	5/1/2025 2:42 PM
3	I would be interested in finance literacy because it’s something I want to major in. Gardening doesn’t really catch my attention.	5/1/2025 2:42 PM
4	not interested	5/1/2025 2:42 PM
5	Gardening doesn’t peak my interests	5/1/2025 2:41 PM
6	Na	5/1/2025 2:41 PM
7	It wound a fun class	5/1/2025 2:40 PM
8	It is an interesting class	5/1/2025 2:39 PM
9	Agriculture is the future for generations	5/1/2025 2:38 PM
10	I believe that is not an essential skill in life	5/1/2025 2:38 PM
11	Learning about finances would help prepare us for the future	5/1/2025 2:38 PM
12	I would be interested so that I can grow plants in my future home.	5/1/2025 2:33 PM
13	I’d like to learn !!	5/1/2025 2:28 PM
14	Gardening can be relaxing and it also saves money on basic ingredients like fruits and vegetables depending on what is grown.	5/1/2025 1:25 PM
15	I like plants.	5/1/2025 1:24 PM
16	This is not something that catches my interest	5/1/2025 1:23 PM
17	My mom	5/1/2025 1:22 PM
18	A gardening class would be wonderful since it’s common that a lot of student may like flowers or growing things out there backyard.	5/1/2025 11:09 AM
19	N/a	5/1/2025 11:08 AM
20	To better my skills	5/1/2025 11:05 AM

21	I think gardening is such a good outdoor hobby to have.	5/1/2025 11:04 AM
22	All these skills can become handy in the future, allowing for a more successful life.	5/1/2025 10:29 AM
23	So we can learn about plants	5/1/2025 10:27 AM
24	Because I like to learn	5/1/2025 10:27 AM
25	There's already a floral class I'm apart of and it's a good class. Gardening would also be a good class we could take to learn more about planning.	5/1/2025 10:26 AM
26	Gardening seems fun	5/1/2025 10:25 AM
27	So we could grow trees for paper	5/1/2025 10:25 AM
28	I will be interested in learning about finance literacy as it will be important to know how to spend your money wisely and also, gardening will allow you to learn how to grow your own crops if you want to.	5/1/2025 10:23 AM
29	Sounds like a nice class.	5/1/2025 10:14 AM
30	Garderning is just not my thing, but it'll be a good class.	5/1/2025 9:10 AM
31	I really like flowers, so it would be nice to have really nice flowers around the school.	5/1/2025 9:06 AM
32	I would like to have a garden in the future	5/1/2025 9:06 AM
33	I would like to learn how to garden properly without killing plants.	5/1/2025 9:06 AM
34	Gardening doesn't interest me	5/1/2025 9:04 AM
35	I'm Not a garden person	5/1/2025 9:03 AM
36	Finance because i want to spend my money properly	5/1/2025 9:02 AM
37	Both important life skills	5/1/2025 9:02 AM
38	I would like to learn about finance literacy because it will prepare me for the real world.	5/1/2025 8:54 AM
39	I would want to learn to be self sufficient	5/1/2025 8:23 AM
40	It just not what I would like but i think it would be good for other students who are interested in that.	5/1/2025 8:21 AM
41	If one wants to garden it would be useful, while financial literacy would benefit our students before they go off after highschool on their own.	5/1/2025 8:20 AM
42	Gardening is't something I see myself doing.	5/1/2025 8:19 AM
43	I think gardening would be a fun extracurricular that can ultimately benefit individuals to enhance their homes. It will also promote environmental conscientiousness.	5/1/2025 8:17 AM
44	Not too interested in gardening.	5/1/2025 8:17 AM
45	Not one of my interests.	5/1/2025 8:16 AM

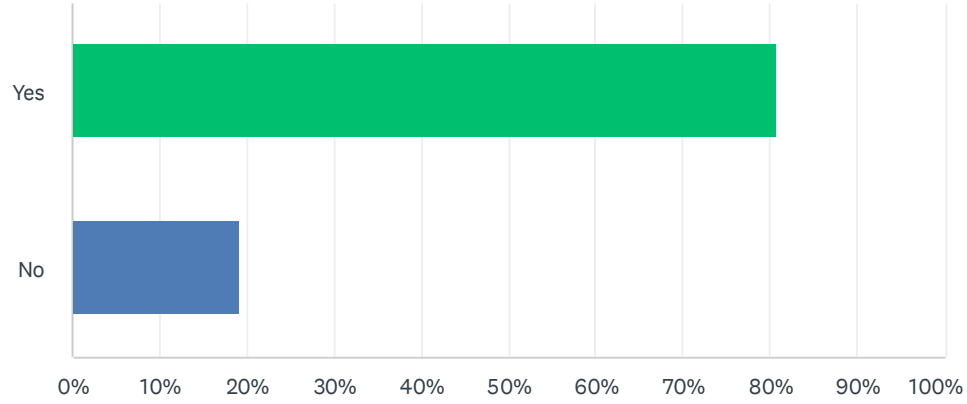
46	gardening is cool	5/1/2025 8:15 AM
47	Lame	5/1/2025 8:14 AM
48	It doesn’t interest me as much	5/1/2025 8:13 AM
49	Doesn’t seem like something I’d be interested in	5/1/2025 8:07 AM
50	Cuz I don’t like gardening	5/1/2025 8:06 AM
51	Gardening is good for the environment and its a nice way to alleviate stress	4/28/2025 12:18 PM
52	I’m not interested in gardening	4/28/2025 12:10 PM
53	I feel like it would expand the students’ interests/discover their interest and advance in their career/head start if given the opportunity.	4/28/2025 11:07 AM
54	I like gardening, but I am terrible at it.	4/28/2025 11:05 AM
55	Not my interest.	4/28/2025 11:05 AM
56	?	4/28/2025 8:37 AM
57	Gardening is more of a hobby than an important skill and rather than a primary class it’s better off an elective.	4/26/2025 10:11 AM
58	I would be interested in gardening because it would show me how to properly take care of my plants.	4/25/2025 11:09 PM
59	I would be interested in both because these are things that have always been in my interest to learn about.	4/25/2025 10:02 PM
60	Gardening is many people’s hobby.	4/25/2025 3:50 PM
61	I’d like to learn how to properly take care of my plants at home.	4/25/2025 1:49 PM
62	It is always good to learn new things.	4/25/2025 1:48 PM
63	It grow my own crops in the future.	4/25/2025 1:47 PM
64	I already know how to.	4/25/2025 1:46 PM
65	Agriculture is an important part of healthy communities	4/25/2025 1:42 PM
66	I would like to garden for my future home.	4/25/2025 1:42 PM
67	I don’t like dirt.	4/25/2025 1:41 PM
68	It’s not my favorite thing	4/25/2025 1:16 PM
69	We already have floral	4/25/2025 1:15 PM
70	I don’t like gardening there’s already floral	4/25/2025 1:09 PM
71	Yes because I could have a beautiful garden in the future.	4/25/2025 12:53 PM
72	I like flowers and nature and want grow a garden myself.	4/25/2025 12:31 PM

73	Because I want to learn how to further improve my skills on planting	4/25/2025 12:19 PM
74	Cuz no	4/25/2025 12:16 PM
75	not interested	4/25/2025 12:15 PM
76	I like vegetables	4/25/2025 12:11 PM
77	I don’t like gardening	4/25/2025 12:10 PM
78	I live plants	4/25/2025 12:10 PM
79	Im not necessarily interested in that	4/25/2025 12:08 PM
80	Is very good for the future	4/25/2025 12:08 PM
81	both would benefit me a lot as gardening is fun, and finance literacy is needed to be an adult	4/25/2025 11:18 AM
82	I feel I could be taking a class more beneficial than gardening.	4/25/2025 9:26 AM
83	Am the green house manager at Soledad high school I believe my knowledge would benefit your team and I believe I would gain new skills that will help me in getting a similar degree for plants	4/21/2025 7:09 PM
84	Not really my kinda hobby ig. Might get into tho.	4/21/2025 4:07 PM
85	I would love to have a gardening class because it can help me discover new hobbies and I personally love working in the garden.	4/21/2025 1:25 PM
86	I don’t think it’s that important	4/21/2025 1:25 PM
87	I'm not really interested in gardening. I’m not the type to have plants at home, so I wouldn't be able to use what I learn.	4/21/2025 1:10 PM
88	Im not really into that but maybe others might.	4/21/2025 12:31 PM
89	Not that important	4/21/2025 11:47 AM
90	Is this not a part of FFA? I’m not sure, but I’d assume so.	4/21/2025 11:41 AM
91	I love agriculture and gardening	4/21/2025 11:19 AM
92	it seems like a nice hobby to pick up	4/21/2025 11:16 AM
93	I would like to learn about it because I would like to learn about our agricultural enviroments.	4/21/2025 11:06 AM
94	I think through the FFA we get to learne about plants and stuff but specifically learning about gardening would be fun and beneficial	4/21/2025 10:58 AM
95	I’m not to interested in gardening	4/19/2025 9:30 PM
96	To grow organic	4/19/2025 6:27 AM
97	It be fun to learn new things	4/18/2025 1:53 PM
98	To be able to know more about plants	4/18/2025 1:43 PM

99	We have a large agricultural community I believe it’s an interesting topic.	4/18/2025 1:35 PM
100	It’s good to be for knowledge about this	4/18/2025 1:30 PM
101	It is good for the environment and you can grow your own crops!	4/18/2025 1:29 PM
102	I love nature and hope to have a garden in my home	4/18/2025 1:10 PM
103	could help with nature based jobs.	4/17/2025 11:38 PM
104	I don’t know.	4/17/2025 10:02 PM
105	sounds fun	4/17/2025 9:55 PM
106	I find gardening fascinating and it can be a skill that students could use.	4/17/2025 9:37 PM
107	I want to learn about gardening because it saves money, and helps the environment.	4/17/2025 8:35 PM
108	I ain’t much a garderner	4/17/2025 8:14 PM

Q9 Would you be interested in cooking classes?

Answered: 135 Skipped: 0



ANSWER CHOICES	RESPONSES	
Yes	80.74%	109
No	19.26%	26
TOTAL		135

Q10 Why?

Answered: 112 Skipped: 23

#	RESPONSES	DATE
1	Becuase I sometimes is left home alone becuase of my parents work and I have to eat unhealthy or not eat at all becuase I can’t cook	5/1/2025 2:42 PM
2	Cooking isn’t something that interests me.	5/1/2025 2:42 PM
3	learning life skills	5/1/2025 2:42 PM
4	I’m already in a Culinary 1 class, but it is important to learn to cook	5/1/2025 2:41 PM
5	Na	5/1/2025 2:41 PM
6	We need to have more	5/1/2025 2:40 PM
7	We already have culinary	5/1/2025 2:39 PM
8	Because culinary is what I want to pursue as my profession	5/1/2025 2:38 PM
9	Cooking is an essential life skill	5/1/2025 2:38 PM
10	That is just something I am not integrated in.	5/1/2025 2:38 PM
11	Again, it teaches student how to cook if they don’t already know how	5/1/2025 2:38 PM
12	I would rather learn through my parents and family members in how they do it.	5/1/2025 2:33 PM
13	I’d like to learn !!	5/1/2025 2:28 PM
14	Because I love to cook.	5/1/2025 2:28 PM
15	Cooking is an essential skill everyone should know by the time they are adults.	5/1/2025 1:25 PM
16	Cooking sounds fun but I'd rather learn traditionaly through my parents.	5/1/2025 1:24 PM
17	I am really into cooking and want to learn more	5/1/2025 1:23 PM
18	I wanna cook as well as Walter White cooks food	5/1/2025 1:22 PM
19	Not a lot of young kids know how to cook so it’d be helpful to have a cooking class.	5/1/2025 11:09 AM
20	Future life skills	5/1/2025 11:08 AM
21	Because I’m taking one right now and it’s fun	5/1/2025 11:05 AM
22	It helps for when I go to college and live in a dorm.	5/1/2025 11:04 AM

23	To learn all kinds of new ways to cook.	5/1/2025 10:38 AM
24	Learning domestic skills will be vital to our daily life after we become independent.	5/1/2025 10:29 AM
25	I already take a cooking class	5/1/2025 10:27 AM
26	Because I like food	5/1/2025 10:27 AM
27	There is already a culinary class which I heard is amazing.	5/1/2025 10:26 AM
28	It would help those who want to learn how to cook or become a chef	5/1/2025 10:25 AM
29	Cause I don’t know how to cook besides eggs	5/1/2025 10:25 AM
30	I would be interested in cooking classes as you will need to learn how to provide for yourself once you are in college.	5/1/2025 10:23 AM
31	I want to learn new recipes.	5/1/2025 10:21 AM
32	Cooking is a life skill everyone needs to learn.	5/1/2025 10:18 AM
33	Learn how to cook meals I don’t already know.	5/1/2025 10:14 AM
34	It’s good to have cooking skills and be able to know how to make your own food.	5/1/2025 10:12 AM
35	Can help benefit myself, learning how to cook.	5/1/2025 9:10 AM
36	To get better at cooking	5/1/2025 9:06 AM
37	I like to cook and it's an important skill to have when you live on your own or have to save money.	5/1/2025 9:06 AM
38	Cooking doesn’t interest me.	5/1/2025 9:04 AM
39	I like cooking	5/1/2025 9:04 AM
40	Because I like cooking	5/1/2025 9:03 AM
41	Not interested	5/1/2025 9:02 AM
42	Important life skill	5/1/2025 9:02 AM
43	Because i need to learn how to properly measure things and the timing of things	5/1/2025 8:54 AM
44	I want to learn the responsibilities	5/1/2025 8:23 AM
45	This is another skill that we will need in life and I believe that it will prepare us for a world where we are independent.	5/1/2025 8:21 AM
46	Some students don’t know how to cook and if they get a class to learn to cook it could help them make homemade food instead of eating out which can promote healthier habits throughout life.	5/1/2025 8:20 AM
47	I would be interested as cooking is a basic skill everyone should know how to do.	5/1/2025 8:19 AM
48	It’s a necessary skill to survive in this world and I think with a cooking class it can especially help incoming college students to prepare for their future.	5/1/2025 8:17 AM

49	It would also be very helpful to learn how to cook taught by a professional.	5/1/2025 8:17 AM
50	Cooking is a good skill to have.	5/1/2025 8:16 AM
51	Lame	5/1/2025 8:14 AM
52	It doesn't interest me as much	5/1/2025 8:13 AM
53	I wanna learn how to cook	5/1/2025 8:07 AM
54	Cuz I only microwave food	5/1/2025 8:06 AM
55	Yeah since cooking is a good life skill to have before living on your own	4/28/2025 12:18 PM
56	I'm not interested in cooking	4/28/2025 12:10 PM
57	Some students has no idea how to cook and by doing this, they would be able to learn!	4/28/2025 11:07 AM
58	I am a horrid cook.	4/28/2025 11:05 AM
59	I have an interest in cooking and find it cool to have a cooking class.	4/28/2025 11:05 AM
60	?	4/28/2025 8:37 AM
61	Cooking is necessary for people to be able to live on their own and is an important life skill you'll need when you move out into your own home.	4/26/2025 10:11 AM
62	I would be interested in taking cooking classes because i'm not too good of a cook and classes would really help me.	4/25/2025 11:09 PM
63	Cooking is a simple skill we should all know how to do and well.	4/25/2025 10:02 PM
64	I want to learn how to cook.	4/25/2025 3:50 PM
65	It would be nice to learn new recipes so that I can make at home.	4/25/2025 1:49 PM
66	Necessary life skill.	4/25/2025 1:48 PM
67	To learn how to cook.	4/25/2025 1:47 PM
68	So I can be beneficial in my own home.	4/25/2025 1:46 PM
69	Home ec classes are also essential life skills so that young people learn how to cook	4/25/2025 1:42 PM
70	I'm interested in learning new things about cooking and to be able to cook for myself in the future.	4/25/2025 1:42 PM
71	I wanna eat food and learn to cook	4/25/2025 1:41 PM
72	It's good to know about	4/25/2025 1:16 PM
73	We already have culinary.	4/25/2025 1:15 PM
74	There's already culinary	4/25/2025 1:09 PM
75	Yes because I like on hands activities.	4/25/2025 12:53 PM

76	I like to learn new recipes for cooking and this will help.	4/25/2025 12:31 PM
77	Because I donmt like cooking as much and I'm used to getting cooked for	4/25/2025 12:19 PM
78	Cuz I love food	4/25/2025 12:16 PM
79	I already know how	4/25/2025 12:15 PM
80	I don’t rlly like it	4/25/2025 12:11 PM
81	I like food	4/25/2025 12:10 PM
82	Yes	4/25/2025 12:10 PM
83	I can’t cook	4/25/2025 12:08 PM
84	Because not all people can't cooked	4/25/2025 12:08 PM
85	i love cooking and it would be so nice to have a class since culinary	4/25/2025 11:18 AM
86	I believe this class would be fun and beneficial.	4/25/2025 9:26 AM
87	Since I’ll be independent every soon. I’ll need to cook for my self more, by learning more skills about cooking I can expand my knowledge about cuisine	4/21/2025 7:09 PM
88	I lovs cooking and would love to learn how to give my food a little extraaa	4/21/2025 4:07 PM
89	Having a cooking class teaches you how to have healthy and budget friendly meals.	4/21/2025 1:25 PM
90	It’s important to learn how to cook for family	4/21/2025 1:25 PM
91	I would love to learn how to cook more variety of foods. I'm getting to the age where I should probably know how to make more than just microwave meals, and it seems like a useful skill for college. My parents are always busy, so being able to help with dinner sometimes would be nice. Plus, cooking classes sounds fun, you get to eat what you make.	4/21/2025 1:10 PM
92	It gives youth the opportunity to learn how to cook for themselves.	4/21/2025 12:31 PM
93	Very good skill people to learn for the future by learning to provide for themselves	4/21/2025 11:47 AM
94	Culinary classes are offered at SHS.	4/21/2025 11:41 AM
95	cooking is essential to life	4/21/2025 11:16 AM
96	It will help me a lot in the future because I cook by myself, and could save up money.	4/21/2025 11:06 AM
97	Because cooking is essential to living and it’s also a fun activity to do	4/21/2025 10:58 AM
98	I feel like cooking classes are unnecessary	4/19/2025 9:30 PM
99	To eat healthy and have more variety	4/19/2025 6:27 AM
100	Experience	4/18/2025 1:53 PM
101	To know how to cook different things.	4/18/2025 1:43 PM

102	A lot of people like culinary.	4/18/2025 1:35 PM
103	Our generation lacks common house skills	4/18/2025 1:30 PM
104	Health is priority and it saves money.	4/18/2025 1:29 PM
105	I already love cooking and would like to expand my knowledge	4/18/2025 1:10 PM
106	I want to learn how to cook so I can cook for myself and my family.	4/18/2025 6:13 AM
107	to help the students, for example if both guardians work.	4/17/2025 11:38 PM
108	Yes, I think a cooking class would be great because I don’t know how to cook and my mom never really taught me the basic techniques and some student also might also not learned how to cook I think we should have it so we can used it in the future once we live by ourselves.	4/17/2025 10:02 PM
109	sounds fun	4/17/2025 9:55 PM
110	Cooking is a important skill needed in the real world and teaching students how to cook would give the students a helping hand towards learning how to cooking	4/17/2025 9:37 PM
111	I want to learn how to cook because it saves money by eating out less, and make healthy meals on your own.	4/17/2025 8:35 PM
112	Yea cause I’m fat af	4/17/2025 8:14 PM

Q11 Are there any other classes you would like to see that were not listed above?

Answered: 100 Skipped: 35

#	RESPONSES	DATE
1	I would really love a class on car mechanics	5/1/2025 2:42 PM
2	I would like to see classes that would help us understand real life things like taxes, mortgages, e.,g.	5/1/2025 2:42 PM
3	no	5/1/2025 2:42 PM
4	No	5/1/2025 2:41 PM
5	Na	5/1/2025 2:41 PM
6	Woodshoo	5/1/2025 2:39 PM
7	A business class	5/1/2025 2:38 PM
8	Theatre	5/1/2025 2:38 PM
9	I don’t believe so	5/1/2025 2:38 PM
10	Yes, one other class I would like to see is an interactive health class in which first aid is covered.	5/1/2025 2:33 PM
11	N/A	5/1/2025 1:25 PM
12	I would like to see a motor class.	5/1/2025 1:23 PM
13	I would like to see a business class that can help you on how to start a business and can also give tips on owning a business.	5/1/2025 11:09 AM
14	N/a	5/1/2025 11:08 AM
15	No	5/1/2025 11:05 AM
16	I would like to see American Sign Language classes.	5/1/2025 11:04 AM
17	No	5/1/2025 10:38 AM
18	N/A	5/1/2025 10:29 AM
19	Sports med and baseball and football class	5/1/2025 10:27 AM
20	Not really	5/1/2025 10:27 AM
21	No, I can’t think about any other classes.	5/1/2025 10:26 AM
22	No	5/1/2025 10:25 AM

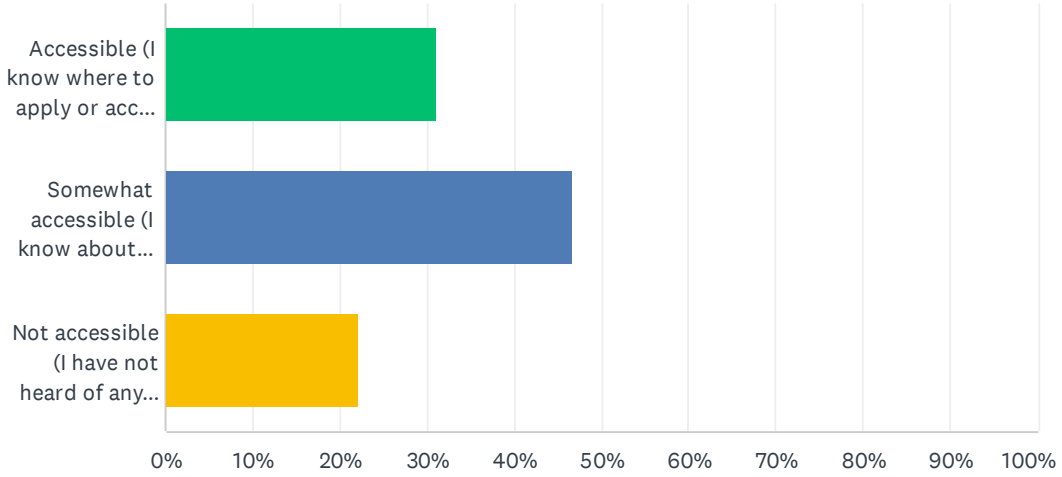
23	Electrican or plumbing	5/1/2025 10:25 AM
24	No, there are not any other classes that I would like to see that are not listed above.	5/1/2025 10:23 AM
25	No	5/1/2025 10:21 AM
26	N/A	5/1/2025 10:18 AM
27	Criminal Justice Class	5/1/2025 10:14 AM
28	Another art class that gives more variety.	5/1/2025 10:12 AM
29	No	5/1/2025 9:10 AM
30	No	5/1/2025 9:06 AM
31	I would like to see an Etiquette class that teaches students how to behave in a proper manner in situations like at restaurants and stuff like that.	5/1/2025 9:06 AM
32	More medical related classes.	5/1/2025 9:04 AM
33	No	5/1/2025 9:03 AM
34	No	5/1/2025 9:02 AM
35	Maybe basic first aid or a CPR certification class	5/1/2025 9:02 AM
36	No!	5/1/2025 8:54 AM
37	None	5/1/2025 8:23 AM
38	I can’t think of any right now.	5/1/2025 8:20 AM
39	I cannot think of any other classes at the moment.	5/1/2025 8:19 AM
40	N/A	5/1/2025 8:17 AM
41	n/a	5/1/2025 8:16 AM
42	Sports med	5/1/2025 8:14 AM
43	Not any that I can think of	5/1/2025 8:07 AM
44	Nah lowkey	5/1/2025 8:06 AM
45	An engineering class	4/28/2025 12:18 PM
46	No	4/28/2025 12:10 PM
47	Nope!	4/28/2025 11:07 AM
48	Not that I can think of	4/28/2025 11:05 AM
49	No.	4/28/2025 11:05 AM

50	Law enforcement classes	4/28/2025 8:37 AM
51	No.	4/26/2025 10:11 AM
52	No	4/25/2025 10:02 PM
53	No.	4/25/2025 3:50 PM
54	American Sign Language	4/25/2025 1:49 PM
55	N/A	4/25/2025 1:48 PM
56	Nursing classes	4/25/2025 1:46 PM
57	I would enjoy a theatre class	4/25/2025 1:42 PM
58	Theater class.	4/25/2025 1:42 PM
59	No	4/25/2025 1:41 PM
60	Nothing in specific	4/25/2025 1:16 PM
61	None	4/25/2025 1:15 PM
62	No	4/25/2025 1:09 PM
63	N/A	4/25/2025 12:53 PM
64	Drawing and Painting, Real Estate, Fashion Design, Coding, Any Language classes if available	4/25/2025 12:41 PM
65	n/a	4/25/2025 12:31 PM
66	No not as of now	4/25/2025 12:19 PM
67	Idk	4/25/2025 12:16 PM
68	No	4/25/2025 12:15 PM
69	Nuh uh	4/25/2025 12:11 PM
70	No	4/25/2025 12:10 PM
71	No	4/25/2025 12:10 PM
72	N/A	4/25/2025 12:08 PM
73	automotive class where you learn abt cars themselves rather than just learning abt driving	4/25/2025 11:18 AM
74	No	4/25/2025 9:26 AM
75	Leaning about different resources in your area or job readiness or finding	4/21/2025 7:09 PM
76	No	4/21/2025 4:07 PM
77	I think maybe a class that teaches us adult skills like doing taxes or getting a stable job.	4/21/2025 1:25 PM

78	No	4/21/2025 1:25 PM
79	N/A	4/21/2025 1:10 PM
80	Nursing	4/21/2025 12:31 PM
81	Mechanic	4/21/2025 12:18 PM
82	Cosmetology	4/21/2025 12:05 PM
83	N/a	4/21/2025 11:47 AM
84	What if we had a single life skills class that offered all of the skills listed above?	4/21/2025 11:41 AM
85	Swimming classes	4/21/2025 11:19 AM
86	maybe maintenance on cars	4/21/2025 11:16 AM
87	I can’t think of anything.	4/21/2025 11:06 AM
88	N/A	4/21/2025 10:58 AM
89	N/A	4/19/2025 9:30 PM
90	Mechanics	4/19/2025 6:27 AM
91	No	4/18/2025 1:53 PM
92	N/A	4/18/2025 1:35 PM
93	N/A	4/18/2025 1:29 PM
94	no	4/18/2025 1:20 PM
95	-Marketing -Career Readiness -Auto Basics -Communication	4/18/2025 1:10 PM
96	nope	4/17/2025 10:02 PM
97	I can’t think of any other classes I’d like to see	4/17/2025 9:37 PM
98	I would like to see a dance class or musical theater.	4/17/2025 8:35 PM
99	Theater, more foreign classes,	4/17/2025 8:14 PM
100	Medical assisting Sports medicine	4/17/2025 7:56 PM

Q12 In your experience, how easy was it to access these programs?

Answered: 135 Skipped: 0



ANSWER CHOICES	RESPONSES	
Accessible (I know where to apply or access these programs)	31.11%	42
Somewhat accessible (I know about them, but I do not know where to access them)	46.67%	63
Not accessible (I have not heard of any program)	22.22%	30
TOTAL		135

Q13 Who asked you to take the survey?

Answered: 124 Skipped: 11

#	RESPONSES	DATE
1	Giovanni Bravo	5/1/2025 2:58 PM
2	Hannah Millán and Giovanni Bravo	5/1/2025 2:45 PM
3	My friend gio	5/1/2025 2:42 PM
4	Giovanni Bravo	5/1/2025 2:42 PM
5	Giovanni	5/1/2025 2:42 PM
6	Giovanni Bravo	5/1/2025 2:41 PM
7	Jovany	5/1/2025 2:41 PM
8	A guy	5/1/2025 2:40 PM
9	Giovani bravo	5/1/2025 2:39 PM
10	A student in my class	5/1/2025 2:38 PM
11	Giovanni Bravo	5/1/2025 2:38 PM
12	Giovanni Bravo	5/1/2025 2:38 PM
13	Giovanni bravo	5/1/2025 2:38 PM
14	Giovanni Bravo	5/1/2025 2:33 PM
15	Giovanni Bravo	5/1/2025 2:28 PM
16	Giovanni Bravo	5/1/2025 2:28 PM
17	Not sure	5/1/2025 1:25 PM
18	Govanni Bravo	5/1/2025 1:24 PM
19	Giovanni Bravo	5/1/2025 1:23 PM
20	Jose	5/1/2025 1:23 PM
21	Jose	5/1/2025 1:22 PM
22	Giovanni Bravo	5/1/2025 11:10 AM

23	Giovanni Bravo	5/1/2025 11:09 AM
24	Student in class	5/1/2025 11:08 AM
25	A fellow student	5/1/2025 11:05 AM
26	Giovanni Bravo a student.	5/1/2025 11:04 AM
27	Giovanni Bravo	5/1/2025 10:38 AM
28	Giovanni Bravo.	5/1/2025 10:29 AM
29	Gio from 3rd	5/1/2025 10:27 AM
30	Giovanni Bravo	5/1/2025 10:27 AM
31	Giovanni Bravo	5/1/2025 10:26 AM
32	Giovanni	5/1/2025 10:25 AM
33	Gio from 3rd	5/1/2025 10:25 AM
34	A classmate asked me to take the survey.	5/1/2025 10:23 AM
35	Giovani bravo and hannah millan	5/1/2025 10:23 AM
36	Giovani back	5/1/2025 10:21 AM
37	Giovanni Bravo	5/1/2025 10:18 AM
38	Giovanni Bravo	5/1/2025 10:14 AM
39	Gi	5/1/2025 10:12 AM
40	Gio B.	5/1/2025 9:10 AM
41	Giovanni Bravo	5/1/2025 9:06 AM
42	Giovanni	5/1/2025 9:06 AM
43	A classmate asked me to take this survey.	5/1/2025 9:06 AM
44	Giovanni Bravo	5/1/2025 9:04 AM
45	My classmate	5/1/2025 9:04 AM
46	Giovanni bravo	5/1/2025 9:03 AM
47	Giovanni Bravo	5/1/2025 9:02 AM
48	Giovanni Bravo	5/1/2025 9:02 AM
49	no one	5/1/2025 8:54 AM
50	Geo Bravro	5/1/2025 8:23 AM

51	Another student from class(Giovanni Bravo)	5/1/2025 8:21 AM
52	Giovanni Bravo	5/1/2025 8:19 AM
53	Giovanni Bravo	5/1/2025 8:17 AM
54	Giovanni Bravo	5/1/2025 8:17 AM
55	Giovanni Bravo	5/1/2025 8:16 AM
56	gio	5/1/2025 8:15 AM
57	Glazerman	5/1/2025 8:14 AM
58	Giovanni Bravo	5/1/2025 8:13 AM
59	Gio Barvo	5/1/2025 8:07 AM
60	Yovani bravo	5/1/2025 8:06 AM
61	Kimberly Flores	4/28/2025 12:18 PM
62	Kimberly Flores-Osorio	4/28/2025 12:10 PM
63	Cindy Alcaraz	4/28/2025 11:07 AM
64	Cindy Alcaraz	4/28/2025 11:05 AM
65	A friend of mine.	4/28/2025 11:05 AM
66	Kimberly Flores-Osorio	4/28/2025 8:37 AM
67	Darleen Espinoza	4/26/2025 10:11 AM
68	Darleen	4/25/2025 11:09 PM
69	My friend	4/25/2025 10:02 PM
70	Natalie Vargas	4/25/2025 7:36 PM
71	Hannah Millan	4/25/2025 3:50 PM
72	Luis Alcala	4/25/2025 1:49 PM
73	Luis Alcala	4/25/2025 1:48 PM
74	Luis alcala	4/25/2025 1:47 PM
75	Luis Alcala	4/25/2025 1:46 PM
76	Luis	4/25/2025 1:43 PM
77	Luis Alcala	4/25/2025 1:42 PM
78	Luis Alcala	4/25/2025 1:42 PM

79	Kaitlyn Morales- Díaz	4/25/2025 1:41 PM
80	Alyssa Perez	4/25/2025 1:16 PM
81	Alyssa Perez	4/25/2025 1:15 PM
82	Alyssa Perez	4/25/2025 1:09 PM
83	Chikamso Elelleh	4/25/2025 12:53 PM
84	Chikamso Elelleh	4/25/2025 12:41 PM
85	Camila Mora	4/25/2025 12:31 PM
86	Fernando Cabrera And Ayden Udriquez	4/25/2025 12:19 PM
87	Fernando Cabrera	4/25/2025 12:16 PM
88	Ayden and Fernando	4/25/2025 12:15 PM
89	Fernando	4/25/2025 12:11 PM
90	Vivian Morales	4/25/2025 12:10 PM
91	Fernando carbrao	4/25/2025 12:10 PM
92	Vivan morales	4/25/2025 12:08 PM
93	Chikamso E	4/25/2025 12:08 PM
94	soledad youth council	4/25/2025 11:18 AM
95	I saw this QR code	4/25/2025 9:26 AM
96	As a soon to be adult I believe it’s important to learn new financial skills and strategies that would benefit me in future years	4/21/2025 7:09 PM
97	Schools have econ but no all teachers teach the necessary.	4/21/2025 4:07 PM
98	I would be interested in finance literacy because I helps with can decisions can be best for you economic growth.	4/21/2025 1:25 PM
99	Am not sure	4/21/2025 1:25 PM
100	I honestly feel like I know nothing about managing money, and I'm going to need these skills really soon. Like, I'm out here about to be a whole adult soon and don't even know what a credit score actually is?? My sister's always posting those "what I wish I knew before college" videos about being buried in student loans, and I'm stressed just thinking about it. None of my friends know this stuff either - we can solve complex math problems but can't figure out how taxes work? Make it make sense. Understanding finances now would help me make better decisions about college costs and saving money.	4/21/2025 1:10 PM
101	It gives people the opportunity to learn about managing money.	4/21/2025 12:31 PM
102	A good skill	4/21/2025 11:47 AM
103	I know little to nothing about financial literacy.	4/21/2025 11:41 AM
104	Because I dont know anything about taxes	4/21/2025 11:19 AM

105	it’s always good to be more informed especially with something so useful	4/21/2025 11:16 AM
106	I would like to learn it because it will help me understand it when I’m older.	4/21/2025 11:06 AM
107	I believe that I have knowledge on this topic however I do believe that it would benefit most high schoolers so having it offered would be good	4/21/2025 10:58 AM
108	It’s important for our future to prepare us	4/21/2025 10:55 AM
109	It will make a good impact for the future to be able to handle our finances properly.	4/19/2025 9:30 PM
110	To better manage money	4/19/2025 6:27 AM
111	To learn more about finances	4/18/2025 1:53 PM
112	To know how to do finances in the future throughout my adult life.	4/18/2025 1:43 PM
113	N/A	4/18/2025 1:35 PM
114	I don’t find untested	4/18/2025 1:30 PM
115	I am interested as we will be using this as adults.	4/18/2025 1:29 PM
116	I would be interested if it can actually help me out in the future	4/18/2025 1:13 PM
117	I want to know how to be smart with my money and be financially stable	4/18/2025 1:10 PM
118	I want to learn how to manage my money and have a bank account.	4/18/2025 6:13 AM
119	Helps students know more about money.	4/17/2025 11:38 PM
120	yes because some student might not know anything about finance, and they might not know what to do with their money and spend on stupid things.	4/17/2025 10:02 PM
121	useful	4/17/2025 9:55 PM
122	I wouldnt be interested in the class because I find it uninteresting but I do think the class is important and something that should definitely be taught.	4/17/2025 9:37 PM
123	I would be interested because I want to learn how to manage my money wisely.	4/17/2025 8:35 PM
124	Cause I like money	4/17/2025 8:14 PM

COUNCIL COMMUNICATION

SUBJECT: **Minutes**

TO: **Honorable Mayor Velazquez and City Council**

FROM: **Darlene Noriega, Deputy City Clerk**

THROUGH: **Megan Hunter, City Manager**

MEETING DATE: **June 4, 2025**

Minutes

City of Soledad
Joint City Council/Successor Agency/Housing Authority/Successor Housing Agency/
Regular Meeting
May 21, 2025

CALL TO ORDER

Mayor Velazquez called the Joint City Council/ Successor Agency/ Housing Authority/ Successor Housing Agency/ Regular Meeting to order at 6:00 p.m.

ROLL CALL

The Following Councilmembers/Agency members were present when the meeting was called to order:

Mayor/Chair	Anna M. Velazquez
Mayor Pro Tem/Agency Member	Fernando Cabrera
Councilmember/Agency Member	Fernando Ansaldo-Sánchez
Councilmember/Agency Member	Evarista Bañuelos
Councilmember/Agency Member	Ben Caldera

THE FOLLOWING COUNCILMEMBER WAS ABSENT

None

CLOSED SESSION

1. The City Council will recess to closed session pursuant to Government Code Section 54957(B)(1) – City Manager Evaluation

CLOSED SESSION REPORT

City Attorney Mike Rodriquez reported with respect to item no. 1, the council met and discussed the process and formed a subcommittee. The evaluation should be completed by the first week of July. No other reportable action taken.

PLEDGE OF ALLEGIANCE

Natasha McCann led the Pledge of Allegiance.

ADDITIONS/MODIFICATIONS TO THE AGENDA

None

PUBLIC COMMENT

Pauline Tomasini gave public comments regarding the 4th of July Committee's fundraiser that will be held on Friday, 05/23. She believes this may be the last year the 4th of July Committee will be hiring for a professional fireworks show.

Soledad Cemetery Board Vice President John Ordunez thanked Desire Barba for her efforts in improving the cemetery.

COUNCIL PRESENTATIONS

1. The council presented a Proclamation of the City Council of the City of Soledad Recognizing May 23, 2025, as National Poppy Day

American Legion Auxiliary Unit 81 Junior member Natasha McCann was present at the meeting and gave a brief history about what Poppy Day means to Military personnel and how donations can be used. She also thanked the council for the proclamation.

2. The council presented a Proclamation of the City Council of the City of Soledad Recognizing May 18 - 24, 2025, as National Public Works Week

Public Works Director Don Wilcox was present at the meeting and accepted the proclamation on behalf of the Public Works Department and thanked the council for the proclamation.

3. The council presented a Proclamation of the City Council of the City of Soledad Recognizing May 26, 2025, as Memorial Day

Councilmember Ansaldo-Sanchez honored his friend, Tiffany Kerlee, and thanked her for her service.

All proclamations will be placed on display on the City of Soledad website.

ANNOUNCEMENT - PRIDE FLAG RAISING EVENT

Councilmember Ansaldo-Sanchez made a brief announcement about a Pride flag-raising event being held on June 02, 2025, at 6:00 p.m. at Soledad City Hall.

PRESENTATIONS

Cemetery Board member Desiree Barba thanked the Cemetery staff and presented a verbal update on the Soledad Cemetery District.

There were no public comments.

Councilmembers thanked Cemetery Board member Desiree Barba and the Cemetery Board for providing the updates.

CONSENT CALENDAR

There were no public comments.

Mayor Velazquez requested a separate discussion for item C-3.

Motion: Councilmember Ansaldo-Sanchez motioned to approve items C-1, C-2, C-4, and C-5. Motion was seconded by Mayor Pro Tem Cabrera and carried by unanimous vote:

Action

Ayes:	Ansaldo-Sanchez, Cabrera, Caldera, Banuelos, Cabrera, Velazquez
Noes:	None
Abstain:	None
Absent:	None

C-1. Minutes of 05/07/2025

C-2. Warrants of 04/25/2025 – 05/13/2025

C-4. Resolution No. 6229, A Resolution of the City Council of the City of Soledad Approving City Event and Street Closure of Front Street Between Main Street and Soledad Street for the 2025 Music in the Park Concert Series

C-5. Resolution No. 6230, A Resolution of the City Council of the City of Soledad Approving In-Kind City Services, Waiving Park Fee and Approving the Street Closure of Front Street Between West Street and East Street for the 4th Annual Soledad Hot Summer Days Event

Motion: Councilmember Banuelos motioned to approve item C-3. Motion was seconded by Mayor Pro Tem Cabrera and carried by unanimous vote:

Action

Ayes:	Banuelos, Cabrera, Caldera, Ansaldo-Sanchez, Velazquez
Noes:	None
Abstain:	None
Absent:	None

C-3. Resolution No. 6228, A Resolution of the City Council of the City of Soledad Approving and Authorizing the City Manager to Execute a Professional Services Agreement with EMC Planning Group, Inc. in an Amount Not to Exceed $120,000 to Provide Planning Services for the Renewable Oasis Truck Stop Project.

Senior Planner Ariana Planner presented the staff report.

Mayor Velazquez asked that the City address any climate impacts and environmental injustice issues moving forward. She looks forward to reading about the mitigations addressing impacts on air quality and greenhouse gas emissions.

BUSINESS

B-1. Receive Soledad Police Department AB 481 Annual Report and Provide Direction

City Attorney Mike Rodriquez presented the staff report.

There were no public comments.

Motion: Councilmember Banuelos motioned to approve item B-1. Motion was seconded by Councilmember Caldera and carried by unanimous vote:

Action

Ayes:	Banuelos, Caldera, Ansaldo-Sanchez, Cabrera, Velazquez
Noes:	None
Abstain:	None
Absent:	None

B-2. Ordinance No. 772, An Ordinance of the City Council of the City of Soledad Amending Section 3.24.080 Bidding Procedures for Public Works Construction Projects of Chapter 3.24- Purchase System of the Soledad Municipal Code

City Attorney Mike Rodriquez presented the staff report.

There were no public comments.

Motion: Councilmember Ansaldo-Sanchez motioned to approve item B-2. Motion was seconded by Councilmember Caldera and carried by unanimous vote:

Action

Ayes:	Ansaldo-Sanchez, Caldera, Banuelos, Cabrera, Velazquez
Noes:	None
Abstain:	None
Absent:	None

B-3. In-Lieu Housing Plan for a Portion of the Affordable Units in the Miravale Parcel E – Santa Clara Subdivision

Community and Economic Development Director Beatriz Trujillo presented the staff report.

Developer Laith Agha presented further clarification.

The City Council directed staff to collaborate with the developer on a proposal for an in-lieu fee for Miravale Parcel E. This proposal should include at least $20,000 per unit for 23 units and two lots at another site that would provide at least 12 moderate-rate units. The Council emphasized the importance of constructing more moderate units and expressed a wish to use in-lieu funding for down payment assistance for moderate-income buyers. Staff clarified that the Council can determine how the in-lieu payment is used. The Council requested that staff focus on identifying a developer who could swiftly construct at least 12 moderate units on the land provided to the city as part of the in-lieu fee proposal.

The Mayor also asked that the future housing developer of Parcel E pre-market the units to Soledad residents in accordance with the Fair Housing Act.

During the discussion, Council members questioned the proposed in-lieu fee of $20,000 compared to $25,000. Laith Agha explained that his company acquires the property and then sells it to a home developer, which results in a much smaller profit margin than the difference in sales price between a market-rate home and a moderate home, making amounts greater than $20,000 economically unfeasible. After this statement, the Council instructed staff to evaluate the developer's argument that charging $20,000 instead of $25,000 per unit is reasonable considering the investment in the property and the profit the developer will receive from the sale.

The City Manager clarified Council's direction that they are generally supportive of an in-lieu fee proposal which includes two lots on Parcel B, aiming to net at least 12 moderate-rate deed-restricted units and an in-lieu fee ranging from $20,000 to $25,000 per unit, based on an analysis of the developer's argument regarding feasibility. The Council also directed staff to inquire whether the housing developer would be willing to pre-market the units on Parcel E to Soledad residents. Based on this direction, staff will present an affordable housing plan for council action on June 4th.
There were no public comments.

Council Action:
This item was an informational presentation, and no action was taken.
The presentation was received by the City Council, and direction was provided to staff as outlined above.

B-4. Resolution No. 6231 "Adopting The Proposed Initial Study/Mitigated Negative Declaration And Mitigation Monitoring and Reporting Program for The Proposed Soledad Recycled Water Conveyance Project (Project) and Direct Staff to File A CEQA Notice Of Determination"; and

Resolution No. 6232 "Approving a Construction Services Contract with Specialty Construction, Inc. (In The Not-To-Exceed Amount of $13,780,764.80 for the Construction ff the Soledad Recycled Water Conveyance Project, and Authorizing the City Manager to Execute said Contract on Behalf of the City of Soledad, and Concurrently Approving a Construction Services Contract Change Order with Specialty Construction, Inc. in the Deductive Amount of a - $1,504,419.05 for the Soledad Recycled Water Conveyance Project for a Net Contract Approval Amount of $12,276,345.75, Plus a $650,000 Construction Contingency for a Total Not To Exceed Amount of $12,926,345.75 "; and

Resolution No. 6233 "Approving A Consulting Services Agreement with the Wallace Group in the Not-To-Exceed Amount of $1,232,864" for Construction Management & Inspection Services for the Soledad Recycled Water Conveyance Project, and Authorizing The City Manager to Execute the Agreement on Behalf of the City of Soledad".

Public Works Director Don Wilcox presented the staff report.

There were no public comments.

Councilmembers had questions and comments.

Specialty Construction Contractor Tom Seidel thanked the council and said he is excited to proceed with the project.

Motion: Councilmember Banuelos motioned to approve Resolution No. 6231, the resolution adopts the proposed initial study mitigated declaration and mitigation monitoring reporting program for the proposed Soledad Recycled water conveyance project and gives direction to staff to file the Notice of Determination. Motion was seconded by Councilmember Caldera and carried by unanimous vote:

Action

Ayes:	Banuelos, Cabrera, Caldera, Ansaldo-Sanchez, Velazquez
Noes:	None
Abstain:	None
Absent:	None

Motion: Councilmember Ansaldo-Sanchez motioned to approve Resolution No. 6232, which also approves the deductive change order with the contingency noted. Motion was seconded by Mayor Velazquez and carried by unanimous vote:

Action

Ayes:	Ansaldo-Sanchez, Velazquez, Caldera, Banuelos, Cabrera
Noes:	None
Abstain:	None
Absent:	None

Motion: Councilmember Ansaldo-Sanchez motioned to approve Resolution No. 6233, which also approves the deductive change order with the contingency noted. Motion was seconded by Mayor Velazquez and carried by unanimous vote:

Action

Ayes:	Ansaldo-Sanchez, Velazquez, Caldera, Banuelos, Cabrera
Noes:	None
Abstain:	None
Absent:	None

MAYOR'S REPORTS AND ACKNOWLEDGMENTS

1. On 05/08, she met with City Manager Hunter as part of their standing weekly meeting.
2. On 05/09, she attended the groundbreaking ceremony of the Soledad Unified School District Teacher Housing Project.
3. On 05/10, she attended Celebration Nation's Mother's Day event at Cesar Chavez Park. She also thanked Matsui Nursery for donating orchids for the event.
4. On 05/12, she attended the TAMC Vision Zero Workshop at the Soledad Community Center.
5. In May, she completed her sexual harassment prevention training with the Senate and as part of her mandated responsibility with the City.
6. On 05/15, she met with City Manager Hunter as part of their standing weekly meeting.
7. On 05/16, she attended the Cal Cities Advancing Equity Advisory Committee.
8. On 05/16, she attended the Cal Cities Latino Caucus Board of Directors.
9. On 05/20, she attended the Nurses meeting at the Soledad Healthcare District and handed out certificates.
10. On 05/21, she met with Laith Agha for further clarification.
11. On 05/29, the City will have the Traffic Safety Community meeting.

12. On 05/19, updated letters were provided regarding immigration enforcement, sharing information, and law enforcement collaboration. A letter was also provided regarding requesting a pathway for citizenship for farmworkers.
13. She congratulated Supervisor Chris Lopez for being selected by Speaker Rivas to serve on the California Coastal Commission.

COUNCILMEMBERS' REPORTS AND ACKNOWLEDGMENTS

Councilmember Caldera had one item to report:
1. On 05/15, he served as the alternate at the Salinas Valley Solid Waste Authority.

Councilmember Ansaldo-Sanchez had eight items to report:
1. On 05/08, he attended the Legislative Subcommittee.
2. On 05/09, he attended the Soledad Unified School District Teacher Housing groundbreaking event.
3. On 05/09, he attended the Soledad Chamber of Commerce Night Market.
4. On 05/14, he attended the AMBAG meeting.
5. On 05/15, he attended the Rotary and School Board Scholars recognition event.
6. On 05/19, he attended the agenda briefing with City Manager Hunter.
7. On 05/21, he attended the Retired Classified and Certificated staff recognition. He acknowledged his Godmother, Sonya Sanchez Lee, as Teacher of the Year for the Elementary Schools.
8. He acknowledged himself for completing his first week at MPC as Interim Director of Student Outreach and Retention.

Mayor Pro Tem Cabrera had four items to report:
1. On 05/08, he attended the Legislative Subcommittee meeting.
2. On 05/09, he attended the Soledad Chamber of Commerce Night Market.
3. On 05/12, he attended the MST Board meeting.
4. On 05/13, he attended the TAMC Vision Zero presentation. He encouraged the public to attend the TAMC Vision Zero presentation that will be held in the City of Soledad on 05/29.

Councilmember Banuelos had ten items to report:
1. On 05/08, she attended the Soledad Cemetery Board meeting. She encouraged the public to participate in the cemetery clean-up on Saturday, 05/24. There will also be a Memorial Day Ceremony on Monday, 05/26, at 10:00 a.m.
2. On 05/09, she attended the Soledad Unified School District Teacher Housing groundbreaking event.
3. On 05/09, she attended the ribbon cutting of the Chamber of Commerce Night Market.
4. On 05/12, she attended the Fourth of July Committee meeting.
5. On 05/14, she attended the Department of Mental Health Services meeting at Gabilan Plaza.
6. On 05/19, she attended the agenda briefing with City Manager Hunter.
7. On 05/20, she attended the Edan Valley National Nurses Week.
8. On 05/21, she attended the ribbon cutting for the City of Soledad Council Chambers.
9. She acknowledged the Cemetery staff and Cemetery Board, Mr. Valdez, Mr. Olivas, and Ms. Conejo, and Desiree Barba.
10. She acknowledged all the nurses who serve the Community of Soledad.

CITY MANAGERS' REPORT

City Manager Hunter had nine items to report:

1. She acknowledged the graduation of her Daughter, Maya Benitez.
2. The 05/29 Traff Safety Townhall meeting will be taking place at the Soledad Community Center.
3. There will be a Planning Commission meeting regarding the circulation map.
4. There will be a Budget Workshop on 06/11.
5. She provided an update regarding the Encampment Resolution Funding Program.
6. Monterey County reached out to the City of Soledad to assist BACS in administering a youth homeless demonstration program. This proposal will come before the council in June.
7. The City made an offer to a Chief of Police candidate who has accepted . The City is awaiting the background process to be completed before making a formal announcement to the public.
8. On Saturday, 05/25, there will be a Youth Summit in Greenfield. This is a closed program, but she will send the flyer to the council.
9. There will be a ribbon cutting for the Fire Apparatus Bay on 06/20 at 10:00 a.m.

Mayor Velazquez would like to have a meet and greet with the new Chief of Police for the community.

Mayor Velazquez would like to know who will enforce trespassing after the riverbed encampment is cleared.

City Manager Hunter said the enforcement will be a combined effort of the Soledad Police Department and the Monterey County Sheriff's Department for the unincorporated areas.

FUTURE AGENDA ITEMS

Councilmember Banuelos had no request.

Mayor Pro Tem Cabrera had no request.
Councilmember Ansaldo Sanchez had two requests:

1. He would like to have a town hall regarding the encampment project.
2. He would like the City to address the porta-potties at the entrance of the City.

City Manager Hunter said she has sought the help of Environmental Health, but will follow-up

Councilmember Caldera had one request:

1. He would like the City to address the porta-potties at the entrance of the City.

Mayor Velazquez had three requests:

1. She would like the City to address the porta-potties at the entrance of the City. She would like to find a resolution. She would like to know who is responsible and what the alternatives are to mitigate this moving forward.

2. She would like the encampment project misinformation to be addressed. She believes a workshop or informational townhall is needed for the Community so that they have factual data.

City Manager Hunter said she will post more information on social media and the City's web page to reach the public.

ADJOURNMENT

Meeting adjourned at 9:33 p.m.

Minutes Approved: June 4, 2025

_____
ANNA M. VELAZQUEZ, Mayor/Chair

_____
MEGAN HUNTER, City Clerk

COUNCIL COMMUNICATION

SUBJECT: **Warrants**

TO: **Honorable Mayor Velazquez and City Council**

FROM: **Mike Howard, Finance Director**

THROUGH: **Megan Hunter, City Manager**

MEETING DATE: **June 4, 2025**

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Bank Code: APRAB-Mechanics Bank						
Payment Type: EFT						
360PSM	360PSM INC.	05/19/2025	EFT	0.00	2,185.44	10163
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
Community 9	Invoice	05/16/2025	Labor Compliance - CC Modernization	0.00	2,185.44	
	211-0000-57000	CAPITAL OUTLAY - IMPR...	Labor Compliance - CC Moderni...	2,185.44		
ADQUAL	A&D AGRICULTURAL & SAFETY SUPPLIES	05/19/2025	EFT	0.00	185.54	10164
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
273028	Invoice	05/16/2025	Safety Vests / First Aid Kit	0.00	121.50	
	100-2100-52052	SAFETY EQUIPMENT	Safety Vests / First Aid Kit	121.50		
273106	Invoice	05/16/2025	Gloves - Operator	0.00	26.68	
	310-0000-52052	SAFETY EQUIPMENT	Gloves - Operator	26.68		
273241	Invoice	05/16/2025	Gloves - Coll. Daily Work	0.00	37.36	
	310-0000-52134	COLLECTION SYSTEM MA...	Gloves - Coll. Daily Work	37.36		
AKEL	AKEL ENGINEERING GROUP, INC.	05/19/2025	EFT	0.00	1,926.75	10165
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
241196-05	Invoice	05/16/2025	Manhole Rehab. Proj.	0.00	1,926.75	
	310-0000-57000	CAPITAL OUTLAY - IMPR...	Manhole Rehab. Proj.	1,926.75		
AMEG	AMEG ENTERPRISES, LLC	05/19/2025	EFT	0.00	70,501.00	10166
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
1045	Invoice	05/16/2025	Modular Units	0.00	20,502.00	
	121-0000-52200	PROFESSIONAL SERVICES...	Modular Units	20,502.00		
1066	Invoice	05/16/2025	Provisional Encampment Site Work	0.00	49,999.00	
	121-0000-52525	REPAIRS & MAINTENANCE..	Provisional Encampment Site W...	49,999.00		
ANGJOH	ANGEL H. JOHNSTONE	05/19/2025	EFT	0.00	2,086.49	10167
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
1026	Invoice	05/16/2025	CDBG Administration	0.00	2,086.49	
	214-0000-52200	PROFESSIONAL SERVICES...	CDBG Administration	2,086.49		
ARC	ARC DOCUMENT SOLUTIONS, LLC	05/19/2025	EFT	0.00	1,725.00	10168
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
12794646	Invoice	05/16/2025	Skysite Licensing	0.00	1,725.00	
	100-1250-52200	PROFESSIONAL SERVICES...	Skysite Licensing	1,725.00		
HADUCA	ARTHUR P. HADUCA	05/19/2025	EFT	0.00	400.00	10169
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
050725	Invoice	05/16/2025	Adult Basketball Referee	0.00	400.00	
	100-2200-52200	PROFESSIONAL SERVICES...	Adult Basketball Referee	400.00		
CIVICP	CIVICPLUS LLC	05/19/2025	EFT	0.00	7,735.89	10170

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
335300	Invoice	05/16/2025	Rec Software Annual	0.00	7,735.89	
	100-2200-52518	FACILITIES EXPENSE	Rec Software Annual	7,735.89		
HAENER	FOUNDATION HA ENERGY GENERATION, LLC	05/19/2025	EFT	0.00	41,868.75	10171
4021	Invoice	05/16/2025	Windpower WWTP Apr 2025	0.00	41,868.75	
	310-0000-52400	UTILITIES	Windpower WWTP Apr 2025	41,868.75		
SOTOFR	FRANCISCO J SOTO	05/19/2025	EFT	0.00	250.00	10172
051325	Invoice	05/16/2025	Musician for South County Senior Social 5....	0.00	250.00	
	100-2200-52200	PROFESSIONAL SERVICES...	Musician for South County Senio...	250.00		
MADRIG	JOSUE FABIAN MADRIGAL	05/19/2025	EFT	0.00	560.00	10173
050725	Invoice	05/16/2025	Adult Basketball Referee	0.00	360.00	
	100-2200-52200	PROFESSIONAL SERVICES...	Adult Basketball Referee	360.00		
051425	Invoice	05/16/2025	Adult Basketball Referee	0.00	200.00	
	100-2200-52200	PROFESSIONAL SERVICES...	Adult Basketball Referee	200.00		
LIQUIVISION	LIQUIVISION TECHNOLOGY INC	05/19/2025	EFT	0.00	28,982.08	10174
1199	Invoice	05/16/2025	Tank Cleaning La Cuesta	0.00	28,982.08	
	309-0000-57000	CAPITAL OUTLAY - IMPR...	Tank Cleaning La Cuesta	28,982.08		
MISLAW	MISSION LAWN AND GARDEN CARE	05/19/2025	EFT	0.00	5,190.00	10175
8172	Invoice	05/16/2025	Orchard Villas Landscape Maint.	0.00	2,800.00	
	651-0000-52516	LANDSCAPE MAINT. (EAS...	Orchard Villas Landscape Maint.	2,800.00		
8194	Invoice	05/16/2025	Well #10 Weeds Clean Up	0.00	395.00	
	309-0000-52200	PROFESSIONAL SERVICES...	Well #10 Weeds Clean Up	395.00		
8195	Invoice	05/16/2025	PRV Weeds Clean Up	0.00	150.00	
	309-0000-52200	PROFESSIONAL SERVICES...	PRV Weeds Clean Up	150.00		
8196	Invoice	05/16/2025	Well #7 Weeds Clean Up	0.00	245.00	
	309-0000-52200	PROFESSIONAL SERVICES...	Well #7 Weeds Clean Up	245.00		
8202	Invoice	05/16/2025	Well #9 Weeds Clean Up	0.00	205.00	
	309-0000-52200	PROFESSIONAL SERVICES...	Well #9 Weeds Clean Up	205.00		
8213	Invoice	05/16/2025	Weed Abatement	0.00	785.00	
	410-0000-52531	STREET MAINTENANCE	Weed Abatement	785.00		
8214	Invoice	05/16/2025	Irrigation Valve Repair	0.00	125.00	
	100-2100-52525	REPAIRS & MAINTENANCE..	Irrigation Valve Repair	125.00		
8229	Invoice	05/16/2025	Well #9 Weeds	0.00	485.00	
	309-0000-52200	PROFESSIONAL SERVICES...	Well #9 Weeds	485.00		
PKS	PKS PROPERTIES	05/19/2025	EFT	0.00	1,332.00	10176

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
1	Invoice	05/16/2025	Vehicle Car Wash Jan-Apr	0.00	1,332.00	
	100-1400-52080	FLEET SERVICES	Vehicle Car Wash Jan-Apr	1,176.00		
	100-2100-52080	FLEET SERVICES	Vehicle Car Wash Jan-Apr	36.00		
	100-8000-52080	FLEET SERVICES	Vehicle Car Wash Jan-Apr	72.00		
	310-0000-52080	FLEET SERVICES	Vehicle Car Wash Jan-Apr	48.00		
ANDLOC	RUTH MARIA MILLA-LEON	05/19/2025	EFT	0.00	186.77	10177
1750920252	Invoice	05/16/2025	Re-Key Womans Restroom	0.00	186.77	
	100-2100-52518	FACILITIES EXPENSE	Re-Key Womans Restroom	186.77		
SHREDD	SHREDDING SOURCE SOLUTIONS	05/19/2025	EFT	0.00	150.00	10178
9041	Invoice	05/16/2025	Shredding Service	0.00	75.00	
	100-1400-52200	PROFESSIONAL SERVICES...	Shredding Service	75.00		
9085	Invoice	05/16/2025	Shredding Service	0.00	75.00	
	100-1400-52520	MAINTENANCE AGREEM...	Shredding Service	75.00		
SIRCHI	SIRCHIE ACQUISITION COMPANY LLC	05/19/2025	EFT	0.00	271.35	10179
0692777-IN	Invoice	05/16/2025	Prop/Evidence Supplies	0.00	271.35	
	100-1400-52050	PROPERTY EVIDENCE RO...	Prop/Evidence Supplies	271.35		
TORPET	TORO PETROLEUM CORP.	05/19/2025	EFT	0.00	1,358.04	10180
0700872-IN	Invoice	05/16/2025	Emergency Fuel	0.00	1,358.04	
	100-1400-52086	FUEL	Emergency Fuel	1,358.04		
URETSK	URETSKY INVESTIGATIONS	05/19/2025	EFT	0.00	1,646.90	10181
May 2025 #001	Invoice	05/16/2025	Backgrounds	0.00	1,646.90	
	100-1400-52200	PROFESSIONAL SERVICES...	Backgrounds	1,646.90		
VASQUEZ SHOT	VASQUES SHOTOKAN KARATE ACADEMY LLC	05/19/2025	EFT	0.00	1,852.20	10182
051425	Invoice	05/16/2025	Instructor Pay April Karate	0.00	1,852.20	
	100-2200-52200	PROFESSIONAL SERVICES...	Instructor Pay April Karate	1,852.20		
VICTOR	WILSON VICTORY	05/19/2025	EFT	0.00	1,300.00	10183
050725	Invoice	05/16/2025	Adult Basketball Referee	0.00	1,050.00	
	100-2200-52200	PROFESSIONAL SERVICES...	Adult Basketball Referee	1,050.00		
051425	Invoice	05/16/2025	Adult Basketball Referee	0.00	250.00	
	100-2200-52200	PROFESSIONAL SERVICES...	Adult Basketball Referee	250.00		
			Total EFT:	**0.00**	**171,694.20**	

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Payment Type: Regular						
AFLAC	AFLAC HEADQUARTERS	05/16/2025	Regular	0.00	1,952.65	57344

Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**	
INV0000504	Invoice	05/16/2025	AFLAC CONTRIBUTION	0.00	800.08
	100-0000-21140	AFLAC PAYABLE	AFLAC CONTRIBUTION	296.34	
	309-0000-21140	AFLAC PAYABLE	AFLAC CONTRIBUTION	97.96	
	310-0000-21140	AFLAC PAYABLE	AFLAC CONTRIBUTION	373.53	
	311-0000-21140	AFLAC PAYABLE	AFLAC CONTRIBUTION	22.10	
	312-0000-21140	AFLAC PAYABLE	AFLAC CONTRIBUTION	5.33	
	410-0000-21140	AFLAC PAYABLE	AFLAC CONTRIBUTION	4.82	
INV0000505	Invoice	05/16/2025	AFLAC CONTRIBUTION	0.00	1,152.57
	100-0000-21140	AFLAC PAYABLE	AFLAC CONTRIBUTION	630.30	
	309-0000-21140	AFLAC PAYABLE	AFLAC CONTRIBUTION	69.07	
	310-0000-21140	AFLAC PAYABLE	AFLAC CONTRIBUTION	422.36	
	311-0000-21140	AFLAC PAYABLE	AFLAC CONTRIBUTION	20.51	
	312-0000-21140	AFLAC PAYABLE	AFLAC CONTRIBUTION	3.49	
	410-0000-21140	AFLAC PAYABLE	AFLAC CONTRIBUTION	6.84	

CALIFS	CALIFORNIA STATE DISBURSEMENT UNIT	05/16/2025	Regular	0.00	725.07	57345

Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**	
INV0000507	Invoice	05/16/2025	CHILD SUPPORT CONTRIBUTION	0.00	725.07
	100-0000-21194	CHILD SUPPORT/GARNISH...	CHILD SUPPORT CONTRIBUTION	655.91	
	312-0000-21194	CHILD SUPPORT/GARNISH...	CHILD SUPPORT CONTRIBUTION	18.69	
	410-0000-21194	CHILD SUPPORT/GARNISH...	CHILD SUPPORT CONTRIBUTION	50.47	

COMM F	COMMUNITY FOUNDATION FOR MONTEREY CC	05/16/2025	Regular	0.00	130.00	57346

Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**	
INV0000506	Invoice	05/16/2025	CAPITAL CAMPAIGN DONATION	0.00	130.00
	100-0000-21195	MISC. PAYROLL DEDUCTI...	CAPITAL CAMPAIGN DONATION	84.56	
	309-0000-21195	MISC. PAYROLL DEDUCTI...	CAPITAL CAMPAIGN DONATION	19.18	
	310-0000-21195	MISC. PAYROLL DEDUCTI...	CAPITAL CAMPAIGN DONATION	19.17	
	311-0000-21195	MISC. PAYROLL DEDUCTI...	CAPITAL CAMPAIGN DONATION	7.09	

VANTAG	MISSION SQUARE-303584	05/16/2025	Regular	0.00	11,003.49	57347

Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**	
INV0000503	Invoice	05/16/2025	EMPLOYEE DEDUCTION	0.00	598.07
	100-0000-21210	ICMA PAYABLE	EMPLOYEE DEDUCTION	183.23	
	309-0000-21210	ICMA PAYABLE	EMPLOYEE DEDUCTION	71.34	
	310-0000-21210	ICMA PAYABLE	EMPLOYEE DEDUCTION	303.02	
	311-0000-21210	ICMA PAYABLE	EMPLOYEE DEDUCTION	35.02	
	312-0000-21210	ICMA PAYABLE	EMPLOYEE DEDUCTION	5.46	
INV0000508	Invoice	05/16/2025	DEFERRED-EMPLOYEE PORTION	0.00	545.82
	100-0000-21145	DEFERRED COMP. PAYAB...	DEFERRED-EMPLOYEE PORTION	10.45	
	309-0000-21145	DEFERRED COMP. PAYAB...	DEFERRED-EMPLOYEE PORTION	421.29	
	310-0000-21145	DEFERRED COMP. PAYAB...	DEFERRED-EMPLOYEE PORTION	114.08	
INV0000509	Invoice	05/16/2025	Directors' 7% Ret. Contr.	0.00	472.07
	100-0000-21171	PERS	Directors' 7% Ret. Contr.	241.85	
	309-0000-21171	PERS	Directors' 7% Ret. Contr.	92.10	
	310-0000-21171	PERS	Directors' 7% Ret. Contr.	92.10	
	311-0000-21171	PERS	Directors' 7% Ret. Contr.	46.02	
INV0000510	Invoice	05/16/2025	DEFERRED-EMPLOYEE PORTION	0.00	7,495.00
	100-0000-21145	DEFERRED COMP. PAYAB...	DEFERRED-EMPLOYEE PORTION	3,393.41	
	309-0000-21145	DEFERRED COMP. PAYAB...	DEFERRED-EMPLOYEE PORTION	910.19	
	310-0000-21145	DEFERRED COMP. PAYAB...	DEFERRED-EMPLOYEE PORTION	2,352.15	
	311-0000-21145	DEFERRED COMP. PAYAB...	DEFERRED-EMPLOYEE PORTION	239.97	

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
	312-0000-21145	DEFERRED COMP. PAYAB...	DEFERRED-EMPLOYEE PORTION		217.02	
	410-0000-21145	DEFERRED COMP. PAYAB...	DEFERRED-EMPLOYEE PORTION		373.10	
	531-0000-21145	DEFERRED COMP. PAYAB...	DEFERRED-EMPLOYEE PORTION		9.16	
INV0000511	Invoice	05/16/2025	DEFERRED-EMPLOYEE PORTION	0.00	1,892.53	
	100-0000-21145	DEFERRED COMP. PAYAB...	DEFERRED-EMPLOYEE PORTION		1,848.48	
	309-0000-21145	DEFERRED COMP. PAYAB...	DEFERRED-EMPLOYEE PORTION		18.36	
	310-0000-21145	DEFERRED COMP. PAYAB...	DEFERRED-EMPLOYEE PORTION		18.36	
	311-0000-21145	DEFERRED COMP. PAYAB...	DEFERRED-EMPLOYEE PORTION		7.33	
PRINCI	PRINCIPAL LIFE INSURANCE COMPANY	05/16/2025	Regular	0.00	3,664.56	57348
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
INV0000512	Invoice	05/16/2025	DENTAL INSURANCE	0.00	3,133.86	
	100-0000-21160	MEDICAL INSURANCE PA...	DENTAL INSURANCE		1,561.23	
	121-0000-21160	MEDICAL INSURANCE PA...	DENTAL INSURANCE		28.05	
	309-0000-21160	MEDICAL INSURANCE PA...	DENTAL INSURANCE		359.25	
	310-0000-21160	MEDICAL INSURANCE PA...	DENTAL INSURANCE		891.09	
	311-0000-21160	MEDICAL INSURANCE PA...	DENTAL INSURANCE		61.90	
	312-0000-21160	MEDICAL INSURANCE PA...	DENTAL INSURANCE		62.33	
	410-0000-21160	MEDICAL INSURANCE PA...	DENTAL INSURANCE		168.37	
	531-0000-21160	MEDICAL INSURANCE PA...	DENTAL INSURANCE		1.64	
INV0000533	Invoice	05/16/2025	VISION INSURANCE	0.00	530.70	
	402-0000-48011	CITY EMPLOYEE CONTRIB...	VISION INSURANCE		530.70	
SEIU L	SEIU LOCAL 521	05/16/2025	Regular	0.00	1,317.93	57349
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
INV0000527	Invoice	05/16/2025	EMPLOYEE CONTRIBUTION	0.00	23.00	
	100-0000-21185	SEIU LOCAL 521	EMPLOYEE CONTRIBUTION		9.85	
	309-0000-21185	SEIU LOCAL 521	EMPLOYEE CONTRIBUTION		1.69	
	310-0000-21185	SEIU LOCAL 521	EMPLOYEE CONTRIBUTION		9.78	
	312-0000-21185	SEIU LOCAL 521	EMPLOYEE CONTRIBUTION		0.47	
	410-0000-21185	SEIU LOCAL 521	EMPLOYEE CONTRIBUTION		1.21	
INV0000528	Invoice	05/16/2025	EMPLOYEE CONTRIBUTION	0.00	1,294.93	
	100-0000-21185	SEIU LOCAL 521	EMPLOYEE CONTRIBUTION		446.01	
	309-0000-21185	SEIU LOCAL 521	EMPLOYEE CONTRIBUTION		158.99	
	310-0000-21185	SEIU LOCAL 521	EMPLOYEE CONTRIBUTION		612.19	
	311-0000-21185	SEIU LOCAL 521	EMPLOYEE CONTRIBUTION		13.35	
	312-0000-21185	SEIU LOCAL 521	EMPLOYEE CONTRIBUTION		10.53	
	410-0000-21185	SEIU LOCAL 521	EMPLOYEE CONTRIBUTION		46.81	
	531-0000-21185	SEIU LOCAL 521	EMPLOYEE CONTRIBUTION		7.05	
SPOA	SOLEDAD POLICE OFFICERS ASSOCIATION	05/16/2025	Regular	0.00	780.00	57350
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
INV0000531	Invoice	05/16/2025	POLICE OFFICERS CONTRIBUTIONS	0.00	780.00	
	100-0000-21190	SOLEDAD POLICE OFFICE...	POLICE OFFICERS CONTRIBUTIO...		780.00	
STAEDD	STATE OF CALIFORNIA E.D.D.	05/16/2025	Regular	0.00	12,379.66	57351

Vendor Number / Payable #	Vendor Name / Payable Type / Account Number	Post Date / Account Name	Payment Date / Payable Description / Item Description	Payment Type	Discount Amount / Distribution Amount	Payment Amount / Payable Amount	Number
INV0000536	Invoice	05/16/2025	STATE TAX W/H		0.00	12,379.66	
	100-0000-21130	STATE TAX PAYABLE	STATE TAX W/H			8,073.72	
	121-0000-21130	STATE TAX PAYABLE	STATE TAX W/H			111.56	
	309-0000-21130	STATE TAX PAYABLE	STATE TAX W/H			994.89	
	310-0000-21130	STATE TAX PAYABLE	STATE TAX W/H			2,360.23	
	311-0000-21130	STATE TAX PAYABLE	STATE TAX W/H			223.51	
	312-0000-21130	STATE TAX PAYABLE	STATE TAX W/H			145.99	
	410-0000-21130	STATE TAX PAYABLE	STATE TAX W/H			435.31	
	531-0000-21130	STATE TAX PAYABLE	STATE TAX W/H			34.45	
STPERS	STATE OF CALIFORNIA PERS	05/16/2025	Regular		0.00	52,850.83	57352
INV0000513	Invoice	05/16/2025	CHIEF & LIEUTENANT		0.00	1,720.88	
	100-0000-21171	PERS	CHIEF & LIEUTENANT			1,720.88	
INV0000514	Invoice	05/16/2025	City of Soledad Conf PEPRA		0.00	295.10	
	100-0000-21171	PERS	City of Soledad Conf PEPRA			147.57	
	309-0000-21171	PERS	City of Soledad Conf PEPRA			59.04	
	310-0000-21171	PERS	City of Soledad Conf PEPRA			59.04	
	311-0000-21171	PERS	City of Soledad Conf PEPRA			29.45	
INV0000515	Invoice	05/16/2025	EMPLOYEE CONTRIBUTION		0.00	10,597.33	
	100-0000-21171	PERS	EMPLOYEE CONTRIBUTION			4,538.73	
	121-0000-21171	PERS	EMPLOYEE CONTRIBUTION			237.46	
	309-0000-21171	PERS	EMPLOYEE CONTRIBUTION			868.47	
	310-0000-21171	PERS	EMPLOYEE CONTRIBUTION			3,703.32	
	311-0000-21171	PERS	EMPLOYEE CONTRIBUTION			290.47	
	312-0000-21171	PERS	EMPLOYEE CONTRIBUTION			149.61	
	410-0000-21171	PERS	EMPLOYEE CONTRIBUTION			743.56	
	531-0000-21171	PERS	EMPLOYEE CONTRIBUTION			65.71	
INV0000516	Invoice	05/16/2025	City of Soledad Regular Empl		0.00	11,061.09	
	100-0000-21171	PERS	City of Soledad Regular Empl			4,758.83	
	121-0000-21171	PERS	City of Soledad Regular Empl			241.14	
	309-0000-21171	PERS	City of Soledad Regular Empl			941.94	
	310-0000-21171	PERS	City of Soledad Regular Empl			3,820.70	
	311-0000-21171	PERS	City of Soledad Regular Empl			324.73	
	312-0000-21171	PERS	City of Soledad Regular Empl			151.95	
	410-0000-21171	PERS	City of Soledad Regular Empl			755.08	
	531-0000-21171	PERS	City of Soledad Regular Empl			66.72	
INV0000517	Invoice	05/16/2025	City of Soledad Police		0.00	6,218.04	
	100-0000-21171	PERS	City of Soledad Police			6,218.04	
INV0000518	Invoice	05/16/2025	City of Soledad Conf. Employee		0.00	330.78	
	100-0000-21171	PERS	City of Soledad Conf. Employee			168.65	
	309-0000-21171	PERS	City of Soledad Conf. Employee			81.08	
	310-0000-21171	PERS	City of Soledad Conf. Employee			81.05	
INV0000519	Invoice	05/16/2025	City of Soledad Reg Managers		0.00	573.86	
	100-0000-21171	PERS	City of Soledad Reg Managers			154.94	
	309-0000-21171	PERS	City of Soledad Reg Managers			143.46	
	310-0000-21171	PERS	City of Soledad Reg Managers			143.46	
	311-0000-21171	PERS	City of Soledad Reg Managers			57.38	
	312-0000-21171	PERS	City of Soledad Reg Managers			28.70	
	410-0000-21171	PERS	City of Soledad Reg Managers			45.92	
INV0000520	Invoice	05/16/2025	City of Soledad Managers		0.00	832.09	
	100-0000-21171	PERS	City of Soledad Managers			224.67	
	309-0000-21171	PERS	City of Soledad Managers			208.03	
	310-0000-21171	PERS	City of Soledad Managers			208.03	
	311-0000-21171	PERS	City of Soledad Managers			83.21	

Vendor Number	Vendor Name		Payment Date	Payment Type	Discount Amount	Payment Amount	Number
	312-0000-21171	PERS		City of Soledad Managers		41.60	
	410-0000-21171	PERS		City of Soledad Managers		66.55	
INV0000521	Invoice	05/16/2025	City of Soledad Police		0.00	667.85	
	100-0000-21171	PERS		City of Soledad Police		667.85	
INV0000522	Invoice	05/16/2025	City of Soledad Police		0.00	2,530.64	
	100-0000-21171	PERS		City of Soledad Police		2,530.64	
INV0000523	Invoice	05/16/2025	City of Soledad Police		0.00	1,503.61	
	100-0000-21171	PERS		City of Soledad Police		1,503.61	
INV0000524	Invoice	05/16/2025	City of Soledad Police		0.00	6,213.48	
	100-0000-21171	PERS		City of Soledad Police		6,213.48	
INV0000525	Invoice	05/16/2025	EMPLOYEE CONTRIBUTION		0.00	4,010.80	
	100-0000-21171	PERS		EMPLOYEE CONTRIBUTION		1,503.24	
	309-0000-21171	PERS		EMPLOYEE CONTRIBUTION		863.47	
	310-0000-21171	PERS		EMPLOYEE CONTRIBUTION		950.62	
	311-0000-21171	PERS		EMPLOYEE CONTRIBUTION		84.45	
	312-0000-21171	PERS		EMPLOYEE CONTRIBUTION		197.03	
	410-0000-21171	PERS		EMPLOYEE CONTRIBUTION		411.99	
INV0000526	Invoice	05/16/2025	City of Soledad Regular Empl		0.00	6,295.28	
	100-0000-21171	PERS		City of Soledad Regular Empl		2,424.20	
	309-0000-21171	PERS		City of Soledad Regular Empl		1,369.61	
	310-0000-21171	PERS		City of Soledad Regular Empl		1,495.96	
	311-0000-21171	PERS		City of Soledad Regular Empl		122.43	
	312-0000-21171	PERS		City of Soledad Regular Empl		285.68	
	410-0000-21171	PERS		City of Soledad Regular Empl		597.40	
	Void		05/16/2025	Regular	0.00	0.00	57353
SUNLIF	SUN LIFE ASSURANCE COMPANY OF CANADA		05/16/2025	Regular	0.00	2,186.94	57354

Payable #	Payable Type	Post Date	Payable Description		Discount Amount	Payable Amount
	Account Number	**Account Name**		**Item Description**	**Distribution Amount**	
INV0000529	Invoice	05/16/2025	LIFE, AD&D, LTD		0.00	1,810.59
	100-0000-21150	INSURANCE PAYABLE		LIFE, AD&D, LTD	979.75	
	121-0000-21150	INSURANCE PAYABLE		LIFE, AD&D, LTD	23.42	
	309-0000-21150	INSURANCE PAYABLE		LIFE, AD&D, LTD	173.21	
	310-0000-21150	INSURANCE PAYABLE		LIFE, AD&D, LTD	440.73	
	311-0000-21150	INSUARNCE PAYABLE		LIFE, AD&D, LTD	39.59	
	312-0000-21150	INSURANCE PAYABLE		LIFE, AD&D, LTD	34.71	
	410-0000-21150	INSURANCE PAYABLE		LIFE, AD&D, LTD	113.27	
	531-0000-21150	INSURANCE PAYABLE		LIFE, AD&D, LTD	5.91	
INV0000530	Invoice	05/16/2025	SUPPLEMENTAL		0.00	376.35
	100-0000-21150	INSURANCE PAYABLE		SUPPLEMENTAL	187.41	
	121-0000-21150	INSURANCE PAYABLE		SUPPLEMENTAL	4.11	
	309-0000-21150	INSURANCE PAYABLE		SUPPLEMENTAL	74.98	
	310-0000-21150	INSURANCE PAYABLE		SUPPLEMENTAL	69.20	
	311-0000-21150	INSUARNCE PAYABLE		SUPPLEMENTAL	10.71	
	312-0000-21150	INSURANCE PAYABLE		SUPPLEMENTAL	5.87	
	410-0000-21150	INSURANCE PAYABLE		SUPPLEMENTAL	23.89	
	531-0000-21150	INSURANCE PAYABLE		SUPPLEMENTAL	0.18	

UNIWAY	UNITED WAY MONTEREY COUNTY	05/16/2025	Regular	0.00	2.00	57355

Payable #	Payable Type	Post Date	Payable Description		Discount Amount	Payable Amount
	Account Number	**Account Name**		**Item Description**	**Distribution Amount**	
INV0000532	Invoice	05/16/2025	UNITED WAY CONTRIBUTIONS		0.00	2.00
	100-0000-21195	MISC. PAYROLL DEDUCTI...		UNITED WAY CONTRIBUTIONS	0.91	
	311-0000-21195	MISC. PAYROLL DEDUCTI...		UNITED WAY CONTRIBUTIONS	0.10	
	312-0000-21195	MISC. PAYROLL DEDUCTI...		UNITED WAY CONTRIBUTIONS	0.19	
	410-0000-21195	MISC. PAYROLL DEDUCTI...		UNITED WAY CONTRIBUTIONS	0.80	

2NDNAT	2NDNATURE SOFTWARE INC.	05/16/2025	Regular	0.00	12,200.00	57358

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
21544	Invoice	05/16/2025	Stormwater Software License	0.00	12,200.00	
	312-0000-52200	PROFESSIONAL SERVICES...	Stormwater Software License	12,200.00		
CRAMER	A-7 AUSTIN, LTD	05/16/2025	Regular	0.00	482.98	57359
46106	Invoice	05/16/2025	Check Stock	0.00	482.98	
	100-1300-52040	OFFICE SUPPLIES	Check Stock	482.98		
AGILEO	AGILE OCCUPATION MEDICINE PC	05/16/2025	Regular	0.00	110.00	57360
EM043587	Invoice	05/16/2025	Pre-Emp Medical	0.00	110.00	
	100-2200-52200	PROFESSIONAL SERVICES...	Pre-Emp Medical	110.00		
ALCANA	ALCANTAR ACE HARDWARE	05/16/2025	Regular	0.00	1,302.52	57361
6058	Invoice	05/16/2025	Cable Ties	0.00	34.94	
	100-2100-52525	REPAIRS & MAINTENANCE..	Cable Ties	34.94		
6143	Invoice	05/16/2025	Cleaner Bolts	0.00	16.99	
	100-2100-52525	REPAIRS & MAINTENANCE..	Cleaner Bolts	16.99		
6293	Invoice	05/16/2025	Irrigation Parts	0.00	8.26	
	100-2100-52525	REPAIRS & MAINTENANCE..	Irrigation Parts	8.26		
6294	Invoice	05/16/2025	Lubricant Spray / Rust Spray	0.00	18.55	
	309-0000-52051	TOOLS & MINOR EQUIPM...	Lubricant Spray / Rust Spray	18.55		
6305	Invoice	05/16/2025	Chain For Hydrant	0.00	61.07	
	309-0000-52051	TOOLS & MINOR EQUIPM...	Chain For Hydrant	61.07		
6324	Invoice	05/16/2025	Chambers Renovation Supplies	0.00	86.90	
	100-8000-52518	FACILITIES EXPENSE	Chambers Renovation Supplies	86.90		
6343	Invoice	05/16/2025	Chambers Renovation Supplies	0.00	21.59	
	100-8000-52518	FACILITIES EXPENSE	Chambers Renovation Supplies	21.59		
6348	Invoice	05/16/2025	Chambers Renovation Supplies	0.00	23.13	
	100-8000-52518	FACILITIES EXPENSE	Chambers Renovation Supplies	23.13		
6382	Invoice	05/16/2025	Chambers Renovation Supplies	0.00	1.74	
	100-8000-52518	FACILITIES EXPENSE	Chambers Renovation Supplies	1.74		
6385	Invoice	05/16/2025	1" PVC Fittings	0.00	11.56	
	309-0000-52525	REPAIRS & MAINTENANCE..	1" PVC Fittings	11.56		
6392	Invoice	05/16/2025	Ice Maker Repair	0.00	6.30	
	100-2100-52525	REPAIRS & MAINTENANCE..	Ice Maker Repair	6.30		
6417	Invoice	05/16/2025	Ice Maker Drip Line	0.00	20.89	
	100-2100-52525	REPAIRS & MAINTENANCE..	Ice Maker Drip Line	20.89		
6433	Invoice	05/16/2025	Chemical Gloves	0.00	10.90	
	100-2100-52044	CHEMICAL	Chemical Gloves	10.90		
6436	Invoice	05/16/2025	Key Copies	0.00	39.91	
	100-2100-52525	REPAIRS & MAINTENANCE..	Key Copies	39.91		
6443	Invoice	05/16/2025	Janitorial / Pressure Wash	0.00	75.97	
	310-0000-52051	TOOLS & MINOR EQUIPM...	Pressure Washer Parts	23.58		
	310-0000-52518	FACILITIES EXPENSE	Blue Building Janitorial	52.39		
6453	Invoice	05/16/2025	Motor Oil	0.00	14.19	
	100-2100-52525	REPAIRS & MAINTENANCE..	Motor Oil	14.19		
6455	Invoice	05/16/2025	Facility Expense	0.00	12.21	
	100-2200-52518	FACILITIES EXPENSE	Facility Expense	12.21		

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
6467	Invoice	05/16/2025	Saw Plates	0.00	15.28	
	309-0000-52051	TOOLS & MINOR EQUIPM...	Saw Plates		15.28	
6480	Invoice	05/16/2025	Weed Eater Line / Knee Pads	0.00	41.49	
	100-2100-52525	REPAIRS & MAINTENANCE..	Weed Eater Line / Knee Pads		41.49	
6495	Invoice	05/16/2025	Earplugs	0.00	6.11	
	100-2200-52518	FACILITIES EXPENSE	Earplugs		6.11	
6515	Invoice	05/16/2025	Nozzle - Wash Coll. Dept. Vehicles	0.00	19.65	
	310-0000-52134	COLLECTION SYSTEM MA...	Nozzle - Wash Coll. Dept. Vehicl...		19.65	
6521	Invoice	05/16/2025	All Purpose Cleaner	0.00	10.48	
	100-2100-52525	REPAIRS & MAINTENANCE..	All Purpose Cleaner		10.48	
6525	Invoice	05/16/2025	Chain	0.00	24.43	
	100-2100-52525	REPAIRS & MAINTENANCE..	Chain		24.43	
6526	Invoice	05/16/2025	Hand Soap	0.00	14.81	
	100-2100-52525	REPAIRS & MAINTENANCE..	Hand Soap		14.81	
6529	Invoice	05/16/2025	Pop Up Sprinklers	0.00	14.84	
	100-2100-52525	REPAIRS & MAINTENANCE..	Pop Up Sprinklers		14.84	
6536	Invoice	05/16/2025	Facility - Landscape	0.00	16.70	
	100-2200-52518	FACILITIES EXPENSE	Facility - Landscape		16.70	
6548	Invoice	05/16/2025	Nuts & Bolts	0.00	24.80	
	100-2100-52525	REPAIRS & MAINTENANCE..	Nuts & Bolts		24.80	
6552	Invoice	05/16/2025	WD-40	0.00	8.73	
	100-2100-52525	REPAIRS & MAINTENANCE..	WD-40		8.73	
6557	Invoice	05/16/2025	Storage Box	0.00	18.56	
	100-2100-52525	REPAIRS & MAINTENANCE..	Storage Box		18.56	
6566	Invoice	05/16/2025	Round Shovel	0.00	24.02	
	100-2100-52525	REPAIRS & MAINTENANCE..	Round Shovel		24.02	
6567	Invoice	05/16/2025	Pop Up Sprinklers	0.00	9.82	
	100-2100-52525	REPAIRS & MAINTENANCE..	Pop Up Sprinklers		9.82	
6574	Invoice	05/16/2025	Irrigation Parts	0.00	26.09	
	100-2100-52525	REPAIRS & MAINTENANCE..	Irrigation Parts		26.09	
6579	Invoice	05/16/2025	Janitorial Supplies - WW Offices	0.00	25.31	
	310-0000-52518	FACILITIES EXPENSE	Janitorial Supplies - WW Offices		25.31	
6581	Invoice	05/16/2025	Tie Down Ratches	0.00	28.39	
	100-2100-52525	REPAIRS & MAINTENANCE..	Tie Down Ratches		28.39	
6583	Invoice	05/16/2025	Edger Blade	0.00	19.65	
	100-2100-52525	REPAIRS & MAINTENANCE..	Edger Blade		19.65	
6585	Invoice	05/16/2025	Chainsaw Chains	0.00	67.27	
	100-2100-52525	REPAIRS & MAINTENANCE..	Chainsaw Chains		67.27	
6587	Invoice	05/16/2025	Edger Blade / Irrigation	0.00	46.91	
	100-2100-52525	REPAIRS & MAINTENANCE..	Edger Blade / Irrigation		46.91	
6596	Invoice	05/16/2025	Siphon Pannel	0.00	21.84	
	100-2100-52525	REPAIRS & MAINTENANCE..	Siphon Pannel		21.84	
6601	Invoice	05/16/2025	Velcro	0.00	15.27	
	310-0000-52080	FLEET SERVICES	Velcro		15.27	
6605	Invoice	05/16/2025	Coupling	0.00	9.82	
	770-0000-57000	CAPITAL OUTLAY - IMPR...	Coupling		9.82	
6614	Invoice	05/16/2025	Marking Tools / Wash Cleaner for Coll. Equ...	0.00	87.09	
	310-0000-52134	COLLECTION SYSTEM MA...	Marking Tools / Wash Cleaner fo...		87.09	
6665	Invoice	05/16/2025	Facility - Landscape	0.00	30.23	
	100-2200-52518	FACILITIES EXPENSE	Facility - Landscape		30.23	
6667	Invoice	05/16/2025	Faucet Kit	0.00	72.52	
	100-2100-52525	REPAIRS & MAINTENANCE..	Faucet Kit		72.52	

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
6668	Invoice	05/16/2025	PSI Gauge	0.00	26.20	
	309-0000-52525	REPAIRS & MAINTENANCE..	PSI Gauge	26.20		
6677	Invoice	05/16/2025	Supplies Provisional Encamp	0.00	41.49	
	121-0000-52525	REPAIRS & MAINTENANCE..	Supplies Provisional Encamp	41.49		
6679	Invoice	05/16/2025	Facility - Landscape	0.00	17.46	
	100-2200-52518	FACILITIES EXPENSE	Facility - Landscape	17.46		
6702	Invoice	05/16/2025	Utility Supplies - Provisional Encampment	0.00	52.16	
	121-0000-52525	REPAIRS & MAINTENANCE..	Utility Supplies - Provisional Enc...	52.16		
	Void	05/16/2025	Regular	0.00	0.00	57362
ALL ST	All Star Elite Sports	05/16/2025	Regular	0.00	2,944.88	57363
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
4922	Invoice	05/16/2025	Spring Volleyball Jerseys	0.00	2,692.31	
	100-2200-52031	PROGRAM SUPPLIES	Spring Volleyball Jerseys	2,692.31		
4982	Invoice	05/16/2025	Spring Volleyball Jerseys	0.00	252.57	
	100-2200-52031	PROGRAM SUPPLIES	Spring Volleyball Jerseys	252.57		
AMAZON	AMAZON CAPITAL SERVICES	05/16/2025	Regular	0.00	3,067.88	57364
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
14PL-LKTM-7FMD	Invoice	05/16/2025	Public Service Recognition	0.00	163.92	
	100-1310-52100	EMPLOYEE FUNCTIONS	Public Service Recognition	163.92		
163G-1R31-NFQK	Invoice	05/16/2025	Theater Program - Mics	0.00	671.87	
	100-2200-52031	PROGRAM SUPPLIES	Theater Program - Mics	671.87		
1CCH-3RCV-1XG1	Credit Memo	05/16/2025	Return - NRPA	0.00	-26.40	
	100-2200-52105	SPECIAL EVENTS	Return - NRPA	-26.40		
1CTP-QQFT-CVKJ	Invoice	05/16/2025	Theater - Speaker Cords	0.00	34.23	
	100-2200-52031	PROGRAM SUPPLIES	Theater - Speaker Cords	34.23		
1F3D-GTTD-MJXD	Credit Memo	05/16/2025	Easy Bake Spatula Refund	0.00	-21.84	
	100-2200-52031	PROGRAM SUPPLIES	Easy Bake Spatula Refund	-21.84		
1J96-1FQ1-1JLN	Invoice	05/16/2025	HVAC Filters	0.00	499.89	
	100-1400-52518	FACILITIES EXPENSE	HVAC Filters PD	42.14		
	100-1450-52518	FACILITIES EXPENSE	HVAC Filters FD	19.50		
	100-2200-52518	FACILITIES EXPENSE	HVAC Filters CC	97.48		
	100-2200-52518	FACILITIES EXPENSE	HVAC Filters SVC	19.51		
	100-8000-52518	FACILITIES EXPENSE	HVAC Filters CH	68.01		
	309-0000-52518	FACILITIES EXPENSE	HVAC Filters WATER	50.65		
	310-0000-52518	FACILITIES EXPENSE	HVAC Filters WWTP	202.60		
1JP1-963N-CK4R	Invoice	05/16/2025	Landscape / Ribbons	0.00	157.82	
	100-2200-52040	OFFICE SUPPLIES	Landscape / Ribbons	139.84		
	100-2200-52518	FACILITIES EXPENSE	Landscape / Ribbons	17.98		
1M1R-QW7V-JW...	Invoice	05/16/2025	Easy Baking Materials	0.00	152.29	
	100-2200-52031	PROGRAM SUPPLIES	Easy Baking Materials	152.29		
1MKC-1JRK-6LRD	Invoice	05/16/2025	Theater / Easy Baking	0.00	240.01	
	100-2200-52031	PROGRAM SUPPLIES	Items for Sale @ Concession Sta...	218.17		
	100-2200-52031	PROGRAM SUPPLIES	Spatulas for Baking Programs	21.84		
1NRM-V7CR-LCYT	Invoice	05/16/2025	Youth Performance Arts	0.00	186.98	
	100-2200-52031	PROGRAM SUPPLIES	Youth Performance Arts	186.98		
1P9P-PRVL-1RMW	Credit Memo	05/16/2025	Refund - Return NRPA	0.00	-24.13	
	100-2200-52105	SPECIAL EVENTS	Refund - Return NRPA	-24.13		
1RWH-KCYR-6X...	Invoice	05/16/2025	Public Service Recognition	0.00	53.86	
	100-1310-52100	EMPLOYEE FUNCTIONS	Public Service Recognition	53.86		
1V9Y-YTN4-9WLC	Invoice	05/16/2025	Solar Lights - Conexes	0.00	152.92	
	310-0000-52051	TOOLS & MINOR EQUIPM...	Solar Lights - Conexes	152.92		

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
1VGY-KGNJ-4HHW	Invoice	05/16/2025	Toner	0.00	324.23	
	100-1450-52040	OFFICE SUPPLIES	Toner		324.23	
1VHX-1VDV-DFRQ	Invoice	05/16/2025	HVAC Filters	0.00	162.95	
	100-2200-52518	FACILITIES EXPENSE	HVAC Filters CC		162.95	
1WWV-6JTG-Y1T9	Invoice	05/16/2025	Hydration Parks	0.00	103.95	
	100-2100-52052	SAFETY EQUIPMENT	Hydration Parks		103.95	
1YM6-GKR7-9R6F	Invoice	05/16/2025	Theater / Facility / Office	0.00	235.33	
	100-2200-52031	PROGRAM SUPPLIES	Tape for Theater Programs		15.00	
	100-2200-52040	OFFICE SUPPLIES	Batteries		56.49	
	100-2200-52518	FACILITIES EXPENSE	Chair Leg Covers		163.84	

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
ASAP	ASAP SIGNS & PRINTING	05/16/2025	Regular	0.00	193.37	57365
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
26071	Invoice	05/16/2025	No Parking Sign	0.00	193.37	
	410-0000-52139	STRIPING AND SIGNS	No Parking Sign	193.37		

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
ZARA	ATIF ZAHOOR	05/16/2025	Regular	0.00	146,170.80	57366
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
01	Invoice	05/16/2025	HSIP Cycle 10	0.00	146,170.80	
	410-0000-57000	CAPITAL OUTLAY - IMPR...	HSIP Cycle 10	146,170.80		

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
AUTOZO	AUTOZONE LLC	05/16/2025	Regular	0.00	139.78	57367
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
05509889497	Invoice	05/16/2025	Brake Pad	0.00	6.71	
	310-0000-52080	FLEET SERVICES	Brake Pad	6.71		
05509893312	Invoice	05/16/2025	Oil Filter	0.00	16.30	
	100-1400-52080	FLEET SERVICES	Oil Filter	16.30		
05509893313	Invoice	05/16/2025	Preventive Maint.	0.00	100.47	
	100-2100-52080	FLEET SERVICES	Preventive Maint.	100.47		
05509893397	Invoice	05/16/2025	Oil Filter	0.00	16.30	
	100-1400-52080	FLEET SERVICES	Oil Filter	16.30		

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
BACKFL	BACKFLOW DISTRIBUTORS INC.	05/16/2025	Regular	0.00	1,035.42	57368
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
78688	Invoice	05/16/2025	Cesar Chavez Backflow	0.00	643.17	
	770-0000-57000	CAPITAL OUTLAY - IMPR...	Cesar Chavez Backflow	643.17		
78689	Invoice	05/16/2025	Rebuilt Parts for West Anderson BF	0.00	392.25	
	410-0000-52170	PROGRAM COST	Rebuilt Parts for West Anderson...	392.25		

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
BAILEY	BAILEY STREET LIMITED	05/16/2025	Regular	0.00	11,508.40	57369
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
100522582	Invoice	05/16/2025	Polymers - Plant	0.00	11,508.40	
	310-0000-52044	CHEMICAL	Polymers - Plant	11,508.40		

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
BFSLAN	BFS LANDSCAPE ARCHITECTS	05/16/2025	Regular	0.00	300.00	57370
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
24045.04	Invoice	05/16/2025	Park Standards	0.00	300.00	
	100-2200-52200	PROFESSIONAL SERVICES...	Park Standards	300.00		

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
BLACKSKY	BLACKSKY TECHNOLOGIES INC	05/16/2025	Regular	0.00	2,231.76	57371

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
7778029	Invoice	05/16/2025	FD T37 App Bay Sensor	0.00	2,231.76	
	100-1450-57000	CAPITAL OUTLAY - IMPR...	FD T37 App Bay Sensor	2,231.76		
PRIMO	BLUE TRITON BRANDS INC	05/16/2025	Regular	0.00	320.55	57372
25D8720133707	Invoice	05/16/2025	Water Service	0.00	320.55	
	100-1400-52200	PROFESSIONAL SERVICES...	Water Service	320.55		
BRENNT	BRENNTAG PACIFIC INC	05/16/2025	Regular	0.00	6,681.11	57373
BPI514202	Invoice	05/16/2025	Well #7 Hypochlorite	0.00	949.11	
	309-0000-52044	CHEMICAL	Well #7 Hypochlorite	949.11		
BPI514203	Invoice	05/16/2025	Well #11 Hypochlorite	0.00	1,247.68	
	309-0000-52044	CHEMICAL	Well #11 Hypochlorite	1,247.68		
BPI514204	Invoice	05/16/2025	Well #9 Hypochlorite	0.00	2,343.96	
	309-0000-52044	CHEMICAL	Well #9 Hypochlorite	2,343.96		
BPI514205	Invoice	05/16/2025	La Cuesta - Hypochlorite	0.00	2,140.36	
	309-0000-52044	CHEMICAL	La Cuesta - Hypochlorite	2,140.36		
BUILDX	BUILDX CONSTRUCTION INC	05/16/2025	Regular	0.00	28,210.51	57374
1541	Invoice	05/16/2025	Council Chambers Renovation	0.00	28,210.51	
	100-3000-57000	CAPITAL OUTLAY - IMPR...	Council Chambers Renovation	28,210.51		
ZAMUDI	CAITLAN ZAMUDIO	05/16/2025	Regular	0.00	654.60	57375
031925B	Invoice	05/16/2025	Sexual Assult for First Responders	0.00	439.60	
	100-1400-52091	TRAVEL, MEETINGS & TRA...	Sexual Assult for First Responders	439.60		
061025	Invoice	05/16/2025	Social Media Academy	0.00	215.00	
	100-1100-52091	TRAVEL, MEETINGS & TRA...	Social Media Academy	215.00		
RIPLEY	CELESTINA MARIA RIPLEY	05/16/2025	Regular	0.00	244.18	57376
050725	Invoice	05/16/2025	Alice in Wonderland Jr.	0.00	244.18	
	100-2200-52031	PROGRAM SUPPLIES	Alice in Wonderland Jr.	244.18		
CENCOASTGEN	CENTRAL COAST GENERAL BUILDERS INC	05/16/2025	Regular	0.00	2,300.00	57377
11113	Invoice	05/16/2025	Renovation - Front Counter	0.00	2,300.00	
	100-3000-57000	CAPITAL OUTLAY - IMPR...	Renovation - Front Counter	2,300.00		
CINTAS	CINTAS CORPORATION NO. 3	05/16/2025	Regular	0.00	522.00	57378
4229446877	Invoice	05/16/2025	Parks / St. Uniforms	0.00	95.08	
	100-1400-52520	MAINTENANCE AGREEM...	Parks / St. Uniforms	7.21		
	100-1500-52520	MAINTENANCE AGREEM...	Parks / St. Uniforms	2.34		
	100-2100-52520	MAINTENANCE AGREEM...	Parks / St. Uniforms	46.15		
	311-0000-52520	MAINTENANCE AGREEM...	Parks / St. Uniforms	0.79		
	312-0000-52520	MAINTENANCE AGREEM...	Parks / St. Uniforms	8.72		
	410-0000-52520	MAINTENANCE AGREEM...	Parks / St. Uniforms	29.87		

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
4229446935	Invoice	05/16/2025	Uniforms	0.00	200.68	
	309-0000-52520	MAINTENANCE AGREEM...	Uniforms Water		40.02	
	310-0000-52520	MAINTENANCE AGREEM...	Uniforms WW		160.66	
4230133485	Invoice	05/16/2025	Uniforms	0.00	226.24	
	309-0000-52520	MAINTENANCE AGREEM...	Uniforms Water		44.15	
	310-0000-52520	MAINTENANCE AGREEM...	Uniforms WW		182.09	
CISO	CITY OF SOLEDAD	05/16/2025	Regular	0.00	18,438.91	57379
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
041525	Invoice	05/16/2025	Water Services	0.00	18,438.91	
	100-1200-52400	UTILITIES	Visitor Center		249.01	
	100-1400-52400	UTILITIES	Water/Facilities (PD)		456.77	
	100-1450-52400	UTILITIES	Water/Facilities (Fire)		213.22	
	100-2100-52400	UTILITIES	Water/Parks		7,622.70	
	100-2200-52400	UTILITIES	Community Center		397.31	
	100-8000-52400	UTILITIES	Water/Facilities		828.68	
	410-0000-52400	UTILITIES	Water/Landscaping		1,867.11	
	410-0000-52400	UTILITIES	Water/Sweeper		335.40	
	647-0000-52430	PARK WATER CHARGES	Water/Rancho San Vicente		231.85	
	647-0000-52431	PARKWAY WATER CHARG...	Water/Rancho San Vicente		467.01	
	650-0000-52430	PARK WATER CHARGES	Water/Diamond Ridge		1,919.30	
	651-0000-52516	LANDSCAPE MAINT. (EAS...	Water/Orchard		3,850.55	
CISO	CITY OF SOLEDAD	05/16/2025	Regular	0.00	65.28	57380
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
043025	Invoice	05/16/2025	Mora Cir - Workforce Housing	0.00	65.28	
	100-1200-52400	UTILITIES	Mora Cir - Workforce Housing		65.28	
CITYOF	CITY OF SOLEDAD-PETTY CASH	05/16/2025	Regular	0.00	395.31	57381
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
050525	Invoice	05/16/2025	Petty Cash PD	0.00	395.31	
	100-1400-52051	TOOLS & MINOR EQUIPM...	Dept Keys		19.12	
	100-1400-52070	FOOD SERVICES	S/W Operation		29.99	
	100-1400-52070	FOOD SERVICES	S/W Operation		40.00	
	100-1400-52070	FOOD SERVICES	VA Meeting With Mayor		22.00	
	100-1400-52070	FOOD SERVICES	ICE		11.98	
	100-1400-52070	FOOD SERVICES	S/W Food for Officers		99.43	
	100-1400-52070	FOOD SERVICES	S/W Coffee for Officers		47.25	
	100-1400-52086	FUEL	Prop/Evidence Fuel		60.00	
	100-1400-52115	SUNDRY	Sympathy Flower Arrangement		65.54	
CORE&M	CORE & MAIN LP	05/16/2025	Regular	0.00	10,671.89	57382
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
W795942	Invoice	05/16/2025	Sewer Ports	0.00	1,023.59	
	121-0000-52525	REPAIRS & MAINTENANCE..	Sewer Ports		1,023.59	
W820035	Invoice	05/16/2025	Water Ports - Provisional Encamp.	0.00	33.13	
	121-0000-52525	REPAIRS & MAINTENANCE..	Water Ports - Provisional Encam...		33.13	
W820445	Invoice	05/16/2025	Hydrant Dry to Wet	0.00	6,635.85	
	309-0000-57000	CAPITAL OUTLAY - IMPR...	Hydrant Dry to Wet		6,635.85	
W829176	Invoice	05/16/2025	Dry Barrel To Wet Hydrant	0.00	1,249.21	
	309-0000-57000	CAPITAL OUTLAY - IMPR...	Dry Barrel To Wet Hydrant		1,249.21	
W829210	Invoice	05/16/2025	Provisional Encampment	0.00	697.54	
	121-0000-52200	PROFESSIONAL SERVICES...	Provisional Encampment		697.54	
W862828	Invoice	05/16/2025	Sewer Utilities - Provisional Encamp.	0.00	79.39	

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
	121-0000-52525 REPAIRS & MAINTENANCE..	Sewer Utilities - Provisional Enc...		79.39		
W889169	Invoice	05/16/2025	Cesar Chavez Waterline Material	0.00	953.18	
	770-0000-57000 CAPITAL OUTLAY - IMPR...	Cesar Chavez Waterline Material		953.18		
COMOSH	COUNTY OF MONTEREY SHERIFF-CORONER	05/16/2025	Regular	0.00	17,091.20	57383
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
3092	Invoice	05/16/2025	CJIS - Fees	0.00	17,091.20	
	100-1400-52520 MAINTENANCE AGREEM...	CJIS - Fees		17,091.20		
GUERR	DAMIAN GUERRERO	05/16/2025	Regular	0.00	13,000.00	57384
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
246 A	Invoice	05/16/2025	Tree Trimming - Soledad & Front Street	0.00	600.00	
	412-0000-57000 CAPITAL OUTLAY - IMPR...	Tree Trimming - Soledad & Front...		600.00		
247	Invoice	05/16/2025	River Trash Removal	0.00	100.00	
	311-0000-52200 PROFESSIONAL SERVICES...	River Trash Removal		100.00		
248	Invoice	05/16/2025	Front St. Waterline	0.00	900.00	
	770-0000-57000 CAPITAL OUTLAY - IMPR...	Front St. Waterline		900.00		
249	Invoice	05/16/2025	San Vicente Maint.	0.00	1,500.00	
	651-0000-52516 LANDSCAPE MAINT. (EAS...	San Vicente Maint.		1,500.00		
250	Invoice	05/16/2025	Orchard Ln. Park Maint.	0.00	4,000.00	
	651-0000-52522 PARK MAINTENANCE	Orchard Ln. Park Maint.		4,000.00		
251	Invoice	05/16/2025	Serra Ln Bioswell	0.00	1,750.00	
	651-0000-52516 LANDSCAPE MAINT. (EAS...	Serra Ln Bioswell		1,750.00		
252	Invoice	05/16/2025	Serra Cul-de-Sac	0.00	250.00	
	651-0000-52516 LANDSCAPE MAINT. (EAS...	Serra Cul-de-Sac		250.00		
253	Invoice	05/16/2025	Davalos Bioswell	0.00	1,750.00	
	651-0000-52516 LANDSCAPE MAINT. (EAS...	Davalos Bioswell		1,750.00		
254	Invoice	05/16/2025	Calle Val Verde Bio Swell	0.00	1,750.00	
	651-0000-52516 LANDSCAPE MAINT. (EAS...	Calle Val Verde Bio Swell		1,750.00		
255	Invoice	05/16/2025	River Trash Removal	0.00	100.00	
	311-0000-52200 PROFESSIONAL SERVICES...	River Trash Removal		100.00		
256	Invoice	05/16/2025	River Trash Removal	0.00	100.00	
	311-0000-52200 PROFESSIONAL SERVICES...	River Trash Removal		100.00		
257	Invoice	05/16/2025	River Trash Removal	0.00	100.00	
	311-0000-52200 PROFESSIONAL SERVICES...	River Trash Removal		100.00		
258	Invoice	05/16/2025	River Trash Removal	0.00	100.00	
	311-0000-52200 PROFESSIONAL SERVICES...	River Trash Removal		100.00		
NAVARR	DANIEL NAVARRO	05/16/2025	Regular	0.00	58.01	57385
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
05132025	Invoice	05/16/2025	Reimbursement - D. Navarro	0.00	58.01	
	310-0000-52091 TRAVEL, MEETINGS & TRA..	Reimbursement - D. Navarro		58.01		
DATA	DATAFLOW BUSINESS SYSTEMS, INC.	05/16/2025	Regular	0.00	786.06	57386
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
421038	Invoice	05/16/2025	Copier - PD	0.00	311.83	
	100-1400-52520 MAINTENANCE AGREEM...	Copier - PD		311.83		
421990	Invoice	05/16/2025	Copier - Comm. Center	0.00	214.54	
	100-2200-52520 MAINTENANCE AGREEM...	Copier - Comm. Center		214.54		
422293	Invoice	05/16/2025	Copier - CH	0.00	12.50	
	100-8000-52520 MAINTENANCE AGREEM...	Copier - CH		12.50		

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
422373	Invoice 05/16/2025 Copier - CH			0.00	247.19	
	100-8000-52520 MAINTENANCE AGREEM...		Copier - CH		247.19	
DEPJUS	DEPARTMENT OF JUSTICE-STATE OF CA.	05/16/2025	Regular	0.00	224.00	57387
Payable #	**Payable Type** **Post Date** **Payable Description**			**Discount Amount**	**Payable Amount**	
	Account Number **Account Name** **Item Description**			**Distribution Amount**		
808600	Invoice 05/16/2025 HR Livescan			0.00	224.00	
	100-1310-52110 RECRUITMENT & ADVERT...		HR Livescan		224.00	
DKF	DKF SOLUTIONS GROUP, LLC	05/16/2025	Regular	0.00	3,000.00	57388
Payable #	**Payable Type** **Post Date** **Payable Description**			**Discount Amount**	**Payable Amount**	
	Account Number **Account Name** **Item Description**			**Distribution Amount**		
22853	Invoice 05/16/2025 IIPP Document			0.00	3,000.00	
	100-1310-52200 PROFESSIONAL SERVICES...		IIPP Document		3,000.00	
ALEJANDRED	DYANDRA ALEJANDRE	05/16/2025	Regular	0.00	506.00	57389
Payable #	**Payable Type** **Post Date** **Payable Description**			**Discount Amount**	**Payable Amount**	
	Account Number **Account Name** **Item Description**			**Distribution Amount**		
062725	Invoice 05/16/2025 PC 832 Laws of Arrest #95			0.00	506.00	
	100-1100-52091 TRAVEL, MEETINGS & TRA...		PC 832 Laws of Arrest #95		506.00	
ESTRADAE	EMANUEL ESTRADA	05/16/2025	Regular	0.00	96.00	57390
Payable #	**Payable Type** **Post Date** **Payable Description**			**Discount Amount**	**Payable Amount**	
	Account Number **Account Name** **Item Description**			**Distribution Amount**		
051925	Invoice 05/16/2025 DUI Checkpoints - Planning & Management			0.00	96.00	
	100-1400-52091 TRAVEL, MEETINGS & TRA...		DUI Checkpoints - Planning & M...		96.00	
EMCPLA	EMC PLANNING GROUP INC.	05/16/2025	Regular	0.00	9,170.86	57391
Payable #	**Payable Type** **Post Date** **Payable Description**			**Discount Amount**	**Payable Amount**	
	Account Number **Account Name** **Item Description**			**Distribution Amount**		
16-001-93	Invoice 05/16/2025 Miramonte			0.00	1,575.80	
	120-0000-52200 PROFESSIONAL SERVICES...		Miramonte		1,575.80	
25-017-3	Invoice 05/16/2025 Almond Acres			0.00	7,595.06	
	120-0000-52200 PROFESSIONAL SERVICES...		Almond Acres		7,595.06	
EDIS	EMPLOYER DRIVEN INSURANCE SERVICES	05/16/2025	Regular	0.00	10,199.46	57392
Payable #	**Payable Type** **Post Date** **Payable Description**			**Discount Amount**	**Payable Amount**	
	Account Number **Account Name** **Item Description**			**Distribution Amount**		
361187-0	Invoice 05/16/2025 Claims Funding / Admin			0.00	10,199.46	
	402-1300-51238 MEDICAL, DENTAL & RX C...		Claims Funding / Admin		10,199.46	
EVERBA	EVERBANK, N.A.	05/16/2025	Regular	0.00	156.48	57393
Payable #	**Payable Type** **Post Date** **Payable Description**			**Discount Amount**	**Payable Amount**	
	Account Number **Account Name** **Item Description**			**Distribution Amount**		
10360187	Invoice 05/16/2025 Copier - CH			0.00	156.48	
	100-8000-52230 LEASE CONTRACTS		Copier - CH		156.48	
FERGUSONUS	FERGUSON US HOLDINGS, INC	05/16/2025	Regular	0.00	6,930.42	57394
Payable #	**Payable Type** **Post Date** **Payable Description**			**Discount Amount**	**Payable Amount**	
	Account Number **Account Name** **Item Description**			**Distribution Amount**		
1874474-1	Invoice 05/16/2025 5/8 Valve Lock Cap			0.00	42.94	
	309-0000-52525 REPAIRS & MAINTENANCE..		5/8 Valve Lock Cap		42.94	
1884355	Invoice 05/16/2025 25 x 1" Neptune Meters			0.00	5,098.42	
	309-0000-52521 METER REPAIR/REPLACE...		25 x 1" Neptune Meters		5,098.42	
1889339	Invoice 05/16/2025 3" Brass Nipple Fittings			0.00	94.60	
	100-2100-52525 REPAIRS & MAINTENANCE..		3" Brass Nipple Fittings		94.60	
1891525	Invoice 05/16/2025 Provisional Encampment			0.00	708.96	
	121-0000-52200 PROFESSIONAL SERVICES...		Provisional Encampment		708.96	
1891727	Invoice 05/16/2025 Cesar Chavez Waterline Material			0.00	210.55	

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
	770-0000-57000 CAPITAL OUTLAY - IMPR...		Cesar Chavez Waterline Material		210.55	
1891727-1	Invoice	05/16/2025	Cesar Chavez Waterline Material	0.00	261.83	
	770-0000-57000 CAPITAL OUTLAY - IMPR...		Cesar Chavez Waterline Material		261.83	
1892082	Invoice	05/16/2025	Los Coches Dry Barrel Hydrant	0.00	513.12	
	309-0000-57000 CAPITAL OUTLAY - IMPR...		Los Coches Dry Barrel Hydrant		513.12	
CIT	FIRST-CITIZENS BANK & TRUST CO	05/16/2025	Regular	0.00	134.95	57395
Payable #	**Payable Type** **Post Date**	**Payable Description**		**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
47018224	Invoice	05/16/2025	Copier Lease	0.00	134.95	
	100-2200-52230	LEASE CONTRACTS	Copier Lease	134.95		
BRAVIL	FRANCISCO BRAVO	05/16/2025	Regular	0.00	411.87	57396
Payable #	**Payable Type** **Post Date**	**Payable Description**		**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
05072538410	Invoice	05/16/2025	Underhoist Safety Stand	0.00	411.87	
	100-2100-52052	SAFETY EQUIPMENT	Underhoist Safety Stand	411.87		
GONZAC	GONZALES ACE HARDWARE INC.	05/16/2025	Regular	0.00	86.72	57397
Payable #	**Payable Type** **Post Date**	**Payable Description**		**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
038891/3	Invoice	05/16/2025	Pad Locks	0.00	86.72	
	100-2100-52525	REPAIRS & MAINTENANCE..	Pad Locks	86.72		
GRAINE	GRAINGER	05/16/2025	Regular	0.00	40.07	57398
Payable #	**Payable Type** **Post Date**	**Payable Description**		**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
9488720344	Invoice	05/16/2025	Safety Placard - Shop	0.00	40.07	
	310-0000-52052	SAFETY EQUIPMENT	Safety Placard - Shop	40.07		
GREENR	GREEN RUBBER-KENNEDY AG	05/16/2025	Regular	0.00	997.38	57399
Payable #	**Payable Type** **Post Date**	**Payable Description**		**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
G-433660	Invoice	05/16/2025	Repairs for Escalator / Streamlight	0.00	251.43	
	310-0000-52051	TOOLS & MINOR EQUIPM...	Repairs for Escalator / Streamlig...	113.18		
	310-0000-52525	REPAIRS & MAINTENANCE..	Repairs for Escalator / Streamlig...	138.25		
G-433752	Invoice	05/16/2025	Repairs - Chemical Station	0.00	193.41	
	310-0000-52525	REPAIRS & MAINTENANCE..	Repairs - Chemical Station	193.41		
G-433834	Invoice	05/16/2025	Parts for Escalator #2 Sprayer	0.00	96.74	
	310-0000-52525	REPAIRS & MAINTENANCE..	Parts for Escalator #2 Sprayer	96.74		
S-803129	Invoice	05/16/2025	Bottom Brush - Escalator #1	0.00	455.80	
	310-0000-52525	REPAIRS & MAINTENANCE..	Bottom Brush - Escalator #1	455.80		
HILLYA	HILLYARD, INC.	05/16/2025	Regular	0.00	721.59	57400
Payable #	**Payable Type** **Post Date**	**Payable Description**		**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
605811284	Invoice	05/16/2025	Janitorial	0.00	721.59	
	100-2200-52518	FACILITIES EXPENSE	Janitorial	721.59		
HOLLOW	HOLLOWAY ENVIRONMENTAL SOLUTIONS, LLC.	05/16/2025	Regular	0.00	24,339.06	57401
Payable #	**Payable Type** **Post Date**	**Payable Description**		**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
INV-HES-3412	Invoice	05/16/2025	Sludge Hauling Apr 2025	0.00	24,339.06	
	310-0000-52526	SLUDGE DISPOSAL	Sludge Hauling Apr 2025	24,339.06		
HYDROT	HYDRO TURF INC.	05/16/2025	Regular	0.00	2,490.74	57402

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
I801759	Invoice	05/16/2025	Fertilizer / Gypsum	0.00	1,220.27	
	100-2100-52525	REPAIRS & MAINTENANCE..	Fertilizer / Gypsum	1,220.27		
I801986	Invoice	05/16/2025	Stick Edger	0.00	710.11	
	100-2100-52051	TOOLS & MINOR EQUIPM...	Stick Edger	710.11		
I801987	Invoice	05/16/2025	Pop Up Nozzles	0.00	142.03	
	100-2100-52525	REPAIRS & MAINTENANCE..	Pop Up Nozzles	142.03		
I802079	Invoice	05/16/2025	Irrigation for New Sod at Community Cent...	0.00	418.33	
	100-2200-52525	REPAIRS & MAINTENANCE..	Irrigation for New Sod at Comm...	418.33		
CORIX	ICONIX WATERWORKS (US) INC.	05/16/2025	Regular	0.00	203.96	57403
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
U2516015617	Invoice	05/16/2025	Spool 6"x12 Hydrant	0.00	203.96	
	309-0000-52525	REPAIRS & MAINTENANCE..	Spool 6"x12 Hydrant	203.96		
INFOSE	INFOSEND, INC	05/16/2025	Regular	0.00	4,959.80	57404
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
286217	Invoice	05/16/2025	Utility Bill Mailing	0.00	4,959.80	
	309-0000-52042	POSTAGE, SHIPPING & FR...	Utility Bill Mailing	1,653.26		
	310-0000-52042	POSTAGE, SHIPPING & FR...	Utility Bill Mailing	1,653.27		
	311-0000-52042	POSTAGE, SHIPPING & FR...	Utility Bill Mailing	1,653.27		
MADJOR	JORGE MADRIGAL	05/16/2025	Regular	0.00	182.83	57405
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
050125	Invoice	05/16/2025	Reimbursement Lunch For Training	0.00	17.83	
	309-0000-52091	TRAVEL, MEETINGS & TRA...	Reimbursement Lunch For Train...	17.83		
051325	Invoice	05/16/2025	Reimbursement For Certificate Renewal	0.00	165.00	
	309-0000-52091	TRAVEL, MEETINGS & TRA...	Reimbursement For Certificate ...	165.00		
HEALYK	KEVIN HEALY	05/16/2025	Regular	0.00	80.00	57406
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
050725	Invoice	05/16/2025	Adult Basketball Referee	0.00	80.00	
	100-2200-52200	PROFESSIONAL SERVICES...	Adult Basketball Referee	80.00		
LAWPRO	LAWSON PRODUCTS	05/16/2025	Regular	0.00	431.21	57407
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
9312452648	Invoice	05/16/2025	Gloves - Shop Restock	0.00	431.21	
	310-0000-52052	SAFETY EQUIPMENT	Gloves - Shop Restock	431.21		
LEYTOW	LEYVA'S TOWING, INC.	05/16/2025	Regular	0.00	430.00	57408
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
14292	Invoice	05/16/2025	Evidence Tow	0.00	180.00	
	100-1400-52200	PROFESSIONAL SERVICES...	Evidence Tow	180.00		
14484	Invoice	05/16/2025	Evidence Tow	0.00	250.00	
	100-1400-52200	PROFESSIONAL SERVICES...	Evidence Tow	250.00		
DIAZ-NARANJO	LIZZET DIAZ-NARANJO	05/16/2025	Regular	0.00	516.80	57409
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
050525	Invoice	05/16/2025	DUI Checkpoints - Planning & Management	0.00	516.80	
	100-1400-52091	TRAVEL, MEETINGS & TRA...	DUI Checkpoints - Planning & M...	516.80		

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
MANGO	MANGO SIGNS LLC	05/16/2025	Regular	0.00	107.40	57410

Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**	
QVA5RYVW-0001	Invoice	05/16/2025	Basic Yearly Per Sign	0.00	107.40
	100-1400-52015	SUBSCRIPTIONS	Basic Yearly Per Sign	107.40	

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
WILDHORSE	M-K-S DODSON INC	05/16/2025	Regular	0.00	355.45	57411

Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**	
U007F745	Invoice	05/16/2025	Propane Tank - Provisional Encampment	0.00	355.45
	121-0000-52200	PROFESSIONAL SERVICES...	Propane Tank - Provisional Enc...	355.45	

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
ARIMOI	MOISES ARIZMENDI	05/16/2025	Regular	0.00	54.00	57412

Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**	
050225B	Invoice	05/16/2025	CRWA 2025 Education & Expo	0.00	54.00
	309-0000-52091	TRAVEL, MEETINGS & TRA...	CRWA 2025 Education & Expo	54.00	

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
MCHDEP	MONTEREY COUNTY HEALTH DEPARTMENT	05/16/2025	Regular	0.00	532.00	57413

Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**	
EVA25-000259	Invoice	05/16/2025	Special Event	0.00	532.00
	100-2200-52105	SPECIAL EVENTS	Special Event	532.00	

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
MONTPE	MONTEREY PENINSULA ENGINEERING	05/16/2025	Regular	0.00	38,000.00	57414

Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**	
03-14	Invoice	05/16/2025	Fire App Bay - Bldg	0.00	38,000.00
	211-0000-57000	CAPITAL OUTLAY - IMPR...	Fire App Bay - Bldg	38,000.00	

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
MOTEL6	MOTEL 6	05/16/2025	Regular	0.00	31,358.00	57415

Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**	
9436ACD664	Invoice	05/16/2025	Motel Voucher	0.00	3,919.75
	121-0000-52200	PROFESSIONAL SERVICES...	Motel Voucher	3,919.75	
9436ACD666	Invoice	05/16/2025	Motel Voucher	0.00	3,919.75
	121-0000-52200	PROFESSIONAL SERVICES...	Motel Voucher	3,919.75	
9436ACD803	Invoice	05/16/2025	Motel Voucher	0.00	3,919.75
	121-0000-52200	PROFESSIONAL SERVICES...	Motel Voucher	3,919.75	
9436ACD805	Invoice	05/16/2025	Motel Voucher	0.00	3,919.75
	121-0000-52200	PROFESSIONAL SERVICES...	Motel Voucher	3,919.75	
9436ACD807	Invoice	05/16/2025	Motel Voucher	0.00	3,919.75
	121-0000-52200	PROFESSIONAL SERVICES...	Motel Voucher	3,919.75	
9436ACD809	Invoice	05/16/2025	Motel Voucher	0.00	3,919.75
	121-0000-52200	PROFESSIONAL SERVICES...	Motel Voucher	3,919.75	
9436ACD815	Invoice	05/16/2025	Motel Voucher	0.00	3,919.75
	121-0000-52200	PROFESSIONAL SERVICES...	Motel Voucher	3,919.75	
9436ACD817	Invoice	05/16/2025	Motel Voucher	0.00	3,919.75
	121-0000-52200	PROFESSIONAL SERVICES...	Motel Voucher	3,919.75	

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
ONE WO	ONE WORKPLACE L. FERRARI	05/16/2025	Regular	0.00	22,074.14	57416

Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**	
178142	Invoice	05/16/2025	Audio System Equipment (Chambers)	0.00	22,074.14
	100-3000-57000	CAPITAL OUTLAY - IMPR...	Audio System Equipment (Cham...	22,074.14	

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
OREAUT	O'REILLY AUTO PARTS	05/16/2025	Regular	0.00	92.71	57417

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
3566-245740	Invoice	05/16/2025	Brake Clean	0.00	56.67	
	100-2100-52525	REPAIRS & MAINTENANCE..	Brake Clean	56.67		
3566-246266	Invoice	05/16/2025	Cargo Mat	0.00	36.04	
	310-0000-52134	COLLECTION SYSTEM MA...	Cargo Mat	36.04		
PACCRE	PACIFIC CREST ENGINEERING INC.	05/16/2025	Regular	0.00	1,015.00	57418
14978	Invoice	05/16/2025	WRF Metal Bldg.	0.00	1,015.00	
	310-0000-57000	CAPITAL OUTLAY - IMPR...	WRF Metal Bldg.	1,015.00		
RENDON	PAUL RENDON	05/16/2025	Regular	0.00	135.00	57419
041825	Invoice	05/16/2025	Reimbursement - Pesticide Applicator Cert.	0.00	135.00	
	310-0000-52091	TRAVEL, MEETINGS & TRA..	Reimbursement - Pesticide Appli...	135.00		
PAVEME	PAVEMENT ENGINEERING, INC.	05/16/2025	Regular	0.00	380.00	57420
2504-036	Invoice	05/16/2025	West St. Pavement Evaluation	0.00	380.00	
	410-0000-57000	CAPITAL OUTLAY - IMPR...	West St. Pavement Evaluation	380.00		
PENINS	PENINSULA WELDING & MEDICAL SUPPLY, INC.	05/16/2025	Regular	0.00	380.35	57421
278522	Invoice	05/16/2025	Cylinder Tanks Rental	0.00	132.00	
	310-0000-52525	REPAIRS & MAINTENANCE..	Cylinder Tanks Rental	132.00		
278681	Invoice	05/16/2025	Welding Supplies Restock	0.00	248.35	
	310-0000-52525	REPAIRS & MAINTENANCE..	Welding Supplies Restock	248.35		
PGE CF	PG&E CFM/PPC DEPARTMENT	05/16/2025	Regular	0.00	8,341.74	57422
50122877 V1	Invoice	05/16/2025	Gas Relocation - Fire App Bay Proj.	0.00	8,341.74	
	772-0000-52200	PROFESSIONAL SERVICES...	Gas Relocation - Fire App Bay Pr...	8,341.74		
RDOEQU	R.D. OFFUTT COMPANY	05/16/2025	Regular	0.00	1,104.73	57423
3963012	Credit Memo	05/16/2025	Backhoe John Deere Credit	0.00	-54.38	
	309-0000-52525	REPAIRS & MAINTENANCE..	Backhoe John Deere Credit	-54.38		
P2244938	Invoice	05/16/2025	John Deere Mowing Deck Repairs	0.00	1,135.94	
	100-2100-52525	REPAIRS & MAINTENANCE..	John Deere Mowing Deck Repairs	1,135.94		
P2284838	Invoice	05/16/2025	Mower Bolts & Nuts	0.00	23.17	
	100-2100-52525	REPAIRS & MAINTENANCE..	Mower Bolts & Nuts	23.17		
AGUILA	ROLANDO AGUILAR	05/16/2025	Regular	0.00	38.71	57424
050725	Invoice	05/16/2025	Materials Purchased for Senior Social	0.00	38.71	
	100-2200-52031	PROGRAM SUPPLIES	Materials Purchased for Senior ...	38.71		
SALINA	S & L INVESTMENTS	05/16/2025	Regular	0.00	2,013.23	57425

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
209	Invoice	05/16/2025	Uniform Tops - Records	0.00	360.05	
	100-1400-52048	UNIFORM PURCHASE	Uniform Tops - Records	360.05		
210	Invoice	05/16/2025	LT New Shirts	0.00	171.30	
	100-1400-52048	UNIFORM PURCHASE	LT New Shirts	171.30		
211	Invoice	05/16/2025	Uniforms	0.00	168.03	
	100-1400-52048	UNIFORM PURCHASE	Uniforms	168.03		
246	Invoice	05/16/2025	Vest	0.00	1,313.85	
	100-1400-52048	UNIFORM PURCHASE	Vest	1,313.85		
SAFETY	SAFETY-KLEEN SYSTEMS, INC.	05/16/2025	Regular	0.00	680.36	57426
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
96925321	Invoice	05/16/2025	Oil + Liquid Absorbents	0.00	680.36	
	310-0000-52520	MAINTENANCE AGREEM...	Oil + Liquid Absorbents	680.36		
SALSOL	SALINAS VALLEY SOLID WASTE AUTHORITY	05/16/2025	Regular	0.00	74,303.08	57427
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
25031	Invoice	05/16/2025	Solid Waste Fees / April 2025	0.00	20,200.00	
	311-0000-52230	LEASE CONTRACTS	Solid Waste Fees / April 2025	20,200.00		
25144	Invoice	05/16/2025	Solid Waste Fees / April 2025	0.00	53,803.93	
	311-0000-52230	LEASE CONTRACTS	Solid Waste Fees / April 2025	53,803.93		
25148	Invoice	05/16/2025	Solid Waste Fees / April 2025	0.00	299.15	
	311-0000-52230	LEASE CONTRACTS	Solid Waste Fees / April 2025	299.15		
MEDCLE	SANDRA LOPEZ MEDINA	05/16/2025	Regular	0.00	520.00	57428
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
0859	Invoice	05/16/2025	Janitorial Services - Gateway	0.00	520.00	
	100-1200-52520	MAINTENANCE AGREEM...	Janitorial Services - Gateway	520.00		
SIGIRR	SIGNATURE IRRIGATION	05/16/2025	Regular	0.00	713.26	57429
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
55665	Invoice	05/16/2025	2" Gav. Plug	0.00	8.96	
	309-0000-52525	REPAIRS & MAINTENANCE..	2" Gav. Plug	8.96		
55765	Invoice	05/16/2025	Cesar Chavez Water Line	0.00	478.27	
	770-0000-57000	CAPITAL OUTLAY - IMPR...	Cesar Chavez Water Line	478.27		
55767	Invoice	05/16/2025	Cesar Chavez Restroom Waterline	0.00	204.23	
	770-0000-57000	CAPITAL OUTLAY - IMPR...	Cesar Chavez Restroom Waterli...	204.23		
55775	Invoice	05/16/2025	Backflow Gaskets	0.00	6.85	
	100-2100-52525	REPAIRS & MAINTENANCE..	Backflow Gaskets	6.85		
55776	Invoice	05/16/2025	Cesar Chavez Park Fittings	0.00	14.95	
	770-0000-57000	CAPITAL OUTLAY - IMPR...	Cesar Chavez Park Fittings	14.95		
SOLETR	SOLEDAD TRUCK & AUTO	05/16/2025	Regular	0.00	360.00	57430
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
13984	Invoice	05/16/2025	Smog	0.00	60.00	
	310-0000-52080	FLEET SERVICES	Smog	60.00		
13986	Invoice	05/16/2025	Smog	0.00	60.00	
	310-0000-52080	FLEET SERVICES	Smog	60.00		
13987	Invoice	05/16/2025	Smog	0.00	60.00	
	100-2100-52080	FLEET SERVICES	Smog	60.00		
13989	Invoice	05/16/2025	Smog	0.00	60.00	

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
	310-0000-52080 FLEET SERVICES		Smog		60.00	
13993	Invoice	05/16/2025	Smog	0.00	60.00	
	310-0000-52080 FLEET SERVICES		Smog		60.00	
13997	Invoice	05/16/2025	Service Truck - Smog	0.00	60.00	
	310-0000-52080 FLEET SERVICES		Service Truck - Smog		60.00	
SOLTRU	SOLEDAD TRUE VALUE	05/16/2025	Regular	0.00	63.64	57431
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
351811	Invoice	05/16/2025	Well #6 Electrical Repairs	0.00	10.90	
	309-0000-52525 REPAIRS & MAINTENANCE..		Well #6 Electrical Repairs	10.90		
353631	Invoice	05/16/2025	Chambers Renovation Supplies	0.00	4.35	
	100-8000-52518 FACILITIES EXPENSE		Chambers Renovation Supplies	4.35		
353799	Invoice	05/16/2025	Chambers Renovation Supplies	0.00	4.69	
	100-8000-52518 FACILITIES EXPENSE		Chambers Renovation Supplies	4.69		
353801	Invoice	05/16/2025	Chambers Renovation Supplies	0.00	3.57	
	100-8000-52518 FACILITIES EXPENSE		Chambers Renovation Supplies	3.57		
353819	Invoice	05/16/2025	Chambers Renovation Supplies	0.00	8.50	
	100-8000-52518 FACILITIES EXPENSE		Chambers Renovation Supplies	8.50		
353822	Invoice	05/16/2025	Chambers Renovation Supplies	0.00	6.53	
	100-8000-52518 FACILITIES EXPENSE		Chamber Renovation Supplies	6.53		
354458	Invoice	05/16/2025	Facility - Landscape	0.00	17.46	
	100-2200-52518 FACILITIES EXPENSE		Facility - Landscape	17.46		
354469	Invoice	05/16/2025	Facility - Landscape	0.00	7.64	
	100-2200-52518 FACILITIES EXPENSE		Facility - Landscape	7.64		
STAPLE	STAPLES BUSINESS CREDIT	05/16/2025	Regular	0.00	191.14	57432
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
6030127216	Invoice	05/16/2025	Well Sites Markers	0.00	21.50	
	309-0000-52040 OFFICE SUPPLIES		Well Sites Markers	21.50		
6030127222	Invoice	05/16/2025	Office / Janitorial	0.00	32.75	
	310-0000-52040 OFFICE SUPPLIES		Office / Janitorial	14.31		
	310-0000-52518 FACILITIES EXPENSE		Office / Janitorial	18.44		
6030127224	Invoice	05/16/2025	Well Sites W. Board Erasers	0.00	28.78	
	309-0000-52040 OFFICE SUPPLIES		Well Sites W. Board Erasers	28.78		
6030127226	Invoice	05/16/2025	Office Supplies	0.00	27.63	
	309-0000-52040 OFFICE SUPPLIES		Office Supplies	13.82		
	310-0000-52040 OFFICE SUPPLIES		Office Supplies	13.81		
6030127235	Invoice	05/16/2025	Bldg Office Supplies	0.00	80.48	
	100-1250-52040 OFFICE SUPPLIES		Bldg Office Supplies	80.48		
SUNBEL	SUNBELT RENTALS, INC	05/16/2025	Regular	0.00	4,772.28	57433
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
167954952-0001	Invoice	05/16/2025	Life Rental Tank Light	0.00	4,772.28	
	309-0000-52525 REPAIRS & MAINTENANCE..		Life Rental Tank Light	4,772.28		
TEAMCIVX	TEAM CIVX	05/16/2025	Regular	0.00	3,500.00	57434
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
3856	Invoice	05/16/2025	Parcel Tax Consulting	0.00	3,500.00	
	100-1100-52200 PROFESSIONAL SERVICES...		Parcel Tax Consulting	3,500.00		
THE ED	THE ED JONES CO., INC	05/16/2025	Regular	0.00	1,989.13	57435

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
58280	Invoice	05/16/2025	Badges	0.00	1,989.13	
	100-1400-52200	PROFESSIONAL SERVICES...	Badges	1,989.13		
TMOBIL	T-MOBILE USA, INC	05/16/2025	Regular	0.00	140.23	57436
042125C	Invoice	05/16/2025	Cell Phone	0.00	140.23	
	100-2200-52415	CELLULAR PHONE	Cell Phone	140.23		
TMDCREATIVE	TOVAR STRATEGIES, INC	05/16/2025	Regular	0.00	8,100.00	57437
22-25007	Invoice	05/16/2025	Capital Campaign Consult	0.00	8,100.00	
	100-2200-52200	PROFESSIONAL SERVICES...	Capital Campaign Consult	8,100.00		
TOWNSE	TOWNSEND PUBLIC AFFAIRS, INC	05/16/2025	Regular	0.00	5,000.00	57438
23237	Invoice	05/16/2025	Grants / Consulting Services	0.00	5,000.00	
	100-2400-52200	PROFESSIONAL SERVICES...	Grants / Consulting Services	5,000.00		
TRICIT	TRI-CITIES DISPOSAL AND RECYCLING, INC.	05/16/2025	Regular	0.00	1,489.24	57439
043025	Invoice	05/16/2025	Corp Yard Landfill Fees	0.00	1,489.24	
	647-0000-52532	STREET SWEEPING	Corp Yard Landfill Fees	496.41		
	649-0000-52532	STREET SWEEPING	Corp Yard Landfill Fees	496.41		
	651-0000-52532	STREET SWEEPING	Corp Yard Landfill Fees	496.42		
USBANP	U.S. BANK CORPORATE PAYMENT SYSTEM	05/16/2025	Regular	0.00	19,391.44	57440
050625BT	Invoice	05/16/2025	Credit Card Purchases	0.00	3,783.85	
	100-1200-52091	TRAVEL, MEETINGS & TRA...	CMCA Conference AN	665.25		
	100-1200-52091	TRAVEL, MEETINGS & TRA...	Parking CMCA AN	135.00		
	100-2400-52091	TRAVEL, MEETINGS & TRA...	CAPIO Lodging AN	864.75		
	121-0000-52200	PROFESSIONAL SERVICES...	Laundry Cards - Encampment	1,377.00		
	121-0000-52525	REPAIRS & MAINTENANCE..	Storage Unit Encampment	175.00		
	121-0000-52525	REPAIRS & MAINTENANCE..	Client Supplies Encampment	566.85		
050625DTW	Invoice	05/16/2025	Credit Card Purchases	0.00	3,660.75	
	309-0000-52042	POSTAGE, SHIPPING & FR...	Shipping Fees Water Meter	9.05		
	309-0000-52042	POSTAGE, SHIPPING & FR...	Shipping Fees Water Meter	122.51		
	309-0000-52042	POSTAGE, SHIPPING & FR...	Shipping Fees Water Meter	3.84		
	309-0000-52091	TRAVEL, MEETINGS & TRA...	Training	114.50		
	309-0000-52091	TRAVEL, MEETINGS & TRA...	Lodging For Class	103.96		
	309-0000-52091	TRAVEL, MEETINGS & TRA...	Training/Tour	160.00		
	309-0000-52091	TRAVEL, MEETINGS & TRA...	Training	429.00		
	309-0000-52091	TRAVEL, MEETINGS & TRA...	Backflow Prevention Tester Certi..	340.00		
	309-0000-52091	TRAVEL, MEETINGS & TRA...	Flight for Training	68.48		
	309-0000-52091	TRAVEL, MEETINGS & TRA...	Exam For Backflow Tester	300.00		
	309-0000-52091	TRAVEL, MEETINGS & TRA...	Training	43.00		
	309-0000-52520	MAINTENANCE AGREEM...	Google Suite	285.60		
	310-0000-52091	TRAVEL, MEETINGS & TRA...	Lodging For Class	103.96		
	310-0000-52091	TRAVEL, MEETINGS & TRA...	Flight for Training	68.48		
	310-0000-52091	TRAVEL, MEETINGS & TRA...	Lodging For Class	103.96		
	310-0000-52091	TRAVEL, MEETINGS & TRA...	Training	528.00		
	310-0000-52091	TRAVEL, MEETINGS & TRA...	Training	114.50		
	310-0000-52091	TRAVEL, MEETINGS & TRA...	Training	43.00		

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
	310-0000-52091	TRAVEL, MEETINGS & TRA...	Training		43.00	
	310-0000-52520	MAINTENANCE AGREEM...	Google Suite		285.60	
	651-0000-52522	PARK MAINTENANCE	ACID		315.98	
	651-0000-52522	PARK MAINTENANCE	Broomine Tablets		74.33	
050625DW	Invoice	05/16/2025	Credit Card Purchases	0.00	19.99	
	100-1400-52015	SUBSCRIPTIONS	Subscription to WONDERSHARE!		19.99	
050625FL	Invoice	05/16/2025	Credit Card Purchases	0.00	5,529.29	
	100-1400-52010	MEMBERSHIP DUES	Membership Dues		37.90	
	100-1400-52015	SUBSCRIPTIONS	Subscription		107.40	
	100-1400-52015	SUBSCRIPTIONS	Subscription		32.00	
	100-1400-52040	OFFICE SUPPLIES	Ribbon		239.89	
	100-1400-52043	AMMUNITION/WEAPON ...	Glock Suppressors		1,007.50	
	100-1400-52050	PROPERTY EVIDENCE RO...	Air Purifier		497.05	
	100-1400-52091	TRAVEL, MEETINGS & TRA...	Training - Hotel		1,538.12	
	100-1400-52091	TRAVEL, MEETINGS & TRA...	Training - Hotel		333.32	
	100-1400-52091	TRAVEL, MEETINGS & TRA...	Training		299.00	
	100-1400-52091	TRAVEL, MEETINGS & TRA...	Training - Hotel		1,006.13	
	100-1400-52091	TRAVEL, MEETINGS & TRA...	Training		159.00	
	100-1400-52091	TRAVEL, MEETINGS & TRA...	Training		159.00	
	100-1400-52400	UTILITIES	Cable Service		112.98	
050625FU	Invoice	05/16/2025	Credit Card Purchases	0.00	1,550.47	
	100-1320-52091	TRAVEL, MEETINGS & TRA...	Online Training		79.00	
	100-3000-57000	CAPITAL OUTLAY - IMPR...	HDMI Cables		1,471.47	
050625JP	Invoice	05/16/2025	Credit Card Purchases	0.00	3,849.89	
	100-2200-52031	PROGRAM SUPPLIES	Program - Theater Alice		38.05	
	100-2200-52031	PROGRAM SUPPLIES	Youth Sports- Flag Football Unif...		2,294.36	
	100-2200-52031	PROGRAM SUPPLIES	Youth Sports - Flag Football Unif...		57.78	
	100-2200-52031	PROGRAM SUPPLIES	Program - Theater Alice		32.15	
	100-2200-52049	PRINTING & ADVERTISING	Email Processor App		39.25	
	100-2200-52105	SPECIAL EVENTS	Promotion:		10.00	
	100-2200-52105	SPECIAL EVENTS	Promotion:		10.21	
	100-2200-52105	SPECIAL EVENTS	NRPA - Youth Day		54.45	
	100-2200-52105	SPECIAL EVENTS	Promotion: NRPA - Youth Day		49.99	
	100-2200-52105	SPECIAL EVENTS	NRPA - Youth Day		370.20	
	100-2200-52105	SPECIAL EVENTS	NRPA - Youth Day		100.00	
	100-2200-52105	SPECIAL EVENTS	NRPA - Youth Day		90.53	
	100-2200-52105	SPECIAL EVENTS	NRPA - Youth Day		50.38	
	100-2200-52105	SPECIAL EVENTS	NRPA - Youth Day		15.99	
	100-2200-52105	SPECIAL EVENTS	NRPA-Youth Day		280.56	
	100-2200-52115	SUNDRY	Sundry - Water to Sell		104.95	
	100-2200-52518	FACILITIES EXPENSE	Facility Expense Landscaping		99.06	
	100-2200-52518	FACILITIES EXPENSE	Facility Expense Landscaping		129.40	
	100-2400-52115	SUNDRY	Youth Council - Survey Incentive		22.58	
050625REC	Invoice	05/16/2025	Credit Card Purchases	0.00	997.20	
	100-2200-52031	PROGRAM SUPPLIES	Produce & Deli Items		20.62	
	100-2200-52031	PROGRAM SUPPLIES	Grocery & Frozen Foods		20.76	
	100-2200-52049	PRINTING & ADVERTISING	Facebook Ad Boost		10.00	
	100-2200-52105	SPECIAL EVENTS	Coffee, Sugar		55.46	
	100-2200-52105	SPECIAL EVENTS	Panda Express		878.37	
	100-2200-52518	FACILITIES EXPENSE	Spotify Music		11.99	
	Void	05/16/2025	Regular	0.00	0.00	57441
	Void	05/16/2025	Regular	0.00	0.00	57442
VALELE	VALLEY ELECTRIC MOTOR SERVICE, INC.	05/16/2025	Regular	0.00	3,560.28	57443

Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**	
33704	Invoice	05/16/2025	Rebuild Motor For W-3 Station Pump 1	0.00	3,560.28
	310-0000-52525	REPAIRS & MAINTENANCE..	Rebuild Motor For W-3 Station ...	3,560.28	

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
VERIZO	VERIZON WIRELESS	05/16/2025	Regular	0.00	782.20	57444

Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**	
6111630213	Invoice	05/16/2025	Cellphone SVS	0.00	782.20
	100-1400-52410	TELEPHONE/DATA/PAGER	Cellphone SVS	782.20	

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
AGILEO	AGILE OCCUPATION MEDICINE PC	05/19/2025	Regular	0.00	200.00	57445

Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**	
EM044351	Invoice	05/19/2025	Pre-Emp Medical	0.00	200.00
	100-1400-52200	PROFESSIONAL SERVICES...	Pre-Emp Medical	90.00	
	100-2200-52200	PROFESSIONAL SERVICES...	Pre-Emp Medical	110.00	

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
ALCANA	ALCANTAR ACE HARDWARE	05/19/2025	Regular	0.00	173.60	57446

Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**	
6416	Invoice	05/19/2025	Facility - Landscape	0.00	131.03
	100-2200-52518	FACILITIES EXPENSE	Facility - Landscape	131.03	
6420	Invoice	05/19/2025	Facility - Landscape	0.00	82.99
	100-2200-52518	FACILITIES EXPENSE	Facility - Landscape	82.99	
6421	Credit Memo	05/19/2025	Return - Facility - Landscape	0.00	-87.36
	100-2200-52518	FACILITIES EXPENSE	Return - Facility - Landscape	-87.36	
6501	Invoice	05/19/2025	Program - Theater	0.00	46.94
	100-2200-52031	PROGRAM SUPPLIES	Program - Theater	46.94	

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
GAVPRI	GAVILAN PRINTERS, LLC	05/19/2025	Regular	0.00	98.96	57447

Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**	
35575	Invoice	05/19/2025	Business Cards / Office Supplies	0.00	98.96
	100-1250-52040	OFFICE SUPPLIES	Business Cards / Office Supplies	98.96	

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
CENTRC	MONTEREY COUNTY BUSINESS COUNCIL	05/19/2025	Regular	0.00	500.00	57448

Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**	
2825	Invoice	05/19/2025	Membership Dues	0.00	500.00
	100-1000-52010	MEMBERSHIP DUES	Membership Dues	500.00	

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
MONTPE	MONTEREY PENINSULA ENGINEERING	05/19/2025	Regular	0.00	1,450,602.50	57449

Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**	
04-08	Invoice	05/19/2025	Construction Front St. Proj.	0.00	1,450,602.50
	412-0000-57000	CAPITAL OUTLAY - IMPR...	Construction Front St. Proj.	1,450,602.50	

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
MEDCLE	SANDRA LOPEZ MEDINA	05/19/2025	Regular	0.00	500.00	57450

Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**	
865	Invoice	05/19/2025	Cleaning Lions Club - SPCA Use	0.00	500.00
	100-1100-52200	PROFESSIONAL SERVICES...	Cleaning Lions Club - SPCA Use	500.00	

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
SOLTRU	SOLEDAD TRUE VALUE	05/19/2025	Regular	0.00	9.82	57451

Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**	
354096	Invoice	05/19/2025	Facility - Landscape	0.00	9.82
	100-2200-52518	FACILITIES EXPENSE	Facility - Landscape	9.82	

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
USBANP	U.S. BANK CORPORATE PAYMENT SYSTEM	05/19/2025	Regular	0.00	6,126.33	57452

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
050625DN	Invoice	05/19/2025	Credit Card Purchases	0.00	1,268.36	
	100-1000-52091	TRAVEL, MEETINGS & TRA...	Mayors Association Lunch / Mee...		237.43	
	100-1100-52040	OFFICE SUPPLIES	Flags & Stands - Council Chambe...		540.42	
	100-1100-52040	OFFICE SUPPLIES	Flags & Stands - Council Chambe...		165.25	
	100-1100-52040	OFFICE SUPPLIES	New Flags Outside City Hall		204.26	
	100-1100-52115	SUNDRY	Laundrymat - City Table Cloths		30.00	
	100-2400-52115	SUNDRY	Going Away Cake Jesus Valenzue..		38.00	
	100-2400-52115	SUNDRY	Going Away Cake for Jesus Valen..		53.00	
050625MH	Invoice	05/19/2025	Credit Card Purchases	0.00	4,857.97	
	100-1000-52091	TRAVEL, MEETINGS & TRA...	Mtg. Registration - Mayor		20.00	
	100-1000-52091	TRAVEL, MEETINGS & TRA...	Hyatt Ansaldo-Sanchez		801.36	
	100-1100-52015	SUBSCRIPTIONS	Mangosigns		161.40	
	100-1100-52091	TRAVEL, MEETINGS & TRA...	Parking for Lead Me Home Sum...		10.00	
	100-1100-52091	TRAVEL, MEETINGS & TRA...	Working Lunch Interview Police ...		141.82	
	100-1320-52520	MAINTENANCE AGREEM...	Microsoft - IT		360.00	
	100-1320-52520	MAINTENANCE AGREEM...	Teamviewer - IT		2,253.60	
	100-1320-52520	MAINTENANCE AGREEM...	Kaseya - IT		99.75	
	100-1320-52520	MAINTENANCE AGREEM...	Dropbox - IT		414.00	
	100-1320-52520	MAINTENANCE AGREEM...	Dashline - IT		59.99	
	100-1320-52520	MAINTENANCE AGREEM...	Dashline - IT		59.99	
	100-1320-52520	MAINTENANCE AGREEM...	Microsoft - IT		180.00	
	100-1320-52520	MAINTENANCE AGREEM...	Dreamhost - IT		207.98	
	100-1320-52520	MAINTENANCE AGREEM...	Microsoft - IT		46.00	
	100-1320-52520	MAINTENANCE AGREEM...	Microsoft - IT		12.08	
	100-1320-52520	MAINTENANCE AGREEM...	Microsoft - IT		30.00	
ANDERS	ANDERSON PACIFIC ENGINEERING CONSTRUCT	05/21/2025	Regular	0.00	20,000.00	57453
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
042425	Invoice	05/21/2025	Settlement Agreement	0.00	20,000.00	
	100-8000-52115	SUNDRY	Settlement Agreement		20,000.00	
			Total Regular:	**0.00**	**2,144,180.68**	

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Payment Type: Bank Draft						
EFTPS	EFTPS	05/16/2025	Bank Draft	0.00	9,051.38	DFT0000062

Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**	
INV0000534	Invoice	05/16/2025	MEDICARE W/H	0.00	9,051.38
	100-0000-21110	FICA/MEDICARE PAYABLE	MEDICARE W/H	5,340.64	
	121-0000-21110	FICA/MEDICARE PAYABLE	MEDICARE W/H	85.30	
	309-0000-21110	FICA/MEDICARE PAYABLE	MEDICARE W/H	761.12	
	310-0000-21110	FICA/MEDICARE PAYABLE	MEDICARE W/H	2,013.92	
	311-0000-21110	FICA/MEDICARE PAYABLE	MEDICARE W/H	171.40	
	312-0000-21110	FICA/MEDICARE PAYABLE	MEDICARE W/H	138.62	
	410-0000-21110	FICA/MEDICARE PAYABLE	MEDICARE W/H	514.60	
	531-0000-21110	FICA/MEDICARE PAYABLE	MEDICARE W/H	25.78	

EFTPS	EFTPS	05/16/2025	Bank Draft	0.00	38,701.86	DFT0000063

Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**	
INV0000535	Invoice	05/16/2025	FICA W/H	0.00	38,701.86
	100-0000-21110	FICA/MEDICARE PAYABLE	FICA W/H	22,834.94	
	121-0000-21110	FICA/MEDICARE PAYABLE	FICA W/H	364.72	
	309-0000-21110	FICA/MEDICARE PAYABLE	FICA W/H	3,254.40	
	310-0000-21110	FICA/MEDICARE PAYABLE	FICA W/H	8,611.00	
	311-0000-21110	FICA/MEDICARE PAYABLE	FICA W/H	733.60	
	312-0000-21110	FICA/MEDICARE PAYABLE	FICA W/H	592.50	
	410-0000-21110	FICA/MEDICARE PAYABLE	FICA W/H	2,200.56	
	531-0000-21110	FICA/MEDICARE PAYABLE	FICA W/H	110.14	

EFTPS	EFTPS	05/16/2025	Bank Draft	0.00	30,219.17	DFT0000064

Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**	
INV0000537	Invoice	05/16/2025	FEDERAL TAX	0.00	30,219.17
	100-0000-21120	FEDERAL TAX PAYABLE	FEDERAL TAX	19,000.51	
	121-0000-21120	FEDERAL TAX PAYABLE	FEDERAL TAX	271.87	
	309-0000-21120	FEDERAL TAX PAYABLE	FEDERAL TAX	2,292.35	
	310-0000-21120	FEDERAL TAX PAYABLE	FEDERAL TAX	6,438.35	
	311-0000-21120	FEDERAL TAX PAYABLE	FEDERAL TAX	508.28	
	312-0000-21120	FEDERAL TAX PAYABLE	FEDERAL TAX	357.81	
	410-0000-21120	FEDERAL TAX PAYABLE	FEDERAL TAX	1,262.47	
	531-0000-21120	FEDERAL TAX PAYABLE	FEDERAL TAX	87.53	

Total Bank Draft:	**0.00**	**77,972.41**	

Bank Code APRAB Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	280	104	0.00	2,144,180.68
Manual Checks	0	0	0.00	0.00
Voided Checks	0	4	0.00	0.00
Bank Drafts	3	3	0.00	77,972.41
EFT's	34	21	0.00	171,694.20
	317	**132**	**0.00**	**2,393,847.29**

All Bank Codes Check Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	280	104	0.00	2,144,180.68
Manual Checks	0	0	0.00	0.00
Voided Checks	0	4	0.00	0.00
Bank Drafts	3	3	0.00	77,972.41
EFT's	34	21	0.00	171,694.20
	317	**132**	**0.00**	**2,393,847.29**

Fund Summary

Fund	Name	Period	Amount
999	POOLED CASH	5/2025	2,393,847.29
			2,393,847.29

COUNCIL COMMUNICATION

SUBJECT: **Human Resources Activity Report**

TO: **Honorable Mayor Velazquez and City Council**

FROM: **Francine Uy, Human Resources Manager**

THROUGH: **Megan Hunter, City Manager**

MEETING DATE: **June 4, 2025**

Open Recruitments:
TEMP - Office Specialist (Finance)
Police Officer - Continuous
Water Reclamation Shift Supervisor - Open until filled

Vacancy Status Update:
(1) Community Engagement Manager - Future recruitment following assessment.
(1) IT Manager (formally IT Director) - Future recruitment following assessment.
(1) Management Analyst (Housing) - Future recruitment following assessment.
(1) Police Chief - Candidate is currently in the pre-employment process.
(4) Summer Park Attendant - (4) Candidates are currently in the pre-employment process.

Temporary Staffing:
(1) Water Reclamation Chief Plant Operator - Special assignment.
(1) Office Specialist (Community Development) - Peak workload in the Building Division.
(1) Office Specialist (Finance) - Backfill for FMLA leave.
(1) Office Assistant (Police Department) - Peak workload in the Records Division.
(2) Maintenance Worker - (1) Parks Maintenance - Backfill for WC injury, (1) Water Backfill for non-industrial injury.
(2) Utility Maintenance Mechanic - (1) Backfill vacant WR Shift Supervisor, (1) Backfill for WC injury.

COUNCIL COMMUNICATION

SUBJECT: **Parks and Recreation Department Activity Report**

TO: **Honorable Mayor Velazquez and City Council**

FROM: **Jessica Potts, Parks and Recreation Director**

THROUGH: **Megan Hunter, City Manager**

MEETING DATE: **June 4, 2025**

City of Soledad – Parks & Recreation Department

Monthly Activity Report: April, 2025

1. Executive Summary

In April, the Community Center welcomed 2,375 visitors who utilized fitness, open gym, and membership services. Youth sports continued to keep area youth active, with 145 participants in spring volleyball and karate. Senior Programs served 73 older adults with fitness, social, culinary, and creative activities.

Parks and Recreation staff led the creation, planning, and implementation of the **Real World Survival Guide**. 99 area teens participated in a day that provided life and career skills sessions and connected them with job opportunities at a job fair, supported by Monterey County Works. The department also presented the spring play, **Alice in Wonderland, Jr.,** which featured 25 youth and was performed May 2-4. The production marked a major milestone for the city's performing arts initiative, with 523 members in the audience over the 3 performances.

In addition to programming, staff participated in the City's Strategic Planning session, met with partner organizations like Special Kids Connect and Greenfield Community Science Workshop, and took the lead as advisors for the Soledad Youth Council. Staff were also honored to host Senator Laird for an on-site visit.

2. Key Metrics Dashboard

Category	**April Trackable Total**
Total Community Center Visits	***3,044***
Active Memberships	***292***
Membership Visits	1,927
Drop-In Fitness Center Visits	174
Drop-In Open Gym	274
Pre-K Programs: (Art& Science): Ages 2-5 (weekly sessions)	56
Youth Program Participants: (Art& Science, Dance & Drama): Ages 6-17 (weekly sessions)	59
Camp: Ages 5-12 (daily/weekly-seasonal. Camp-30 max-ttl), Soccer Camp	45
Youth Sports: (Volleyball League: 5-13, wkly practice & games), Karate (2x wk/6 wk sessions)	145
Inclusive Programs: Acing Autism	8
Adult Activities: Basketball (weekly games – 10 teams)	92
Senior Programs: Social, fitness, culinary, Art to You program	73
Special Events Attendance: Youth Life skills & Career Day, Pop-up Park Recreation	139
City Sponsored/Waiver (Celebration Nation, Lideras Campesina)	
City Use/SPR Partnership: (Youth Council, GFCSW, Civics Academy, Planning Commission	52

3. Program Highlights

Pre-K Programs: Tiny Chefs (11), Tiny Tots Soccer (24)

Youth & Teen Programs: Easy Baking (9), Youth Life and Career Skills Day (99), Youth Council, Spring Break Camp (16)

Youth Sports: Volleyball (115), Karate (30), Spring Soccer Camp (29)

Performing Arts: Hip Hop (14), Theater Arts – Alice in Wonderland Jr., (25)

Senior Engagement: So Co Social (51), Sit & Stretch (6), Culinary (10), Art to You (6)

Community Events: Spring Egg Hunt (?), Pop Up Rec in the Park (40), Free Bike Repair-GFCSW (52)

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4. Collaborations & Outreach

- Staff met with Senator Laird for a facility tour and meeting with Soledad Youth Council
- Staff worked with Council members during the City Strategic Planning session
- Staff met with Special Kids Connects to discuss upcoming inclusive programming opportunities
- Staff met with Boys and Girls Club regarding possible collaboration opportunities
- Staff met regarding the Hot Summer Days Event
- Staff attended weekly South County Youth Council summit meetings
- Collaboration with Greenfield Community Science Workshop to provide the community with a free bike repair event. Provided over 30 free bikes to the community and provided free repairs to 12 already owned bikes.
- SPR provided games and activities as a part of our annual Spring Egg Hunt collaboration with the Lionesses and SMRD

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5. Facilities & Rentals

	Council Waiver	City/SPR Use	Rented
Sports Fields - Little League, Soccer Orgs, SMRD	158	33.5	500
Sports Fields - Resident rent/use			3
SCC Facility - Celebration Nation	10		

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6. Staffing & Operations

- Bi-weekly staff program planning meetings

- Part-time seasonal staff interviews, onboarding 12 youth staff for summer programs
- General operations, facilities upkeep, staff management

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7. Visual Highlights

Real World Survival Guide



Auto Basics Session



Financial Adulting 101 Session



Cooking on a Budget Session



Career Resource and Job Fair

Alice in Wonderland, Jr.







Bike Repair / Giveaway Event (Greenfield Community Science Workshop/TAMC)





Free Bike Giveaway and Repair Event

COUNCIL COMMUNICATION

SUBJECT: **Police Department Activity Report**

TO: **Honorable Mayor Velazquez and City Council**

FROM: **Fred Lombardi, Interim Chief of Police**

THROUGH: **Megan Hunter, City Manager**

MEETING DATE: **June 4, 2025**

SOLEDAD POLICE DEPARTMENT

Monthly Crime Date and Calls for Service 2025

Activity	Jan.	Feb.	March	April	May	June	July	Aug.	Sept.	Oct.	Nov.	Dec.	Yearly Totals
Murder/Attempted Murder	1	0	0	1	0								2
Sexual Assault	0	0	2	1	0								3
2024-Armed Robbery	0	0	0	0	0	0	1	0	0	0	0	0	1
Armed Robbery	0	0	0	0	0								0
2024-Strong Arm Robbery	0	1	0	0	0	1	0	0	0	0	0	0	2
Strong Arm Robbery	0	0	0	0	0								0
Aggravated Assault	2	3	1	4	2								12
Arson	0	0	0	0	0								0
Burglary	0	2	0	4	1								7
Larceny	0	0	0	0	0								0
Auto Theft	3	0	1	3	1								8
DUI Stops at checkpoint	0	0	0	0	0								0
Minor ABC/TOBACCO Violations	0	0	0	0	0								0
Youth Violence Related Incidents	3	2	2	2	0								9
Traffic Citations/Warnings Issued	112	76	60	63	68								379
Total Arrests	37	30	15	35	22								139
Dogs Impounded	16	0	4	18	10								48
Cats & Other Impounds	2	0	1	0	0								3
ACO Contacts	30	3	7	47	32								119
Animals transported to SPCA	4	2	2	14	4								26
Code Enforcement Contacts	22	4	15	17	21								79
Parking Enforcement Citations/Warnings	106	89	20	25	43								283
Vehicle Abatement Contacts	25	2	18	58	61								164
Commercial Enforcement Contacts	5	0	5	2	0								12
Community Policing	535	518	409	433	518								2,413
Victim Advocate Contacts	74	72	71	104	101								422
Domestic Violence	0	5	6	10	10								31
Total Calls for Service	1,392	1,367	817	1,377	1,277								6,230
TOTAL MONTHLY ACTIVITY	2,369	2,176	1,456	2,218	2,171								10,390

Soledad Police Department

Department Activity Report

CSO: ALEJANDRE	Jan.	Feb.	March	April	May	June	July	Aug.	Sept.	Oct.	Nov.	Dec.
Abandoned Vehicles												
72-Hour Tag: Public	0	1	6	20	25	0	0	0	0	0	0	0
72-Hour Tag: Private	0	0	0	0	3	0	0	0	0	0	0	0
Vehicles Towed	0	0	0	2	6	0	0	0	0	0	0	0
Total AV Contacts	0	1	6	22	34	0	0	0	0	0	0	0
Commercial Enforcement												
Commercial Enforcement Contacts	0	0	0	0	0	0	0	0	0	0	0	0
Animal Control												
Dog Licenses Issued	0	0	0	5	7	0	0	0	0	0	0	0
Cats In Custody	0	0	0	0	0	0	0	0	0	0	0	0
Dogs In Custody	0	0	2	13	7	0	0	0	0	0	0	0
Other Animals In Custody	0	0	0	0	0	0	0	0	0	0	0	0
Animal Bites	0	0	1	3	3	0	0	0	0	0	0	0
SPCA Transport	0	2	2	9	3	0	0	0	0	0	0	0
Deceased Animals	0	0	0	2	1	0	0	0	0	0	0	0
Citations	0	0	0	2	1	0	0	0	0	0	0	0
Warning Citations	0	0	0	0	0	0	0	0	0	0	0	0
Breeding License Applications	0	0	0	0	0	0	0	0	0	0	0	0
Contacts regarding Breeding	0	0	0	0	1	0	0	0	0	0	0	0
Total Animal Control Contacts	0	2	5	34	23	0	0	0	0	0	0	
Municipal Code Violations												
Complaints	0	1	0	9	4		0	0	0	0	0	0
Warnings	0	0	0	1	2	0	0	0	0	0	0	0
Citations	0	0	1	15	9	0	0	0	0	0	0	0
Total Municipal Code Contacts	0	1	1	22	9	0	0	0	0	0	0	0
Code Enforcement												
Complaints	0	0	0	1	1	0	0	0	0	0	0	0
Warnings	0	0	0	2	1	0	0	0	0	0	0	0
Citations	0	2	8	0	0	0	0	0	0	0	0	0
Reports Taken	0	0	0	1	1	0	0		0	0	0	0
Total Code Enforcement Contacts	0	2	8	4	3	0	0	0	0	0	0	0
Community Policing												
Community Contacts/Events	0	1	1	1	1	0	0	0	0	0	0	0
Calls for Service												
Other Calls for Service	0	7	22	148	117	0	0	0	0	0	0	0

Soledad Police Department

Department Activity Report

CSO: Celaya	Jan.	Feb.	March	April	May	June	July	Aug.	Sept.	Oct.	Nov.	Dec.
Abandoned Vehicles												
72-Hour Tag: Public	13	0	1	18	17	0	0	0	0	0	0	0
72-Hour Tag: Private	0	0	0	5	2	0	0	0	0	0	0	0
Vehicles Towed	5	0	2	1	2	0	0	0	0	0	0	0
Total AV Contacts	18	0	3	24	21	0	0	0	0	0	0	0
Commercial Enforcement												
Commercial Enforcement Contacts	5	0	4	2	0	0	0	8	8	0	0	0
Animal Control												
Dog Licenses Issued	0	0	0	0	0	0	0	0	0	0	0	0
Cats In Custody	0	0	0	0	0	0	0	0	0	0	0	0
Dogs In Custody	1	0	0	2	0	0	0	0	0	0	0	0
Other Animals In Custody	0	0	1	0	0	0	0	0	0	0	0	0
Animal Bites	0	0	0	1	1	0	0	0	0	0	0	0
SPCA Transport	1	0	0	2	1	0	0	0	0	0	0	0
Deceased Animals	0	0	0	0	0	0	0	0	0	0	0	0
Citations	0	0	0	0	0	0	0	0	0	0	0	0
Warning Citations	0	0	0	0	0	0	0	0	0	0	0	0
Breeding License Applications	0	0	0	0	0	0	0	0	0	0	0	0
Contacts regarding Breeding	0	0	0	0	1	0	0	0	0	0	0	0
Total Animal Control Contacts	7	0	1	7	3	0	0	0	0	0	0	0
Municipal Code Violations												
Complaints	5	0	6	18	6	0	0	0	0	0	0	0
Warnings	12	0	2	1	1	0	0	0	0	0	0	0
Citations	33	0	7	15	7	0	0	0	0	0	0	0
Total Municipal Code Contacts	49	0	15	15	7	0	0	0	0	0	0	0
Code Enforcement												
Complaints	4	0	3	9	3	0	0	0	0	0	0	0
Warnings	2	0	2	0	0	0	0	0	0	0	0	0
Citations	2	0	0	0	0	0	0	0	0	0	0	0
Reports Taken	5	0	2	4	4	0	0	0	0	0	0	0
Total Code Enforcement Contacts	13	0	7	13	7	0	0	0	0	0	0	0
Community Policing												
Community Contacts/Events	136	0	2	1	59	0	0	0	0	0	0	0
Calls for Service												
Other Calls for Service	13	0	38	115	123	0	0	0	0	0	0	0

Soledad Police Department

Department Activity Report

CSO: Escarsega	Jan.	Feb.	March	April	May	June	July	Aug.	Sept.	Oct.	Nov.	Dec.
Abandoned Vehicles												
72-Hour Tag: Public	0	1	0	4	6	0	0	0	0	0	0	0
72-Hour Tag: Private	0	0	0	6	0	0	0	0	0	0	0	0
Vehicles Towed	0	0	0	2	0	0	0	0	0	0	0	0
Total AV Contacts	0	1	0	12	6	0	0	0	0	0	0	0
Commercial Enforcement												
Commercial Enforcement Contacts	0	0	0	0	0	0	0	0	0	0	0	0
Animal Control												
Dog Licenses Issued	0	1	0	0	1	0	0	0	0	0	0	0
Cats In Custody	0	0	0	0	0	0	0	0	0	0	0	0
Dogs In Custody	6	0	2	3	3	0	0	0	0	0	0	0
Other Animals In Custody	0	0	0	0	0	0	0	0	0	0	0	0
Animal Bites	1	0	0	0	0	0	0	0	0	0	0	0
SPCA Transport	0	0	0	3	0	0	0	0	0	0	0	0
Deceased Animals	0	0	0	0	2	0	0	0	0	0	0	0
Citations	1	0	0	0	0	0	0	0	0	0	0	0
Warning Citations	0	0	0	0	0	0	0	0	0	0	0	0
Breeding License Applications	0	0	0	0	0	0	0	0	0	0	0	0
Contacts regarding Breeding	0	0	0	0	0	0	0	0	0	0	0	0
Total Animal Control Contacts	8	1	2	6	6	0	0	0	0	0	0	0
Municipal Code Violations												
Complaints	24	1	20	50	0	0	0	0	0	0	0	0
Warnings	1	0	0	3	0	0	0	0	0	0	0	0
Citations	7	2	7	7	5	0	0	0	0	0	0	0
Total Municipal Code Contacts	32	2	7	60	5	0	0	0	0	0	0	0
Code Enforcement												
Complaints	9	1	0	0	0	0	0	0	0	0	0	0
Warnings	0	0	0	0	0	0	0	0	0	0	0	0
Citations	0	0	0	0	0	0	0	0	0	0	0	0
Reports Taken	0	1	0	0	0	0	0	0	0	0	0	0
Total Code Enforcement Contacts	9	2	0	0	0	0	0	0	0	0	0	0
Community Policing												
Community Contacts/Events	0	1	0	0	2	0		0	0	0	0	0
Calls for Service												
Other Calls for Service	37	28	30	61	80	0	0	0	0	0	0	0
Total Calls for Service				149	98							

Victim Assistance Advocate activity report- C. Zamudio

April, 29th 2025-May 27th 2025

Referral Services: 11

On-scene crisis response: 9

Community Outreach: 6

Meetings: 2

Follow ups: 17

Social Media/ Website: 21

Victim Advocate Training: 01

Schools visited: 2

Other Details: 32

TOTAL: 101

04/26/2025 to
05/26/2025

2025

Soledad Police Department

COMMUNITY ENGAGEMENT REPORT

Citizen Contacts: Officers have made approximately 300 outreach contacts during this reporting period.
Business Checks: Officers conducted 142 business outreach contacts.
Apartment/Residential contacts: Officers made 7 contacts with residents on well-being checks.
Schools: Officers conducted 8 walk-throughs and drive-bys 52 times as part of school zone enforcement throughout Traffic Enforcement Unit. Special attention continues around the school with the Traffic Unit.
City Parks: Continuous patrol and 9 walk-throughs, with park visitor contacts made.
Youth Outreach: Numerous children were contacted by officers - advocate - CSO's who provided stickers and goodie bags throughout the reporting period.
Soledad Farmer's Market: Officers, support staff attend the market each week and conduct community engagement with the attendees and vendors.
Special Events: Preparing for Spring activities.
Facebook: 3101 Likes, 1003 Comments, 364 Shares, 11,132 times photos viewed, 100,967 People Reached. We currently have 12,024 Followers, and this number increases monthly and is attributed to the hard work of the department's various units, as well as our outreach in person and on social media.
Churches: On-going visits of all churches throughout the city.
Volunteer/Reserve/Explorer Units/Misc: Reserve Officers donated 48 hours, Volunteer Unit donated 0 hours in this reporting period.

Prepared by: Deputy Chief Fred J. Lombardi

COUNCIL COMMUNICATION

SUBJECT: **Fire Department May 2025 Activity Report**

TO: **Honorable Mayor Velazquez and City Council**

FROM: **Jason Luckenbach, Battalion Chief**

THROUGH: **Megan Hunter, City Manager**

MEETING DATE: **June 4, 2025**

Fire Department
May 2025 Activity Report

City of Soledad Fire Department

525 Monterey Street, Soledad, CA 93960

STAFF REPORT

May 27th, 2025

To: Mayor and City Council

From: Jason Luckenbach, Battalion Chief

Subject: **Activity Report – May 2025**

BUSINESS INSPECTIONS / PRE-PLANS:

- (9) Life/Safety Business Inspections have been completed
- (4) Re-Inspections completed
- (2) Fire Department Pre-Plans completed

HYDRANT TESTING:

- (6) Hydrants Tested in the month of March

PUBLIC RELATIONS:

- April 25th, 2025 – Fire Engine attended career day at San Vicente Elementary School
- May 23rd, 2025 – Fire Engine attended career day at Gabilan Elementary School







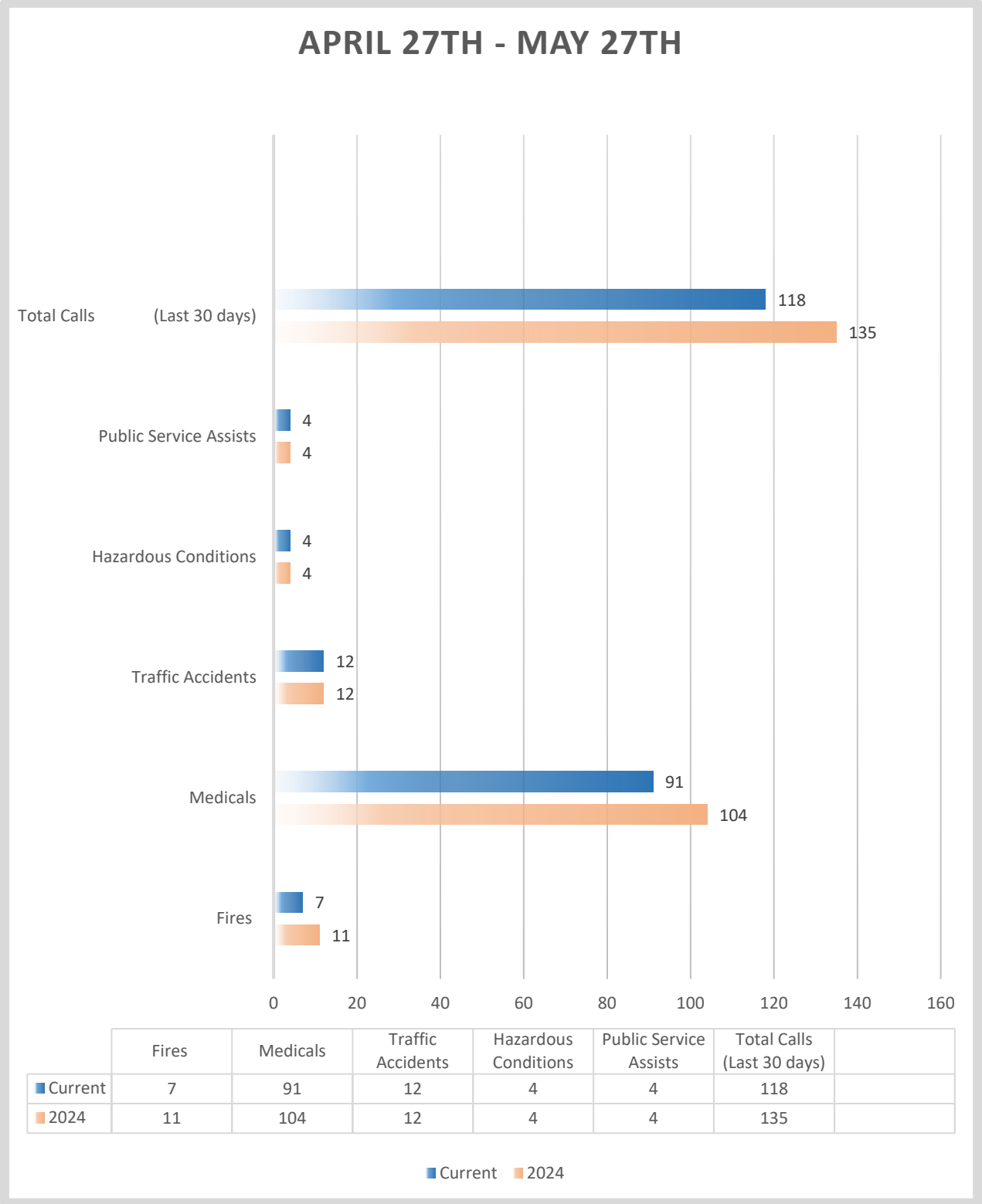
INCIDENTS:

- May 1st 2025 – Vegetation/Debris Fire – Metz Rd x Just north of Elm Rd (12 acres + pallet yard fire + 12 cars damaged)





Station 37 - Call Volume



	Fires	Medicals	Traffic Accidents	Hazardous Conditions	Public Service Assists	Total Calls (Last 30 days)	
Current	7	91	12	4	4	118	
2024	11	104	12	4	4	135	

COUNCIL COMMUNICATION

SUBJECT: **Community/Economic Development Department Activity Report**

TO: **Honorable Mayor Velazquez and City Council**

FROM: **Beatriz Trujillo, Community and Economic Development Director**

THROUGH: **Megan Hunter, City Manager**

MEETING DATE: **June 4, 2025**

ECONOMIC DEVELOPMENT DIVISION UPDATES:

CDBG BUSINESS ASSISTANCE LOAN PROGRAM

Staff has been working closely with Angel Johnstone, Economic Development Consultant, on two business loan applications received through the CDBG Business Assistance Loan Program.

On April 15th, the first application was reviewed by the CDBG Loan Review Committee. The applicant is an existing local business who is seeking $35,000 in funding. The Committee requested additional documentation from the applicant, and as a result, the loan was not approved at that time. The application will be reconsidered once the requested information is submitted.

A second application, submitted on April 28th, is currently under initial review and pending additional documentation. This applicant is requesting approximately $150,000 in funding. The Committee will review the application once it is deemed complete.

BUSINESS ENGAGEMENT

In celebration of National Small Business Week, staff partnered with the Soledad Chamber of Commerce to support a community engagement activity during the 1st Night Market held on May 9th. Branded 'It's Happening in Soledad' merchandise was donated to be used as prizes in a drawing. Residents were invited to participate by presenting three receipts from purchases made at local small businesses. Those who met the criteria had the opportunity to enter the raffle to win one of the promotional items.

On May 9th, staff also attended the quarterly South County Roundtable where Rob O'Keefe with See Monterey was a special guest. Mr. O'Keefe shared strategies aimed at increasing visitor activity in South County communities. As part of this effort, each

South County city was asked to review its presence on the See Monterey website to ensure that all content is accurate, up to date and reflective of current tourism offerings.

Lastly, staff began working with a Hartnell intern, Alejandro M. Ruiz, on a project to map all businesses located along the Front Street corridor. The goal is to create a visitor-friendly guide that highlights downtown eateries, retail shops and other points of interest, helping to enhance the experience of tourists and support local commerce. Once the map is complete, the goal is to place it on the city's website.

SOLEDAD CONTAINER VILLAGE PROJECT

Staff continue to work closely with Monterey County Business Council on the preparation of the feasibility study focused on a phased implementation of the Container Village under City ownership model. The study is expected to be completed in August, after which staff will present the findings to the City Council.

In addition, staff has begun working on a grant application for the U.S. Economic Development Administration (EDA) to support the pre-development stage of the Container Village Project. Staff will be collaborating with a grant consultant to prepare the application and gather all necessary documentation to ensure a strong and competitive submission.

ART MURAL PROJECT

Several draft mural renderings were submitted, and two were selected to be included in a community survey. The survey was shared on the City's social media platforms, inviting residents to vote for their preferred design and provide feedback on elements they felt were missing or would enhance the selected mural. The survey was open from May 6th to May 18th and received 889 individual responses. Based on the community input, the final mural design and artist were selected. City staff will continue to work closely with the Arts Council for Monterey County to finalize the design and coordinate the installation of the mural.

HOUSING DIVISION UPDATES:

HOME INVESTMENT PARTNERSHIPS PROGRAM (HOME) NOFA

On April 2, the City Council authorized City staff to submit an application for the 2024 Homeownership Super NOFA. On May 6th, CED submitted and application requesting the maximum allowable, $500,000 to create a First-Time Homebuyer Assistance Program

ENCAMPEMENT RESOLUTION

The Homeless Outreach Coordinator has continued coordinating efforts to address homelessness within the community. City staff have successfully developed the provisional encampment at 990 Los Coches Road. A total of twenty-four individuals were relocated, and twenty tents were placed on the site. Individuals were provided with tents, having access to showers and restrooms. To ensure safety at the provisional encampment, the City has hired security services to be stationed on-site for the duration of the encampment.

Simultaneously, the City is working on the development of a 16-bed modular interim site at Los Coches and individuals will be able to transition to these safer and more stable units. The anticipated completion of the interim site is set for early- August.

Through the ERF-3 Voucher Program, CED launched the Motel Voucher at Motel 6 for eligible individuals staying at the riverbed encampment. The program has successfully accommodated 11 individuals at Motel 6.

Individuals staying at Motel 6 and the provisional encampment are working with Step Up to connect with community resources and work towards securing permanent housing.

RIVERBED ENCAMPMENT

The City has collaborated with Step Up, who has been actively involved with direct case management services and connecting all individuals to available resources within community to ease their transition into permanent housing. City staff and Step Up have partnered with Monterey County Behavioral Health to address the needs of each individual and begin services immediately. During the relocation of the encampment, behavioral health was present providing assessments and support for participants, as needed.

Homeless Outreach Coordinator, with support of Public Works, the Police Departments and Step Up have removed a total of seven structures from the Soledad River Encampment, which belonged to the individuals at the motel. As part of the encampment clean-up, the remainder of the structures will be removed in the next weeks. Additionally, City has coordinated with the Monterey County Sheriff's Department and Soledad Police Department to begin enforcement and the placement of “no trespassing signs”.

PLANNING DIVISION UPDATES:

SOLEDAD GENERAL PLAN

The City has hired Placeworks Inc. to assist in creating and updating the 2045 General Plan for Soledad. Currently, the staff is working on the Land Use and Circulation Maps that were generated as a result of the approved Land Use Alternative Maps. With the help of Placeworks and the Steering Committe, Staff has prepared a draft Land Use Map and Circulation Map for presentation to the Planning Commission for review. Upon review, the Planning Commission will need to make a recommendation to the City Council for final approval. In an effort to gain more community feedback, Staff will present the final draft maps to the community during the Improving Traffic and Pedestrian Safety event hosted by the Public Works Department on May 29, 2025. For more information about the General Plan on the website Siempre Soledad - www.soledadgeneralplan2045.com , or you can get the material at City Hall.

SOLEDAD MARKETPLACE

Tractor Supply permit is officially in construction. Construction is set to end by Fall of 2025.

DaVita has been finaled by the City and an opening date is yet to be provided by DaVita.

Quick Quack Carwash has officially submitted their application for a Car Wash CUP Amendment #2 and SPR- ARC review. Staff have returned comments to the applicant for revisions.

HOLIDAY INN

The project applicant has submitted the Site Plan and Architectural Design plan for City staff to review. The application was incomplete, and comments/ deficiencies were sent back to the applicant for additional information and submission. The city has been in communication with the applicant and expects to resubmit plans by the end of May 2025.

SUHSD HOUSING PROJECT

The staff is actively collaborating with SUSD to advance the construction process. The building permit has been issued as of April 4th, 2025. The City is working closely with the applicant to ensure that the remaining deferred items are addressed, including the affordable housing agreement.

MIRAMONTE (FORMER MIRAVALE III)

Staff is currently working on the Certification of Completion with the Local Agency Formation Commission (LAFCO). City Manager Megan Hunter has been leading the meetings with LAFCO to discuss the agricultural conservation easement efforts. The team will continue to meet LAFCO's requirements. Additionally, staff has been meeting with the Developer's team to finalize a draft of the Parks and Landscape Master Plan and the Fire Station/Police Substation Plan to help towards the approval of the Development Agreement. The Development Agreement is still being worked on under the guidance of the City Manager. This Development Agreement is expected to be presented to the City Council in late 2025 for final review and approval.

BUILDING DEPARTMENT UPDATE:

Please see the attached building permit log

Permit List

42 Records

Permit #	Issued	Any Parcel Number	Site Address	Type	Project Description	Valuation Totals
250099	04/29/2025	022021011000-2	525 Monterey Street (Unit A)	COMMERCIAL FIRE SYSTEMS	New fire sprinkler system. NFPA 13R	$15,000.00
250114	04/30/2025	022181017000	1923 PALM AVE	SOLAR / PV SYSTEM	SOLAR PV SYSTEM / 8 MODULES / 3.28 KW / 1 BATTERY STORAGE	$30,494.92
250115	04/30/2025	22321011000	925 BARCELONA ST	SOLAR / PV SYSTEM	SOLAR PV SYSTEM / 8 MODULES / 3.28 KS / 1 BATTERY STORAGE	$21,852.12
250116	04/30/2025	22335023000	1090 MADRID ST	SOLAR / PV SYSTEM	ROOF MOUNT SOLAR 10 MODULES, 4.1 KWS, 1 ESS	$21,790.00
250100	05/01/2025	022223035000	2092 Hector de la Rosa Sr. Street	COMMERCIAL FIRE SYSTEMS	Replace existing Fire Alarm Panel and add cell communicator	$2,060.00
250062	05/02/2025	22361074000	356 ENTRADA DR (UNIT A)	ACCESSORY DWELLING UNIT	ADU GARAGE CONVERSION 660 SQ. FT.	$67,907.40
250117	05/05/2025	22335018000	1144 MADRID ST	SOLAR / PV SYSTEM	SOLAR PV SYSTEM / 7 MODULES / 2.87 KW/ 1 BATTERY STORAGE	$15,453.00
B-25009	05/05/2025	022024006000-3	753 Front Street	BUSINESS LICENSE ZONING REVIEW	LEAVITT CENTRAL COAST INSURANCE SERVICES - NEW BUSINESS INSIDE LUM'S BUILDING - BUSINESS INSPECTION	
250119	05/06/2025	22481048000	915 SAN GABRIEL	SOLAR / PV SYSTEM	SOLAR PV SYSTEM/ 13 MODULES / 5.33KW / 1 BATTERY STORAGE	$24,127.00
250120	05/06/2025	22033017000	916 MONTEREY ST	RESIDENTIAL RE-ROOF	REMOVE AND REPLACE COMP SHINGLES	$6,410.00
240376	05/07/2025	022062017000	211 7th St	ACCESSORY DWELLING UNIT	Attached Garage conversion to a JADU 484 SQ FT	$49,116.32
250077	05/07/2025	22062017000	211 7TH ST (UNIT A)	ACCESSORY DWELLING UNIT	Detached ADU Pre-Approved Plans 749 SQ. FT., porch 292 sq. ft.	$145,978.81

Permit #	Issued	Any Parcel Number	Site Address	Type	Project Description	Valuation Totals
250123	05/09/2025	22335018000	1144 MADRID ST	SOLAR / PV SYSTEM	ROOF MOUNT SOLAR 7 MODULES/2.835 KWS/ 1ESS	$12,386.00
250124	05/09/2025	22062015000	209 7TH ST	SOLAR / PV SYSTEM	ROOF MOUNT SOLAR/7 MODULES/2.87 KWS/ 1ESS	$19,453.00
TUP-25008	05/09/2025	022-292-041-000	401 Nestles Rd	TEMPORARY USE OF LAND PERMIT	NIGHT MARKET AT SOLEDAD MARKETPLACE 5/9/25 5PM - 8PM	
250059	05/12/2025	22072009000	265 3RD ST (UNIT A)	ACCESSORY DWELLING UNIT	NEW ATTACHED 629 SQ.FT. ADU	$97,619.21
250075	05/12/2025	22261044000	612 ANDALUCIA DR (UNIT A)	ACCESSORY DWELLING UNIT	Convert existing garage to an ADU 514 sq. ft.	$52,679.68
250076	05/12/2025	22031001000	800 MARKET ST (Unit A)	ACCESSORY DWELLING UNIT	GARAGE INTO ADU 669 SQF	$68,833.41
250112	05/12/2025	22512008000	1263 SAN ANTONIO	ACCESSORY DWELLING UNIT	CONVERT EXIST GARAGE TO ADU 497 SQF	$51,136.33
250125	05/12/2025	022481022000	885 La Colina	SOLAR / PV SYSTEM	ROOF MOUNT SOLAR 10 MODULES, 4.1 KWS/ 1 ESS	$21,790.00
250127	05/13/2025	22481047000	923 SAN GABRIEL	SOLAR / PV SYSTEM	SOLAR PV SYSTEM / 7 MODULES/ 2.87 KW/1 BATTERY STORAGE	$19,453.00
250128	05/13/2025	22515017000	670 VENTURA DR	SOLAR / PV SYSTEM	SOLAR PV SYSTEM / 8 MODULES / 3.28 KW / 1 BATTERY STORAGE	$13,232.00
240051	05/14/2025	22081012000	218 DIXI ST (UNIT A)	ACCESSORY DWELLING UNIT	ADU Detached - 749 sq ft - pre approve plans	$124,086.83
250126	05/14/2025	22161030000	465 3RD ST	RESIDENTIAL RE-ROOF	REMOVE & REPLACE WXISTING ROOF W/ COMP. SHINGLES	$10,000.00
250086	05/15/2025	22512056000	1004 SAN GABRIEL	ACCESSORY DWELLING UNIT	Convert exist attached garage to ADU 446 sq ft	$45,888.94
250121	05/15/2025	022311033000	683 ANDALUCIA DR	SOLAR / PV SYSTEM	Pv Roof mount(2.870w)(7panels) 1 ess new 100A subpanel	$13,453.00

Permit #	Issued	Any Parcel Number	Site Address	Type	Project Description	Valuation Totals
250122	05/15/2025	022522014000	609 AROMAS PL	RESIDENTIAL EVCS	EV Charging Circuit	$1,675.00
250129	05/15/2025	22181014000	1901 PALM AVE	RESIDENTIAL RE-ROOF	Tear off existing roof on home and garage, replace with new asphalt shingles	$16,500.00
250071	05/16/2025	022-291-024-000	447 NESTLES ROAD	COMMERCIAL FIRE SYSTEMS	New fire sprinkler system for new Tractor Supply	$50,000.00
TUP-25005	05/16/2025	022222002000	1000 Front Street	TEMPORARY USE OF LAND PERMIT	VICTORY OUTREACH SOLEDAD FIREWORK BOOTH for 2025	
TUP-25006	05/16/2025	022-211-022	702 Front St	TEMPORARY USE OF LAND PERMIT	LIBERTY CHURCH FIREWORK BOOTH 702 FRONT ST FOR 2025	
TUP-25007	05/16/2025	022024001000-2	179 East Street	TEMPORARY USE OF LAND PERMIT	SOLEDAD LIONS - FIREWORK BOOTH - 179 EAST ST. FOR 2025	
250134	05/19/2025	22062032000	1862 PALM AVE	SOLAR / PV SYSTEM	SOLAR PV SYSTEM / 8 MODULES/ 3.28 KW / 1 BATTERY STORAGE	$13,232.00
TUP-25010	05/20/2025	022-211-011	502 FRONT STREET	TEMPORARY USE OF LAND PERMIT	HOT SUMMER DAYS 2025 (JULY 25, 2025 11AM - 4PM)	
250030	05/21/2025	22251001000	501 ANDALUCIA DR	RESIDENTIAL ADDITION OR REMODEL	Conversion of unit #40 to a fully accessible ADA unit	$40,000.00
250133	05/21/2025	22481018000	917 LA COLINA ST	SOLAR / PV SYSTEM	Solar roof mount 7.36kW with 16 modules. 1 tesla battery with 13.5kWh capacity	$30,000.00
250136	05/21/2025	22271002000	420 GRANADA ST	RESIDENTIAL FURNACE	HVAC Furnace Change Out	$8,000.00
250137	05/21/2025	22431013000	618 JIMENEZ ST	RESIDENTIAL FURNACE	HVAC Furnace Change Out -618 Jimenez Street	$8,000.00
250138	05/21/2025	22072030000	300 2ND ST	SOLAR / PV SYSTEM	SOLAR PV SYSTEM/34 MODULES/13.94 KW / 2 BATTERY STORAGE	$40,486.00

Permit #	Issued	Any Parcel Number	Site Address	Type	Project Description	Valuation Totals
250132	05/23/2025	022021011000-02	525 Monterey St UNIT A	COMMERCIAL FIRE SYSTEMS	UNDERGROUND FIRE SYSTEM	$61,000.00
250141	05/23/2025	022323020000	833 LA COLINA	SOLAR / PV SYSTEM	ROOF MOUNT SOLAR, 7 MODULES 2.87 KWS, 1ESS	$7,005.00
250142	05/23/2025	22481021000	893 LA COLINA ST	SOLAR / PV SYSTEM	ROOF MOUNT SOLAR, 12 MODULES 4.92 KW, 1ESS	$13,000.00

COUNCIL COMMUNICATION

SUBJECT: **Public Works Activity Report**

TO: **Honorable Mayor Velazquez and City Council**

FROM: **Juan Huerta, Assistant Engineer**

THROUGH: **Megan Hunter, City Manager**

MEETING DATE: **June 4, 2025**

PUBLIC WORKS DEPARTMENT ACTIVITY REPORT

MEETING
DATE: June 4, 2025

Projects and Activities

- **Front Street Maintenance Project**
  - This project is nearing completion with the recent completion of the striping on Front St. Work to be done includes the installation of new stop signs at two intersections located on Front St. and other punch list item work.

- **Community Center Modernization Project**
  - The Community Center Modernization Project is nearing its end the final items to complete construction are the installation of the gym lighting and any final warrant issues uncovered at the final walkthrough.
- **FD Apparatus Bay Building**
  - Construction on the FD Apparatus Bay continues at a smooth pace. The structure of the building has been mostly constructed. With the structure itself being almost complete the focus will now shift to completing any interior work on the building. Work yet to be completed after construction of the Bay Building is the additional site work improvements on the FD parking lot which will improve paving and minor concrete improvements to the existing parking lot.
- **WRF Metal Building**
  - The WRF metal building structure has completed construction, and the project is expected to be totally completed by mid-June.
- **Highway Safety Improvement Program Cycle 10 project**
  - The HSIP 10 project has begun construction and is nearing completion. Completed work so far has been the construction of new concrete curb islands at the intersections of Main and North and West and Anderson as well as new striping at both intersections. The final work to be completed is the installation of new flashing stop signs at both locations.
- **Bird Netting Project**
  - The installation of bird netting on the UPRR underpass located on Front St. began and was completed during the week of May 12. The work completed included the abatement of all birds nesting within the underpass structure as well as the installation of new galvanized metal netting and the power washing of the streets and sidewalks underneath the underpass.

Projects out for Bids (PlanetBids) Updates:

- The only project out for bid is currently the Water Reclamation Facility Manhole Replacements Project which has a bid due date of June 6, 2025

➢ **Upcoming Projects:**

- The installation of the WRF's MCC HVAC system is scheduled to take place in mid-June. This project will replace the current MCC's HVAC unit with a newer and more efficient unit as the old one is over 15 years old and is in need of replacement.

Water Department Activities

- **SCADA upgrades**
  - ➢ SCADA upgrades continue to be performed at all the city's critical water and wastewater facilities, such as the city's wells. Recent upgrades completed were to Wells 10 and 11, with upgrades to Well 7 scheduled for June.

- **Well Maintenance**
  - ➢ Water Staff are working with PG&E to troubleshoot electrical problems currently being experienced by Well 7.
- **ERF encampment**
  - ➢ Water staff have helped to get the ERF homeless encampment site up and running, they have completed utility hook up for the shower trailer consisting of running both sewer and water lines to the trailer.
- **Cesar Chavez Water line**
  - ➢ Water division staff have completed running a water service line to Cesar Chavez Park.

Water Reclamation Facility Activities:

- **WRF activities**
  - ➢ WRF and Water staff attended the Cal Rural Water Expo to interact and learn from other agencies on water and wastewater topics at the end of April/beginning of May.

- **WRF Repairs**
  - ➢ WRF staff repaired pre-anoxic mixer 2 and got it back online after it stopped working
  - ➢ WRF staff replaced a timer relay for sludge stabilization basin.
  - ➢ Staff replaced a pump on W3 pump located at the WRF to ensure it's continued use during the wastewater treatment process.

PW Streets Department:

- **ERF encampment**
  - Streets & Park staff helped with the setup of the temporary homeless encampment site, specifically with the acquisition of the fencing and the running of the generator at the site. Street staff will continue to aid in running the generator for the site.
- **Orchard Lane Splash Pad**
  - Streets & Parks staff have worked on getting the Orchard Lane splash pad up and working for the start of the summer season, there has recently been a new push button installed on the

splash pad to provide use of the splash pad when pushed.

- **Parks and Street Maintenance**
    - Streets/Park staff continue routine maintenance of city parks and streets, streets/park staff have identified areas where striping needs to be refreshed, and these areas will be addressed with the Front St. project.

PW Dept Activities

- PW Department attended the South County PW week BBQ hosted by Greenfield to celebrate Public Works Week.

Figure 1. Cesar Chavez water line install



Figure 2. WRF Pump Motor repairs

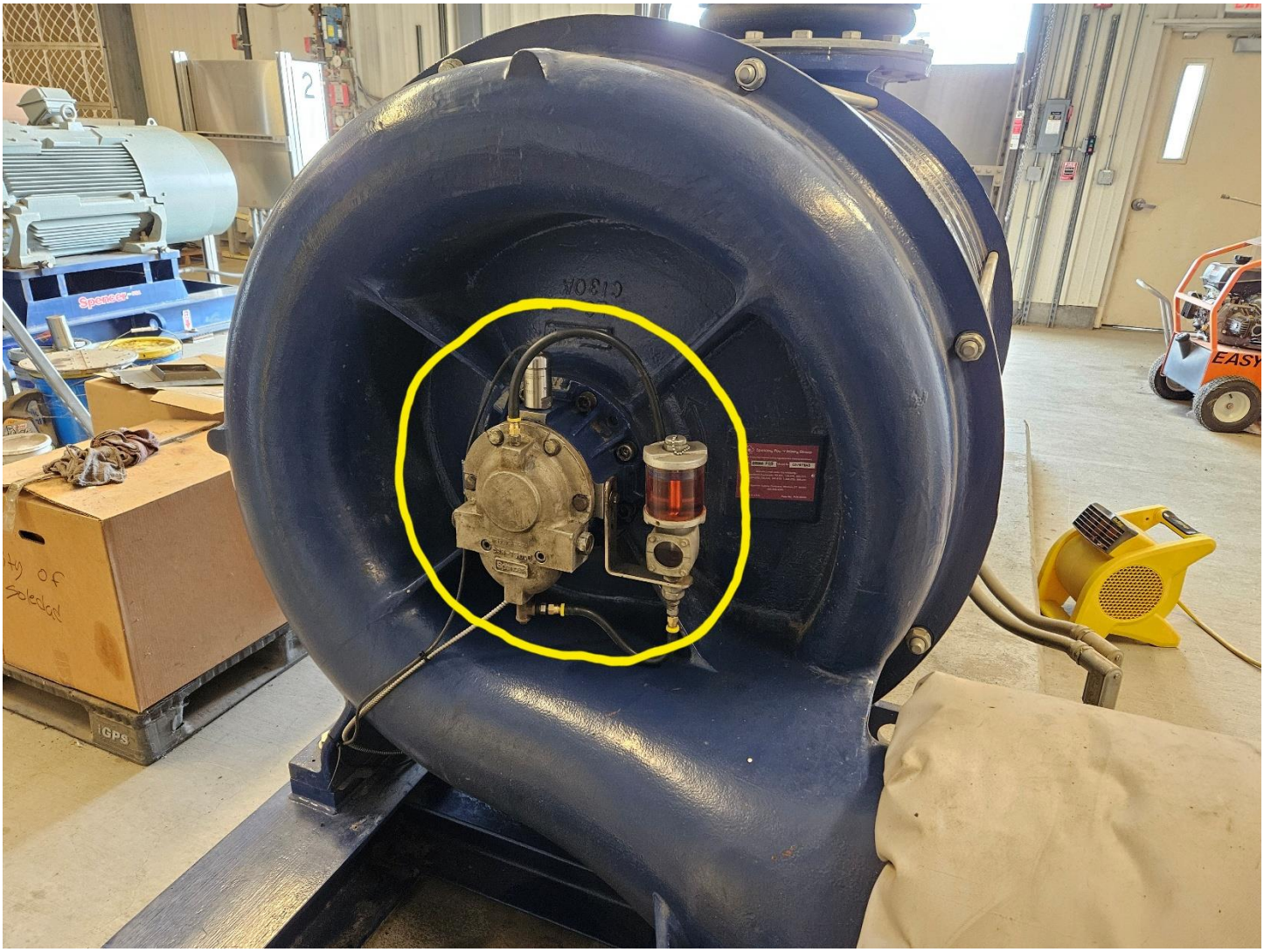


Figure 3. ERF encampment utility hookup



Figure 4. HSIP 10 Construction



Figure 5. Bird Netting on Underpass



CITY OF SOLEDAD
STAFF REPORT

SUBJECT: **Resolution No. 6234, A Resolution of the City Council of the City of Soledad Accepting a List of Projects Funded by SB 1: The Road Repair and Accountability Act for Fiscal Year 2025/2026**

TO: **Honorable Mayor Velazquez and City Council**

FROM: **Juan Huerta, Assistant Engineer and Don Wilcox, Public Works Director**

THROUGH: **Megan Hunter, City Manager**

MEETING DATE: **June 4, 2025**

Recommendation

It is recommended that the City Council of the City of Soledad consider and adopt Resolution No. 6234, "Accepting a List of Projects Funded by SB 1: The Road Repair and Accountability Act for Fiscal Year 2025/2026".

Executive Summary

Senate Bill 1 (SB 1) is a funding opportunity apportioned by formula to eligible cities and counties for basic road maintenance, rehabilitation, and safety projects. To be eligible to receive SB1 funding, the City needs to develop and submit a list of projects, a project expenditure report, and satisfy reporting requirements for the California Transportation Commission each fiscal year before their respective deadlines. In addition, SB1 requires a resolution from the City Council adopted during a regular public council meeting attached to the submittal list of projects by the deadline of July 1st to continue eligibility.

Background

Senate Bill 1 (SB 1), which is known as the Road Repair and Accountability Act of 2017, provides additional funding through a combination of taxes and fees to address basic road maintenance, rehabilitation, and critical safety needs on the State's roadway network. To receive RMRA funding each year, cities and counties must submit a list of projects to the California Transportation Commission (CTC). The project list must be accompanied by evidence of inclusion in an adopted budget. This staff report is meant to provide the required project and budgetary information needed to satisfy the funding and reporting requirements.

Review & Analysis

The FY 24/25 Crack Seal Project was completed in 2024 and was formally taken to council for the

completion and release of retention on December 12, 2024. The project was successful and performed well within the approved budget. The FY 24/25 Slurry Seal Project will not be performed within the current fiscal year and will therefore be pushed to the subsequent fiscal year of 25/26. By pushing the Slurry Seal Project to the subsequent fiscal year, the staff has more time to ensure that this project is given the appropriate consideration, planning, and scope development.

All proposed projects must be included in a city budget adopted by the city council during a regular public meeting. The Capital Improvement Program (CIP) for FY 26-29 shall have the said project(s) programmed for subsequent years once approved. The estimated revenue increases from SB 1 will be accounted for in Fund 411, "Gas Tax," as the new RMRA funds will be distributed to the City similarly to how the Gas Tax revenues are currently allocated. Projects funded by Gas Tax revenues will also be shown in the CIP report. The following project(s) will be funded wholly or partly by the RMRA funding, which is estimated at $746,148 for fiscal year 25/26.

- Fiscal Year 24/25 Street Maintenance Projects (Slurry Seal) - $746,148

Financial Considerations

This is revenue that comes from the State to the City of Soledad to rehabilitate failed roads and add useful life span to those sections. The use of this funding for street maintenance will be reflected in the FY 25/26 budget.

Alternatives

- Approve the resolution as presented; or
- Reject the proposed resolution. This is not recommended because the City would be ineligible to receive additional revenue for street maintenance.

Planning/CEQA

The proposed action is not a project as defined by the California Environmental Quality Act (CEQA) (CEQA Guidelines Section 15378). Because the matter does not cause a direct or foreseeable indirect physical change on or in the environment, this matter is not a project. Any subsequent discretionary projects resulting from this action will be assessed for CEQA applicability.

Public Notice Requirements

None required.

Attachment(s):
Resolution No. 6234

RESOLUTION NO. 6234

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOLEDAD TO ACCEPT A LIST OF PROJECTS FUNDED BY SB 1: THE ROAD REPAIR AND ACCOUNTABILITY ACT OF 2017 FOR FISCAL YEAR 2025/2026

WHEREAS, Senate Bill 1 (SB 1), the Road Repair and Accountability Act of 2017 (Chapter 5, Statutes of 2017) was passed by the Legislature and signed into law by the Governor in April 2017 to address the significant multimodal transportation funding shortfalls statewide; and

WHEREAS, SB 1 includes accountability and transparency provisions that will ensure the residents of the City of Soledad are aware of the projects proposed for funding in our community, which projects have been completed each fiscal year; and

WHEREAS, the City of Soledad must adopt by resolution a list of all projects proposed to receive funding from the Road Maintenance and Rehabilitation Account (RMRA), created by SB 1, in the City budget, which must include a description and the location of each proposed project, a proposed schedule for the project's completion, and the estimated useful life of the improvement; and

WHEREAS, the City will receive an estimated $746,148 in RMRA funding in Fiscal Year 2025-2026 from SB 1; and

WHEREAS, maintaining and preserving the local street and road system in good condition will reduce driving times and traffic congestion, improve bicycle safety, and make the pedestrian experience safer and more appealing, which leads to reduced vehicle emissions, helping the State achieve its air quality and greenhouse gas emission reduction goals; and

WHEREAS, the City of Soledad uses the 2023 Pavement Management Program (PMP) and Pavement Management System (StreetSaver) to develop the SB 1 project list to ensure revenues are being used on the highest-priority and most cost-effective projects that also meet the community's priorities for transportation investment; and

WHEREAS, the 2023 California Statewide Local Streets and Roads Needs Assessment found that Monterey County and therefore the City of Soledad streets and roads are at-risk condition, and this revenue will help us increase the overall quality of our road system and, over the next decade, bring our streets and roads into good condition; and

WHEREAS, the SB 1 project list and overall investment in our local streets and roads infrastructure, focusing on basic maintenance and safety, investing in complete streets infrastructure, and using cutting-edge technology, materials, and practices, will have significant positive co-benefits statewide.

NOW THEREFORE BE IT RESOLVED that the City Council of the City of Soledad finds as follows:

1. All of the recitals set forth above are true and correct to the best of their knowledge and are incorporated herein.

2. The non-enterprise Capital Improvement Program (CIP) budget for Fiscal Year 2025-26 will incorporate the following list of projects planned to be funded with Road Maintenance and Rehabilitation Account revenues:

Project Title: FY24/25 – Slurry Seal Project
Project Description: To perform a light maintenance project in the form of a slurry seal on eligible streets, dependent on the design and cost estimates.
Project Location: Locations are to be determined during the scope development/pre-construction phase of this project.
Estimated Project Schedule: October 2025 – November 2025
Estimated Project Useful Life: 10 Years

PASSED AND ADOPTED by the City Council of the City of Soledad at a regular meeting duly held on the 4th day of June 2025 by the following vote:

AYES, and in favor thereof, Councilmembers:

NOES, Councilmembers:

ABSENT, Councilmembers:

ABSTAIN, Councilmembers:

_____
ANNA M. VELAZQUEZ, Mayor

ATTEST:

_____
MEGAN HUNTER, City Clerk

AGENDA ITEM NO. 10.

CITY OF SOLEDAD
STAFF REPORT

SUBJECT: **Resolution No. 6235, A Resolution of The City Council of The City of Soledad Approving In-Kind City Services and the Street Closure of Main Street Between Monterey Street and Market Street for the 39th Annual Our Lady of Solitude Fiesta**

TO: **Honorable Mayor Velazquez and City Council**

FROM: **Beatriz Trujillo, Community and Economic Development Director, and Ariana Mora, Senior Planner**

THROUGH: **Megan Hunter, City Manager**

MEETING DATE: **June 4, 2025**

Recommendation

It is recommended that the City Council of the City of Soledad consider and approve Resolution No. 6235, "Approving In-Kind City Services and the Street Closure of Main Street Between Monterey Street and Market Street for the 39th Annual Our Lady of Solitude Fiesta".

Executive Summary

Our Lady of Solitude Church (the applicant) has a longstanding tradition of organizing an annual parish fiesta in the City of Soledad. This year marks the 39th anniversary of the event, which is scheduled to take place on August 10, 2025, from 8:00 a.m. to 10:00 p.m. The free, community-focused celebration will include a variety of food vendors, outdoor music, and entertainment. The applicant is requesting City Council approval for the temporary closure of the 200 block of Main Street on the day of the event, as well as in-kind support from the Soledad Police Department for traffic control. The Public Works, Police, Fire, and Planning Departments have reviewed the request and recommend approval, subject to Council authorization. Approval of this request supports a safe, inclusive, and culturally significant event that fosters community spirit and offers engagement opportunities for residents of Soledad.

Background

For many years, the City of Soledad has been home to an annual parish fiesta organized with great care and dedication by Our Lady of Solitude Church. This celebration has become an integral part of the city's cultural and community traditions, bringing residents together in a spirit of unity and festivity. The upcoming event will mark the 39th anniversary of the parish fiesta and is scheduled to take place on August 10, 2025, from 8:00 a.m. to 10:00 p.m. The free event will feature live music, a variety of food

vendors, and resource booths offering services such as immigration information and mental health support.

The parish fiesta provides significant benefits to the Soledad community by promoting cultural heritage and offering a welcoming space for residents of all ages to connect and engage. In addition to the festivities, the event helps increase access to important resources and services, particularly for underserved populations. It also supports local businesses and vendors and boosts foot traffic in the downtown area. Approval of this request ensures the continued success of a tradition that contributes to the social and cultural vitality of Soledad.

Review & Analysis

Staff has reviewed the applicant's request to host the 39th Annual Parish Fiesta organized by Our Lady of Solitude Church and finds the proposal consistent with past events that have successfully contributed to community engagement and cultural enrichment in the City of Soledad. The applicant is requesting closure of the 200 block of Main Street to accommodate additional street vendors and community programming. Attachment A provides a map and detailed description of the proposed street closure area. As the event is scheduled for one day only, August 10, 2025, impacts to traffic and City operations are expected to be minimal.

The applicant has also requested use of the City Hall parking lot and the grass pad adjacent to the Fire Station at the corner of Monterey Street and Main Street. The City Hall parking lot is available to be used for the event, however, the area near the Fire Station is currently restricted due to the Fire Apparatus Bay construction project and is therefore unavailable. As in prior years, the event requires temporary street closures, traffic control signage, and enforcement to ensure public safety and smooth traffic flow. The applicant is seeking in-kind support from the City for these services. The Public Works Department will coordinate the placement of barricades and traffic signs during regular work hours, ensuring that the event does not incur additional staffing costs.

All participating vendors must comply with applicable regulations by obtaining the necessary permits, including temporary use permits, special event permits, business licenses, and health permits. The applicant will be responsible for coordinating this process and ensuring vendor compliance. Additionally, the applicant is required to submit an updated certificate of insurance listing the City of Soledad, its elected and appointed officials, employees, and agents as additional insureds. City staff will continue to work with the applicant to ensure all documentation is in place before the issuance of the event permit. Overall, the request is based on the event's long-standing history, community benefits, and coordination with relevant City departments. Approval of the application will help facilitate a safe and successful event while maintaining public access and safety.

Financial Considerations

Quantifying the in-kind costs is challenging since the church provides security. Consequently, the police have a more limited role, primarily assisting with traffic control during the road closure. The Public Works Department usually coordinates with the Applicant during the week to minimize extra staff costs for the event. In total, in-kind services for the event cost approximately $600 to $1,200. The City allocates an annual budget for these anticipated event costs, and if approved, will ensure they are included in the Fiscal Year 25/26 budget.

Alternatives

- Approve the Street closure and In-Kind Services as recommended.

- Do not approve the City event and provide other directions to the Staff.

Planning/CEQA

The City of Soledad has determined that the proposed action of approving the street closure and in-kind services is not a project as defined by the California Environmental Quality Act (CEQA) per Guidelines Section 15378. This is because the proposed action and this matter have no potential to cause any effect on the environment, or because it falls within a category of activities excluded as projects under CEQA Guidelines section 15378.

Public Notice Requirements

None.

Attachment(s):
Resolution No. 6235
Attachment A

RESOLUTION NO. 6235

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOLEDAD APPROVING IN-KIND CITY SERVICES AND THE STREET CLOSURE OF MAIN STREET BETWEEN MONTEREY STREET AND MARKET STREET FOR THE 39th ANNUAL OUR LADY OF SOLITUDE FIESTA

WHEREAS, in recent years, the City of Soledad has permitted Our Lady of Solitude to host its annual parish fiesta; and

WHEREAS, Soledad residents have embraced the Our Lady of Solitude Annual Fiesta as a wonderful way to connect local services with residents, enhance the vibrancy of Downtown, and foster a safe environment for local families; and

WHEREAS, to create a safe pedestrian area and accommodate activities such as food vendors, children's games, service booths, and musical entertainment, it is recommended that Main Street be closed between Monterey St. and Market St.; and

WHEREAS, to ensure safe vehicular traffic and manage the street closure, the City Council may approve necessary in-kind city services for the event provided by the Public Works and Police Departments.

NOW, THEREFORE, BE IT HEREBY RESOLVED that the City Council of the City of Soledad hereby approves the closure of the 200 block of Main Street between Monterey Street and Market Street on August 10, 2025, from 8:00 am to 10:00 pm, allowing an hour for set up and clean up. Additionally, the Council hereby approves the provision of in-kind city services by the Public Works and Police Departments for traffic control.

PASSED AND ADOPTED by the City Council of the City of Soledad at a regular meeting duly held on the 4th day of June 2025, by the following vote:

AYES, and in favor thereof Councilmembers:

NOES, Councilmembers:

ABSENT, Councilmembers:

ABSTAIN, Councilmembers:

_____
ANNA M. VELAZQUEZ, Mayor

ATTEST:

_____
MEGAN HUNTER, City Clerk

Attachment A

RECEIVED

APR 10 2025

City of Soledad - Community Development Department

April 10, 2025

City of Soledad - City Council
248 Main Street
Soledad, CA 93960

OUR LADY OF SOLITUDE
CHURCH

235 Main Street
Soledad, CA 93960

Phone:
(831) 678-2731

Email:
ourladyofsolitude@yahoo.com

Pastor
Fr. Claudio Cabrera

Re: Request for Street Closures, City Hall Parking Lot, and Grass Area near the Fire Department for August 10, 2025.

Dear City Council:

I would like to request that the Annual Our Lady of Solitude Church Fiesta, taking place on August 10, 2025, be placed on the earliest agenda for the City Council Meeting.

We respectfully request your permission to close Main Street between Market and Monterey Streets, as has been done in previous years. Per City Council approval, we will speak with residents on Main Street regarding the proposed street closure.

Additionally, we would like to request the use of the City Hall Parking Lot and the small area of grass near the Fire Department.

We truly appreciate your help and your kindness as we prepare ourselves to celebrate this community event.

May God bless you and your family, for everything you do in our beautiful city of Soledad.

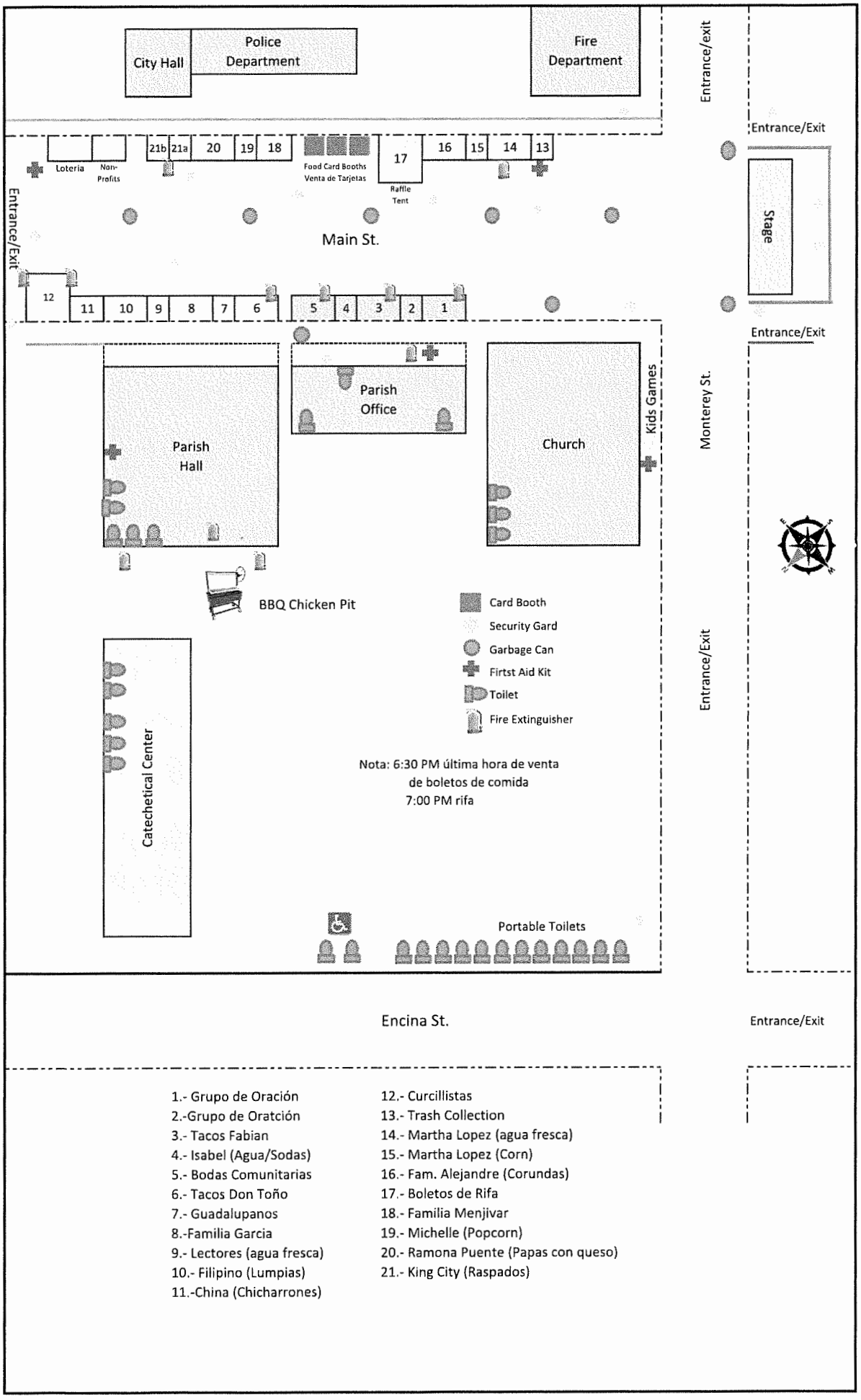
If you have any questions regarding this matter, please do not hesitate to call.

Thank you.

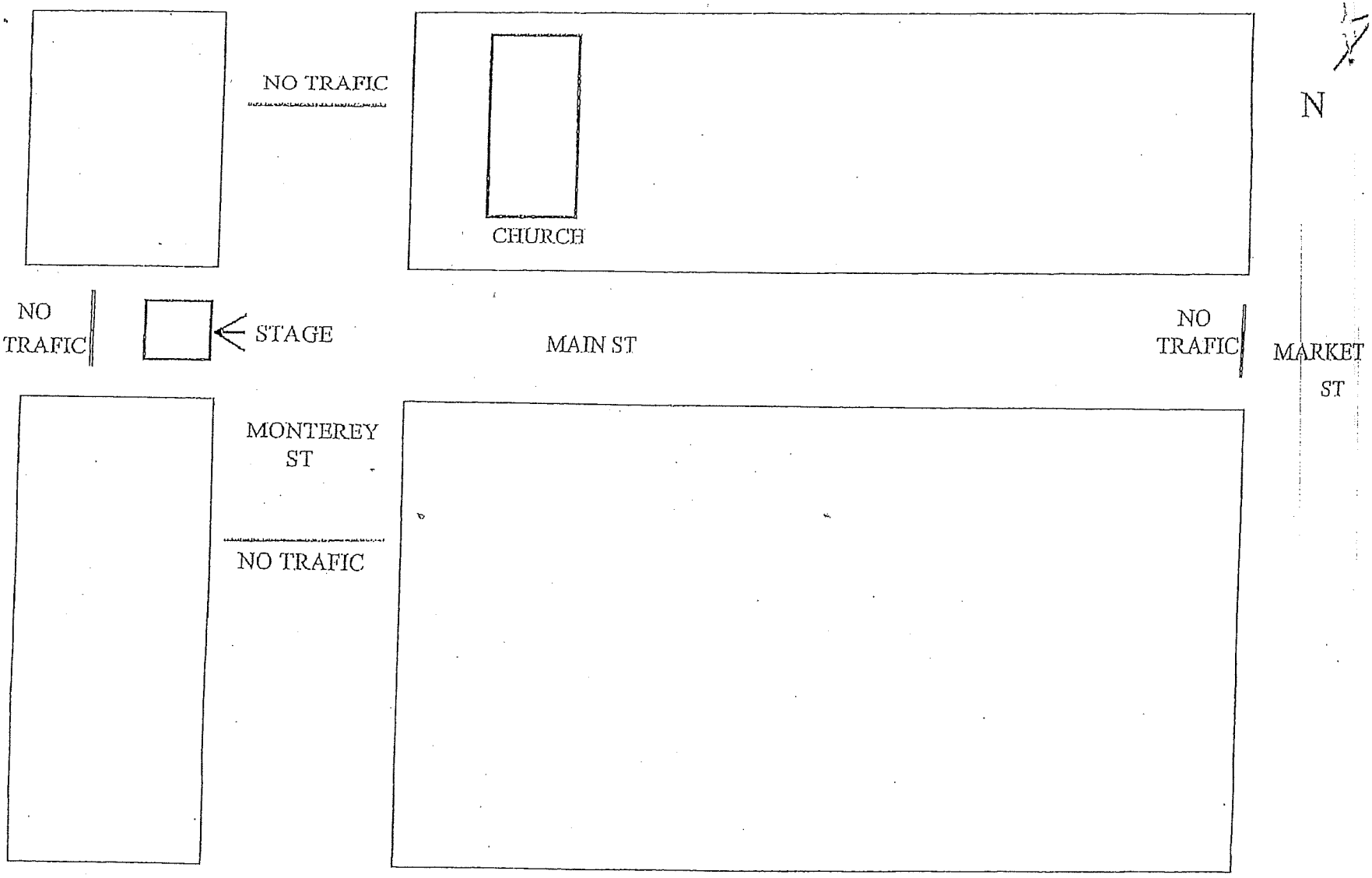
Sincerely yours,

Fr. Claudio Cabrera

Father Claudio Cabrera
Pastor



1.- Grupo de Oración
2.-Grupo de Oratción
3.- Tacos Fabian
4.- Isabel (Agua/Sodas)
5.- Bodas Comunitarias
6.- Tacos Don Toño
7.- Guadalupanos
8.-Familia Garcia
9.- Lectores (agua fresca)
10.- Filipino (Lumpias)
11.-China (Chicharrones)
12.- Curcillistas
13.- Trash Collection
14.- Martha Lopez (agua fresca)
15.- Martha Lopez (Corn)
16.- Fam. Alejandre (Corundas)
17.- Boletos de Rifa
18.- Familia Menjivar
19.- Michelle (Popcorn)
20.- Ramona Puente (Papas con queso)
21.- King City (Raspados)


NO TRAFIC
CHURCH
N
NO TRAFIC
STAGE
MAIN ST
NO TRAFIC
MARKET ST
MONTEREY ST
NO TRAFIC

AGENDA ITEM NO. 11.

CITY OF SOLEDAD
STAFF REPORT

SUBJECT: **Resolution No. 6236, A Resolution of The City Council of The City of Soledad Approving In-Kind City Services, Waiving of Park Fees and Approving the Street Closure of Andalucia Drive Between North Street and Ticino Street for the Annual 4th of July Festivities**

TO: **Honorable Mayor Velazquez and City Council**

FROM: **Beatriz Trujillo, Community and Economic Development Director and Ariana Mora, Senior Planner**

THROUGH: **Megan Hunter, City Manager**

MEETING DATE: **June 4, 2025**

Recommendation

It is recommended that the City Council of the City of Soledad consider and approve Resolution No. 6236, "Approving In-Kind City Services, Waiving of Park Fees and Approving the Street Closure of Andalucia Drive Between North Street and Ticino Street for the Annual 4th of July Festivities".

Executive Summary

The Soledad 4th of July Committee "Committee" has been organizing an annual 4th of July Festival in the City of Soledad for many years. This year, the festivities will be hosted at two city parks: Chester Aaroe "Little League" Park and Gallardo Park on July 4th, 2025, from 8:00 am to 10:00 pm. The free event will feature a variety of food vendors, outdoor entertainment, and fireworks display partially funded by the City of Soledad to benefit the community. The applicant is seeking approval for: Closure of Andalucia Drive between North Street and Ticino Street, Waiver for city park reservation fees, and In-kind services from the Public Works and Police Departments. The Public Works, Police, Fire, and Community and Economic Development Departments have reviewed the application and proposed services and have recommended approval, subject to Council approval.

Background

On May 28, 2025, the City of Soledad received a Temporary Use Permit (TUP) application from the Soledad 4th of July Committee, along with a request for City sponsorship of the annual Independence Day celebration on July 4th, 2025. The event includes a parade, car show, and other community activities that require street closures and the use of public parks, triggering the need for multiple permits, including a TUP, Noise Permit, Special Event Permit, and Park Reservation Permits for Gallardo Park and Chester Aaroe Park from July 3 to July 5, 2025. In addition to the permit approvals, the Committee is requesting a waiver of park reservation fees and in-kind City services to support the

event. Because the activities will take place on public property and are expected to draw more than 100 attendees, Council approval is required for the use of public property, street closures, and City sponsorship. The Committee also requests the use of barricades and appropriate signage to facilitate safe street closures, consistent with past years. This request is similar to those submitted and approved in prior years and is subject to City Council review and approval.

Review & Analysis

The 4th of July Committee ("Committee") requests to host their festivities at Chester Aaroe Park and Gallardo Park. As part of the festivities, the Committee will have a Fourth of July parade from 12:00 pm to 1:00 pm from Main Street Middle School to Chester Aaroe Park to kick off the event. A parade permit is on file and has been approved administratively by the Soledad Police Department. There will also be activities at Chester Aaroe Park, including resource and non-profit food booths, car displays, and family games and entertainment. A 4th of July fireworks show at Gallardo Park, partially funded by the City of Soledad, will be the event's grand finale. This event is scheduled for July 4, 2025, from 8:00 am to 10:00 pm, including hours for set-up and clean-up.

The Committee requests that both parks be reserved from July 3rd through the 5th for the one-day event to accommodate the set-up and breakdown of the food booths and fireworks display. The applicant is also requesting Public Works services such as garbage cans, an electrical generator and associated cables, and tower light for the event. Like previous years, the event will require the closure of Andalucia Drive for a car display and pedestrian safety to and from Gallardo and Chester Aaroe Park. The street closure will be set up with barricades and traffic signs. Public Works Staff will be able to coordinate with the applicant to make sure the barricades and needed signs are posted appropriately. The barricades are intended to be dropped off at the site during the work week on Thursday, July 3rd and picked up the day after the event on Saturday. It is expected that one Public Works employee will assist 2 hours in the morning before the event and two hours after the event on the 4th of July. Police Department Staff will be active throughout the City, enforcing security and illegal fireworks, but also providing traffic control and overseeing the event as needed. It is not intended for Police Department staff to participate in the entire event for security purposes.

The applicant has also requested that the City Council waive the park fee for Gallardo Park and Chester Aaroe Park for three days from July 3rd through July 5th. This fee is $150 per day per park, totaling $900. If the Council approves, the Public Works and Parks and Recreation Staff will coordinate with the Committee to ensure all park reservations, equipment, barricades, and signs are correctly placed. Lastly, the applicant shall ensure that all vendors participating in the event obtain the necessary permits, including temporary use, special events, business licenses, and health permits, to comply with state and local health and safety regulations. The applicant is also responsible for providing an updated insurance certificate before the event, including the City, elected and appointed officials, employees, and agents as additional insureds. City Staff will collaborate with the applicant to complete this.

Financial Considerations

There will be costs associated with Soledad Police and Public Works staff time, but as in previous years the impact is not expected to be burdensome. The Committee has agreed to work with Public Works staff during the work week to ensure minimal staff assistance is needed on the actual holiday itself. Given the additional enforcement needed to address illegal fireworks and other associated safety concerns with the holiday, the Police Department typically staffs up. If the Council approves the resolution, the park reservation fee of $150 per day, for a total of $900 for Gallardo and Chester Aaroe Parks, will be waived. The City Council did approve and paid a 50% deposit of $8,287.50 as a co-sponsor for this year's fireworks show with Fireworks & Stage FX America. The Committee is

expected to contribute the remaining $8,287.50. The total cost for the fireworks show is $16,575.00.

Alternatives

- Approve the Resolution as presented
- Approve the Resolution with modifications and conditions
- Deny the Resolution

Planning/CEQA

The proposed sponsorship and associated request for the temporary street closure, waiving of the park fee, and in-kind services are considered exempt under the CEQA Guidelines Section 15304 (e) Class 4 Minor Alteration to Land. Pursuant to CEQA minor temporary land use with minimal or no permanent effects on the environment, such as carnivals and Christmas tree sales, are exempt.

Public Notice Requirements

None.

Attachment(s):
Resolution No. 6236
Attachment A - 4th of July Committee Request

RESOLUTION NO. 6236

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOLEDAD APPROVING IN-KIND CITY SERVICES, WAIVING PARK FEES, AND APPROVING THE STREET CLOSURE OF ANDALUCIA DRIVE BETWEEN NORTH STREET AND TICINO STREET FOR THE ANNUAL 4TH OF JULY FESTIVITIES

WHEREAS, the Soledad 4th of July Committee "Committee" has organized annual 4th of July festivities in the City of Soledad for many years; and

WHEREAS, the City of Soledad also has partnered with the Committee to sponsor the 4th of July festivities and has funded or partially funded the fireworks display as a safe, family-friendly event for our residents for several years; and

WHEREAS, this year, the festivities will be hosted at two city parks: Chester Aaroe "Little League" Park and Gallardo Park on July 4, 2025, from 8:00 am to 10:00 pm; and

WHEREAS, the free event will feature a variety of food vendors, outdoor entertainment, and a fireworks display to benefit the community; and

WHEREAS, to improve pedestrian safety between Gallardo and Chester Aaroe Park, the Committee has requested the closure of Andalucia Drive from North Street to Ticino Street; and

WHEREAS, to ensure safe vehicular traffic and manage the street closure, the Public Works Department will establish barricades and signage, and the Soledad Police Department will provide traffic control as necessary; and

WHEREAS, in addition to the in-kind traffic safety support provided by the Police and Public Works, the Committee will require additional in-kind services, including the use of city equipment such as extra garbage cans, a generator with associated cables, and a light tower, along with assistance from Public Works staff for setup and removal of this equipment; and

WHEREAS, the Committee also requested a waiver of park fees for Chester Aaroe and Gallardo Parks from July 3rd to July 5th to accommodate the setup and breakdown of the food booths and fireworks display before and after the 4th of July; and

WHEREAS, the annual 4th of July festivities and associated requests for street closure, waiving park fees, and in-kind services are considered exempt under the CEQA Guidelines Section 15304 (e) Class 4 Minor Alteration to Land as a temporary land use with minimal or no permanent effects on the environment.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Soledad hereby approves the temporary closure of Andalucia Street, spanning from North Street to Ticino Street, on July 4, 2025, between the hours of 8:00 am and 10:00 pm; the provision of in-kind city services including city equipment and staff support from the Soledad Police and Public Works

Departments, and waiver of park fees for Chester Aaroe "Little League" and Gallardo Parks from July 3rd to July 5th for the 4th of July Festivities.

PASSED AND ADOPTED by the City Council of the City of Soledad at a regular meeting duly held on the 4th day of June 2025, by the following vote:

AYES, and in favor thereof Councilmembers:

NOES, Councilmembers:

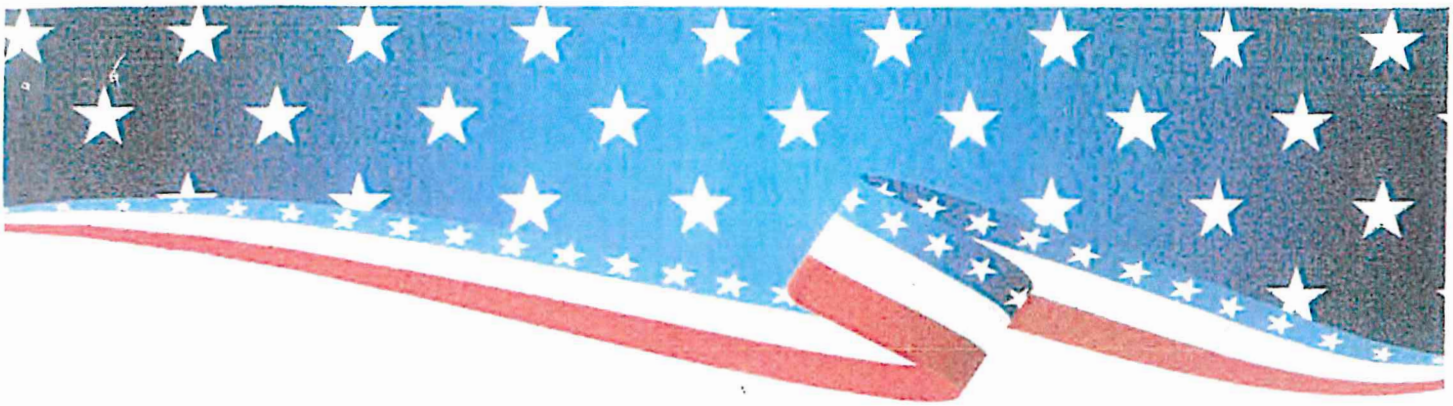
ABSENT, Councilmembers:

ABSTAIN, Councilmembers:

_____
ANNA M. VELAZQUEZ, Mayor

ATTEST:

_____
MEGAN HUNTER, City Clerk



SOLEDAD 4TH OF JULY COMMITTEE
P.O. Box 1323
Soledad, Ca. 93960

5-28-2025

City of Soledad
248 Main Street
Soledad, Ca. 93960

Attention: City Manager & Council Members

The Soledad 4th of July Committee will be spearheading the 4th of July festivities on Friday, July 4, 2025. The event will include a Childrens' Parade at noon. Live music and a DJ will be featured throughout the day including non-profit food booths, car display, family games, clowns and bounce houses.

The Committee is requesting full use of the Chester Aarce Park on July 4th from about 8:00AM to 9:00PM. We are also requesting the closure of Andalucia Drive between Ticino Street and Metz Road where perhaps a car display will take place.

The Childrens' Parade will commence at 12:00 noon with formation at the Main Street School parking lot at 11:30AM. The parade route will be from the Main Street School parking lot onto North Street and ending at the Chester Aarce Park. We, therefore, request the closure of the feeder streets; namely, Main, Soledad, and Kidder Streets. The parade will probably last one-half hour or so.

There will be an aerial display (fireworks) at the Gallardo Park. The same section of the Park will be used as far as I know (as in past shows).

We will be responsible to clean the Parks when all the festivities are concluded. We will have volunteers in place to set up and take down various items.

Your approval for our event will be appreciated.

Attached are the following for your review:

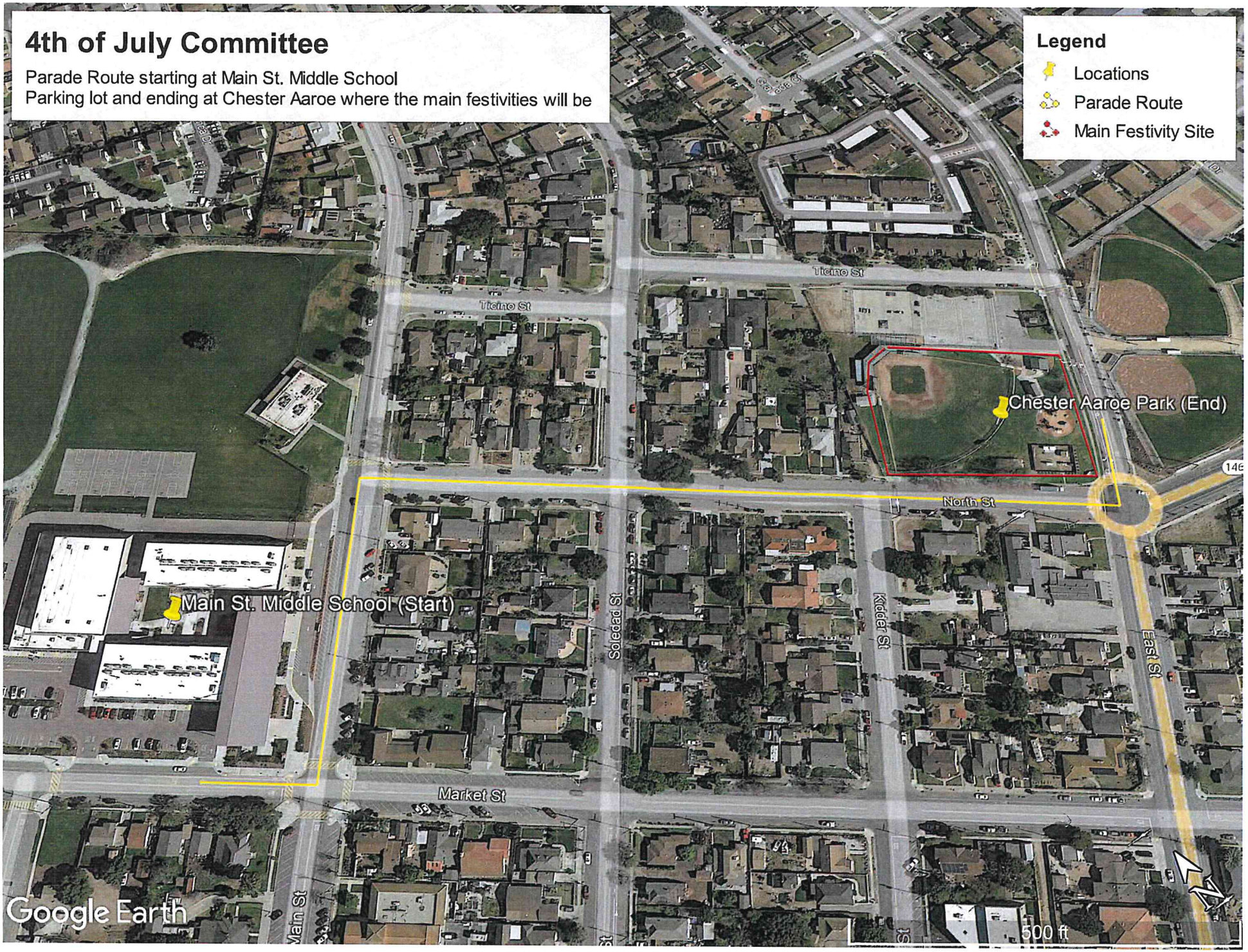
- Application for Reserved Use of Parks (2)
- Temporary Use Standard Regulations (2)
- Parade Permit
- Site Plan of Chester Aarce Park
- Certificate of Insurance pending

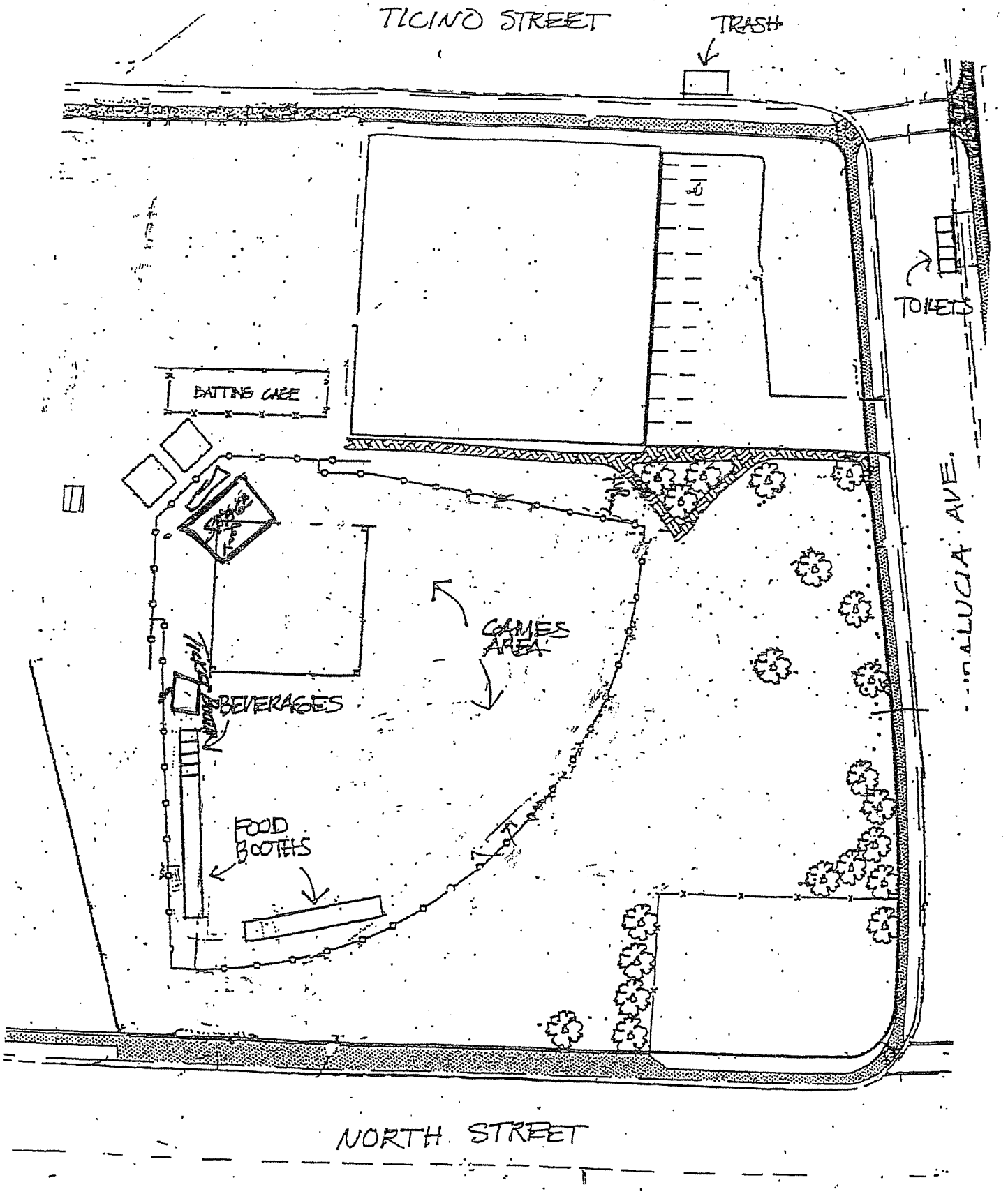
Thank You,

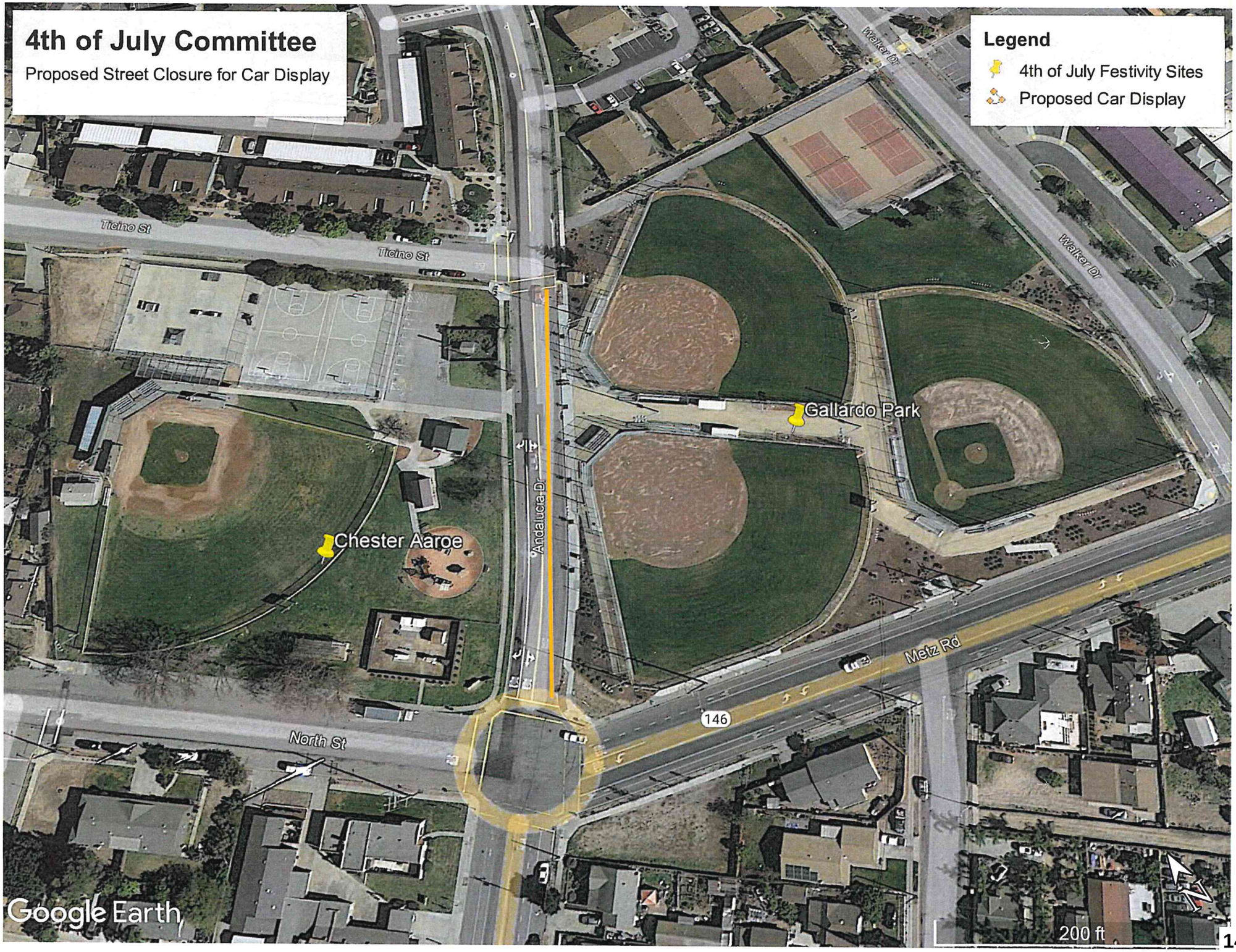
Pauline Tomasini

Pauline Tomasini, Secty.-Treas. (831) 678-3379




4th of July Committee
Parade Route starting at Main St. Middle School
Parking lot and ending at Chester Aaroe where the main festivities will be
Legend
Locations
Parade Route
Main Festivity Site
Chester Aaroe Park (End)
Main St. Middle School (Start)
Ticino St
North St
Soledad St
Kidder St
East St
Market St
Main St
Google Earth
500 ft


TICINO STREET
TRASH
TOILET
BATTING CAGE
GAMES AREA
BEVERAGES
FOOD BOOTHS
SANTA LUCIA AVE.
NORTH STREET


4th of July Committee
Proposed Street Closure for Car Display
Legend
4th of July Festivity Sites
Proposed Car Display
Ticino St
Ticino St
Welker Dr
Welker Dr
Gallardo Park
Chester Aaroe
Andalucia Dr
Metz Rd
146
North St
Google Earth
200 ft

CITY OF SOLEDAD
STAFF REPORT

SUBJECT: **Resolution No. 6243, A Resolution of the City Council of the City of Soledad Declaring Surplus Equipment and Authorizing the Sale, Donation, or Disposal of Such Property**

TO: **Honorable Mayor Velazquez and City Council**

FROM: **Diego Herrera, IT Technician**

THROUGH: **Megan Hunter, City Manager**

MEETING DATE: **June 4, 2025**

Recommendation

It is recommended that the City Council of the City of Soledad adopt Resolution No.6243, "Declaring Surplus Equipment and Authorizing the Sale, Donation, or Disposal of such Property".

Executive Summary

City property may be deemed surplus due to factors such as age, high maintenance costs, obsolescence, or other relevant reasons. Disposal of this property cannot occur until the City Council officially declares it surplus. In past years, surplus property has included vehicles, office furniture and equipment, computers, tools, unclaimed recovered property, and various miscellaneous items. Currently, the City has accumulated several items from the IT Department that need to be declared surplus in order for them to be sold or disposed of properly. Most of these items are e-waste and have no residual value and will be disposed of at Johnson Canyon.

Background

Since the last surplus project on February 5, 2025, City staff has identified additional surplus items from City Hall in the Information Technology Department as detailed in "Exhibit A". In previous years, the City Council has declared property not in use or obsolete, surplus property, and authorized the sale, donation, destruction, or disposal of said property. The surplus property consists of obsolete computer hardware, cabling, wiring, keyboards, drives, peripherals, etc.

Review & Analysis

A review of old City property reveals that the City has a variety of items that are obsolete, outdated, or no longer useful. Under Government State Code Section 37350 – 37351, the City has the ability to dispose of property for the common benefit of the City.

Due to the age of the equipment, the cost of refurbishing it was greater than the value of the items. The

surplus workstations cannot be updated to Windows 11 and will not receive updates when that operating system reaches the end of its life. Most other items consist of cabling, batteries, broken laptops and monitors, and computer peripherals that cannot be reused. All items have been erased of any city data, and hard drives have been wiped according to DOJ standards and have been physically destroyed to prevent recovery.

It is questionable whether this property has any residual value and it likely will not be sold. However, if any of this equipment is sold, the City cannot guarantee whether the items sold require repair, and all items are sold "AS IS" with no warranty implied. Additionally, it is stated that the buyer is responsible for omissions and any repairs necessary to pass (if applicable).

City staff have identified a new list of obsolete and non-functional items from the IT Department, as detailed in Exhibit A. The reviewed inventory includes:

- **Computers and Monitors:** Multiple models from HP, Dell, ViewSonic, and Apple that are no longer compatible with current software (e.g., Windows 11)
- **Audio/Visual Equipment:** Including 7 TASCAM microphones, a Denon DVD player, an Extron USB extender pair, and a Shure 8-channel microphone mixer
- **Peripherals and Office Hardware:** Wired keyboards, chargers, outdated printers, and electric staplers
- **Miscellaneous E-Waste:** Over 10 lbs. of miscellaneous cabling and accessories

Most items on the list are essentially e-waste and will be recycled at Johnson Canyon at no cost to the City. If any of the property is salvageable, staff will reach out to local non-profits to gauge interest in receiving the equipment as a donation.

The removal of these items is critical because various IT-related projects have generated increasing amounts of e-waste that is accumulating in the IT office, leaving very little room for staff to operate and complete high-priority projects, such as installing new servers.

Financial Considerations

The sale, donation, or disposal of the property will have minimal financial impact. Proceeds from the sale of surplus property will be recorded as revenue in the General Fund. This process will free up space in City Hall and reduce the need for additional storage. The IT department will dispose of electronic waste, much of which can be recycled at the Johnson Canyon Landfill & Recycling Center with no cost to the City.

Alternatives

- Adopt the resolution.
- Do not surplus the property. This is not recommended as storing all the items will become increasingly difficult.

Planning/CEQA

The approval and declaration of surplus property is not considered a project for purposes of CEQA since it has no potential for resulting in either a direct or indirect impact to the environment. (See CEQA Guidelines Section 15378.)

Public Notice Requirements

None required.

Attachment(s):
Resolution No. 6243
Exhibit A

RESOLUTION NO. 6243

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOLEDAD DECLARING SURPLUS EQUIPMENT AND AUTHORIZING THE SALE, DONATION, OR DISPOSAL OF SUCH PROPERTY

WHEREAS, Government State Code Section 37350 - 37351 provides for the ability of cities to dispose of property for the common benefit of the City; and

WHEREAS, over the years, the City's IT Department has accumulated computers, keyboards, , drives, cables, wires, monitors, and miscellaneous hardware that is either obsolete, outdated, or is no longer of use to the City and thus is considered surplus property; and

WHEREAS, the value, obsolescence and condition of these items make it impractical to trade the same in on future purchases of new inventory items and to obtain a maximum return for said surplus items, and as such, it is in the best interest of the City to sell, donate or dispose of the same; and

WHEREAS, the City Council of the City of Soledad has in the past declared obsolete, outdated or property no longer of use to the City as surplus property and authorized that the property be sold, destroyed or donated to other agencies for use; and

WHEREAS, staff has compiled a list of surplus equipment **"Exhibit A"** and is recommending that the Council deem the lists as surplus property and direct staff to dispose of such property, largely comprised of e-waste.

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

1. Based upon the findings and recommendations of City Staff, the items of inventory belonging to said City, as shown in Exhibit "A" attached hereto, are declared surplus to the foreseeable needs of the City; and

2. That it is deemed to be for the common benefit of the residents of said City to dispose of said inventory by sale, donation or other appropriate means.

PASSED AND ADOPTED by the City Council of the City of Soledad at a regular meeting duly held on the 4th day of June 2025 by the following vote:

AYES, and in favor thereof Councilmembers:

NOES, Councilmembers:

ABSENT, Councilmembers:

ABSTAIN, Councilmembers:

_____
ANNA M. VELAZQUEZ, Mayor

ATTEST:

_____
MEGAN HUNTER, City Clerk

EXHIBIT A

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOLEDAD DECLARING SURPLUS EQUIPMENT AND AUTHORIZING THE SALE, DONATION, OR DISPOSAL OF SUCH PROPERTY

ITEM LIST:

- 5 lbs. of phone cables/chargers
- 10x wired keyboards
- 5 lbs. of various electronic peripherals
- LG Computer Monitor Model: 29WN600
- DVD / Media player Serial #: C3102S15030093
- Label maker
- Insignia TV Serial #: PKTN1UA023389
- Smart Battery Charger Model: ZN82SE
- Outlet Extension Model: R-HTS1615
- ViewSonic Monitor Model: VS15451 Serial: TSP1728J0618
- DELL Monitor Model: P2417H
- DELL Monitor Model #: P1917S
- HP Monitor SID: 20WW1BMT60 Model: 22-df0128t
- Electric Stapler B8E-Value 120 V ac 60Hz
- DELL Speaker REV A00 CN-0Y9259-69804-5BM-5806
- HP Monitor Model #: HSD-0045-K
- Apple Monitor
- Scan snap Scanner Serial #: CADA118402
- HP Disc Player Model #: TCP-P030-US
- HP Business PC Model #: TPC-F047-MT
- 7x TASCAM Microphones YM-95GN
- Audix Handheld microphone
- Water leak detector Model HL4000
- DELL PC Model #: D32M
- HP Pro Desk PC Serial #: 2UA7091GJT

- MSI PC 970A SLI Krait Edition
- Universal Electric stapler 4298344
- Manhattan Keyboard Model #: EKB-1
- 2x HP Keyboard TC-P001K
- DELL Keyboard
- Portable Printer Model P831
- Aroma Water Kettle Model AWK-3000P
- APC Back-Ups CS 500 1XHUSA-25571-XP-N
- MediaSystemsGroup Audio/Visual equipment rack
- Extron USB Extender Plus Series Twisted Pair Extender for USB Peripherals Transmitter S/N A05QXIV E19213 WO 1503840-7
- Extron USB Extender Plus Series Twisted Pair Extender for USB Peripherals Receiver S/N A05QXIP E19213 WO 1503840-1
- Denon DVD Player DN-V310 S/N 8116604152
- Toshiba DVD Video Recorder D-R410 S/N PC122134543
- Shure Dual Docking Charger with Power Supply
- Shure Lithium-Ion Rechargeable Battery
- Shure - Eight-Channel Microphone Mixer with EQ per Channel and Limiter
- Miscellaneous Hardware, Cabling and Connectors

CITY OF SOLEDAD
STAFF REPORT

SUBJECT: **Resolution No. 6244, A Resolution of the City Council of the City of Soledad Appointing Mayor Anna Velazquez as the City of Soledad's Alternate Representative to the Board of Directors of the Salinas Valley Basin Groundwater Sustainability Agency (SVBGSA)**

TO: **Honorable Mayor Velazquez and City Council**

FROM: **Megan Hunter, City Manager**

THROUGH:

MEETING DATE: **June 4, 2025**

Recommendation

It is recommended that the City Council of the City of Soledad adopt Resolution No. 6244, "Appointing Mayor Anna Velazquez as the City of Soledad's Alternate Representative to the Board of Directors of the Salinas Valley Basin Groundwater Sustainability Agency (SVBGSA)".

Executive Summary

The Salinas Valley Basin Groundwater Sustainability Agency (SVBGSA) was established in 2017 under California's Sustainable Groundwater Management Act (SGMA) to oversee and protect groundwater resources in the Salinas Valley. The SVBGSA Board includes a rotating seat to represent the South County cities of King City, Gonzales, and Soledad. The California League of Cities – City Selection Committee has established a rotation designating Gonzales, represented by Patrick Dobbins as Board Member, and Soledad, represented by Mayor Anna Velazquez as Alternate. However, according to SVBGSA staff, each city council must officially appoint its respective members. Therefore, it is recommended that the City Council confirm Mayor Velazquez's appointment, enabling her to participate in the meeting scheduled for June 12, 2025. This confirmation will ensure Soledad's continued involvement in regional groundwater management and prepare the City to serve as the primary representative in three years.

Background

The Salinas Valley Basin Groundwater Sustainability Agency (SVBGSA) was established in 2017 under California's Sustainable Groundwater Management Act (SGMA). Its mandate is to develop and implement groundwater sustainability plans (GSPs) to ensure the long-term health of groundwater resources in the Salinas Valley Basin.

The Salinas Valley Groundwater Basin includes nine subbasins, six of which are either partially or

entirely within SVBGSA jurisdiction. All six subbasins have been designated by the California Department of Water Resources (DWR) as high- or medium-priority, with the 180/400-Foot Aquifer Subbasin designated as critically over drafted.

Milestones achieved by the SVBGSA include:

- 2020: Completion of the GSP for the 180/400-Foot Aquifer Subbasin.
- 2022: Completion of GSPs, in collaboration with partner GSAs, for the Eastside, Forebay, Upper Valley, Langley Area, and Monterey Subbasins.
- All six GSPs have been approved by DWR, and SVBGSA is now focused on implementation to achieve basin sustainability by 2040/2042.

The SVBGSA is governed by an 11-member Board of Directors representing a range of public and private groundwater users. One of these seats is allocated to South County Cities, with representation rotating among King City, Gonzales, and Soledad.

Review & Analysis

Currently, Steve Adams, the City Manager of King City, serves on the board of the SVBGSA (Salinas Valley Basin Groundwater Sustainability Agency). He has been a member of the Board of Directors since 2018, and his current three-year term will expire on July 1, 2025. Steve was appointed by the City Selection Subcommittee and represents the cities of Gonzales, Soledad, Greenfield, and King City. Additionally, he serves on the Budget & Finance Committee.

Under the established rotation among the cities of King, Gonzales, and Soledad, Gonzales will take the next turn on the Board, followed by Soledad. In February, the California League of Cities Selection Committee approved this rotation, allowing each city to choose its representative. At the meeting, it was announced that Patrick Dobbins, the Public Works Director and City Engineer of Gonzales, would serve on the Board of Directors, with Mayor Anna Velazquez acting as the Alternate.

Staff of the SVBGSA confirmed that each city council should formally appoint its respective representative. Therefore, the Soledad City Council will need to confirm Mayor Velazquez as the official Alternate Representative. The next Board Meeting is scheduled for June 12, 2025 so it is important to take action tonight so Soledad has representation on the SVBGSA. This rotation agreement will remain in effect for the next three years, after which Soledad is expected to assume the primary Director position.

Financial Considerations

None.

Alternatives

- Confirm the appointment.
- Do not confirm the appointment. This is not recommended as it would delay representation on the SVBGSA.

Planning/CEQA

The appointment of Mayor Velazquez as an Alternate to the Salinas Valley Basin Groundwater Sustainability Agency (SVBGSA) is not an action under CEQA. Any project subject to CEQA of the SVBGSA will be reviewed by the SVBGSA Board of Directors as the lead agency.

Public Notice Requirements

None.

Attachment(s):
Resolution No. 6244

RESOLUTION NO. 6244

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOLEDAD APPOINTING MAYOR ANNA VELAZQUEZ AS THE CITY OF SOLEDAD'S ALTERNATE REPRESENTATIVE TO THE BOARD OF DIRECTORS OF THE SALINAS VALLEY BASIN GROUNDWATER SUSTAINABILITY AGENCY (SVBGSA)

WHEREAS, the Salinas Valley Basin Groundwater Sustainability Agency (SVBGSA) was established in 2017 under California's Sustainable Groundwater Management Act (SGMA) to develop and implement Groundwater Sustainability Plans (GSPs) for the long-term protection of the groundwater resources in the Salinas Valley Basin; and

WHEREAS, the SVBGSA is governed by an 11-member Board of Directors, with one rotating seat representing the South County cities of King City, Gonzales, and Soledad; and

WHEREAS, Steve Adams, the City Manager of King City, currently is serving on the board of the SVBGSA (Salinas Valley Basin Groundwater Sustainability Agency) representing the South County Cities, and his three-year term will expire on July 1, 2025; and

WHEREAS, in anticipation of the expiration of Mr. Adam's term, the City Selection Subcommittee of the California League of Cities confirmed in February 2025 that Gonzales will serve the next term as the primary Board Member and Soledad will serve as the Alternate; and

WHEREAS, the Selection Committee recommended the appointment of Mayor Anna Velazquez as its Alternate Representative to the SVBGSA Board for the current three-year rotation cycle; and

WHEREAS, SVBGSA staff have confirmed that each participating city council must formally appoint its representative and alternate by official council action; and

WHEREAS, the next SVBGSA Board of Directors meeting is scheduled for June 12, 2025, and this appointment will ensure Soledad's participation and representation in regional groundwater planning and policy development.

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

1. The City Council hereby appoints Mayor Anna Velazquez as the Alternate Representative to the Salinas Valley Basin Groundwater Sustainability Agency (SVBGSA) Board of Directors.
2. This appointment shall remain in effect through the current three-year rotation period, at which time Soledad is scheduled to assume the primary representative role.
3. The City Clerk is directed to forward a certified copy of this Resolution to the SVBGSA Executive Director and relevant participating agencies.

PASSED AND ADOPTED by the City Council of the City of Soledad at a regular meeting duly held on the 4th day of June 2025, by the following vote:

AYES, and in favor thereof, Councilmembers:

NOES, Councilmembers:

ABSENT, Councilmembers:

ABSTAIN, Councilmembers:

_____

ANNA M. VELAZQUEZ, Mayor

ATTEST:

_____

MEGAN HUNTER, City Manager

CITY OF SOLEDAD
STAFF REPORT

SUBJECT: **Ordinance No. 772, An Ordinance of the City Council of the City of Soledad Amending Section 3.24.080 Bidding Procedures for Public Works Construction Projects of Chapter 3.24- Purchase System of the Soledad Municipal Code**

TO: **Honorable Mayor Anna Velazquez and City Council**

FROM: **Mike Rodriquez, City Attorney**

THROUGH: **Megan Hunter, City Manager**

MEETING DATE: **June 4, 2025**

Recommendation

It is recommended that the City Council consider, waive reading and adopt and read by title only an ordinance of the City Council "Amending Section 3.24.080-Bidding Procedures for Public Works Construction Projects of Chapter 3.24-Purchase System of the Soledad Municipal Code."

Executive Summary

On September 2, 2020, the City Council adopted Resolution No. 5635 adopting the public works contract bidding procedures established by the Uniform Public Construction Cost Accounting Act ("UPCCAA"). Thereafter, on October 7, 2020, the City Council adopted Ordinance No. 735 whereby, pursuant to the provisions of the UPCCAA, the City codified uniform public construction cost accounting procedures allowing the City to dispense with the normal statutory process used for bidding and awarding public works projects and replacing the same with a process that established requirements for public works contracts in three categories- no bid contracts for projects under $60,000, informal contracts for projects between $60,000 and $200,000, and formal contract bidding procedures for projects exceeding $200,000. Pursuant to AB 2192, which became effective in January of 2025, provisions of the UPCCAA were amended to slightly broaden the definition of a "public project" and to increase the monetary thresholds applied to the three categories of public works contracts referenced above. At the May 21 City Council meeting, the Council waived reading, introduced and read by title only Ordinance No. 772 which will amend Section 3.24.080 of the Soledad Municipal Code to reflect these changes. Staff is now recommending that the Council conduct a public hearing and receive comment and thereafter, waive reading, adopt and read Ordinance No.772 by title only this evening.

Background

California law requires general law cities such as Soledad to advertise public works projects for competitive bidding if an involved project is anticipated to cost more than $5,000. An alternative

contracting process for public works has been established in the California Uniform Public Construction Cost Accounting Act ("UPCCAA"), as set forth in California Public Contract Code, Sections 22000 through 22050. The intent of the UPCCAA is to promote uniformity of cost accounting standards and allow greater flexibility for public agencies in the public contract bidding process.

The UPCCAA allows local agencies that elect to follow the cost accounting procedures in the "Cost Accounting Policies and Procedures Manual" to use alternative bidding procedures when they hire contractors to perform public works projects. Contracts are broken into three categories: no-bid contracts, informal contracts, and formal bidding contracts, each with its own monetary threshold and set of procedures as set by statute and manual provisions.

On September 2, 2020, the Council adopted Resolution No. 5635 adopting and agreeing to have the City be subject to the alternative bidding and contracting procedures of the UPCCAA. Thereafter, in October of 2020, the Council adopted Ordinance No. 735 "Amending Chapter 3.24-Purchase System of the Soledad Municipal Code by the Addition of New Section 3.24.080 Bidding Procedures for Public Works Construction Projects." At the time Ordinance No. 735 was adopted, the monetary thresholds established for the three categories of contractual bidding, no bid, informal and formal, were $60,000, $200,000, and any amount over $200,000 respectively.

Review & Analysis

Pursuant to AB 2192, the public works contract bidding thresholds established for use under the UPCCAA have been increased.

The new bidding thresholds are as follows:

No Bid- Public Projects costing $75,000 or less can be performed pursuant to force account, negotiated contract or purchase order of $75,000 or less.

Informal Bidding- Public Projects costing $220,000 or less can be let to contract by informal procedures (solicitation of proposals).

Formal Bidding- Public Projects costing more than $220,000 are to be let to contract by formal noticed bidding procedures.

AB 2192 also includes language making an addition to the definition of "public projects" covered by the UPCCAA by adding "installation" work performed at publicly owned, leased or operated facilities. This change will be useful when adding or replacing large pieces of attached equipment, like HVAC systems, at such facilities.

Staff has prepared an ordinance amending Section 3.24.080 of Chapter 3.24 Purchase System of the Soledad Municipal Code to include the UPCCAA changes referenced above. Staff believes that use of the UPCCAA process has proven to save time, money and effort in the City's ongoing public works projects. The new monetary thresholds will also be helpful given recent and anticipated increased costs of construction materials. As such, Staff is recommending that Ordinance No. 772 be adopted.

The Council should keep in mind that in utilizing the UPCCAA process, all informal and formal public works contracts will continue to be awarded to the lowest responsive and responsible bidder. The City would also still be required to meet statutory requirements in its public works contracts for performance bonds, payment of prevailing wages, certificates of insurance and funding mandates.

At the May 21 City Council meeting, the Council waived reading, introduced and read by title only Ordinance No. 772 which will amend Section 3.24.080 of the Soledad Municipal Code to reflect the changes referenced above. Staff is now recommending that the Council conduct a public hearing and receive comment, waive reading, and thereafter adopt and read Ordinance No.772 by title only this evening.

Financial Considerations

Adoption of the proposed Municipal Code amendments set forth in Ordinance No. 772 will have no adverse financial impact to the City. Increased monetary thresholds for contract procurement procedures that do not require or only require informal bidding will continue to reduce staff time and other costs associated with the bidding process, such as the preparation and publication of bid notices.

Alternatives

- Introduce Ordinance No. 772 to amend existing procedures for bidding and awarding public works contracts in accordance with the Uniform Public Construction Cost Accounting Act.
- Do not Introduce Ordinance No. 772. This is not recommended as failure to adopt the proposed amendments will not allow the City to take full advantage of increased monetary thresholds for public contracts set forth in the Uniform Public Construction Cost Accounting Act.

Planning/CEQA

The adoption of this ordinance is exempt from the California Environmental Quality Act, based on 14 California Code of Regulations Section 15061(b)(3), where, as is the case here, it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment. Additionally, pursuant to Section 15060(c)(3) the proposed activity is not a project as defined in Section 15378.

Public Notice Requirements

A public hearing for consideration of Ordinance No. 772 has been noticed in accordance with all legal requirements.

Attachment(s):
Ordinance No. 772

ORDINANCE NO. 772

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SOLEDAD AMENDING SECTION 3.24.080-BIDDING PROCEDURES FOR PUBLIC WORKS CONSTRUCTION PROJECTS OF CHAPTER 3.24-PURCHASE SYSTEM OF THE SOLEDAD MUNICIPAL CODE

WHEREAS, on September 2, 2020, the City Council adopted Resolution No. 5635 adopting the public works contract bidding procedures established by the Uniform Public Construction Cost Accounting Act ("UPCCAA"); and

WHEREAS, thereafter, on October 7, 2020, the City Council adopted Ordinance No. 735 whereby, pursuant to the provisions of the UPCCAA, the City codified uniform public construction cost accounting procedures allowing the City to dispense with the normal statutory process used for bidding and awarding pubic works projects by replacing the same with a process that established requirements for public works contracts in three categories- no bid contract for projects under $60,000, informal contracts for projects between $60,000 and $200,000, and formal bidding procedures (as are currently used), for projects exceeding $200,000; and

WHEREAS, pursuant to AB 2192, which became effective in January of 2025, provisions of the UPCCAA were amended to slightly broaden the definition of a "public project" and to increase the monetary thresholds applied to the three categories of public works contracts, and the City now wishes to amend its Municipal Code to reflect these changes; and

WHEREAS, City Staff and the Council continue to believe that the alternative bidding and award process established by the UPCCAA reduces both time and resources used in the administration of public works project contracts; and

WHEREAS, use of the UPCCAA contracting procedures will assist the City in achieving the best work at a fair price.

NOW THEREFORE, BE IT HEREBY ORDAINED by the City Council of the City of Soledad as follows:

Section 1. All of the recitals set forth above are true and correct to the best of the Council's knowledge and by this action are made findings and incorporated herein by reference.

Section 2. The definition of "Public Project" as set forth in Subsection B of Section 3.24.080 Bidding Procedures for Public Works Construction Projects of Chapter 3.24 Purchase System of the Soledad Municipal Code, is amended as follows:

3.24.080- Bidding procedures for public works construction projects

…

B. Definitions: The definitions employed in article 1 of chapter 2, part 3, division 2 of Public Contract Code section 22000 et seq., and their statutory successors shall govern the construction of this section.

Accordingly, a "public project" means any of the following:

(i) Construction, reconstruction, erection, alteration, renovation, improvement, demolition, installation, and repair work involving any publicly owned, leased, or operated facility.

(ii) Painting or repainting of any publicly owned, leased, or operated facility.

(iii) In the case of a publicly owned utility system, "public project" shall include only the construction, erection, improvement, or repair of dams, reservoirs, power plants, and electrical transmission lines of two hundred thirty thousand (230,000) volts and higher.

A "public project" does not include maintenance work, such as:

(i) Routine, recurring, and usual work for the preservation or protection of any publicly owned or publicly operated facility for its intended purposes.

(ii) Minor repainting.

(iii) Resurfacing of streets and highways at less than one inch (1").

(iv) Landscape maintenance, including mowing, watering, trimming, pruning, planting, replacement of plants, and servicing of irrigation and sprinkler systems.

(v) Work performed to keep, operate, and maintain publicly owned water, power, or waste disposal systems, including, but not limited to, dams, reservoirs, power plants, and electrical transmission lines of two hundred thirty thousand (230,000) volts and higher.

Section 3. The monetary thresholds established for procedures for no bid, informal bid and formal bid public works contracts, as set forth in Subsections C 2, 3 and 4. of Section 3.24.080 Bidding Procedures for Public Works Construction Projects of Chapter 3.24 Purchase System of the Soledad Municipal Code, are amended as follows:

3.24.080- Bidding procedures for public works construction projects

C. Contract Letting Procedures: Except as otherwise provided herein, the provisions of the Uniform Public Construction Cost Accounting Act, Public Contract Code section 22000 et seq., shall be controlling.

…

2. No Bidding Required: Public projects less than or equal to seventy-five ~~sixty~~ thousand dollars ($60<u>75</u>,000.00) may be performed by city staff, by force account with a contractor, by negotiated contract, or by use of a purchase order, pursuant to section 22032 of the Public Contract Code. Although not required, the City may still seek bids or proposals for such projects on an informal basis where there is reason to believe such inquiry would be advantageous. No-bid contracts shall be awarded by the City Manager. All no-bid contracts will be reported to the City Council on a monthly basis.

3. Informal Bids: The City shall follow the following informal bidding procedure for public projects of two hundred and twenty thousand dollars ($22<u>0</u>~~0~~,000.00) or less, or those public projects as specified in either section 22032(b) or section 22020 of the Public Contract Code.

(a) Notice: A notice inviting informal bids shall be sent to: (1) all contractors on the City's list of qualified contractors for the category of work being bid, and (2) all construction trade journals as specified in section 22036 of the Public Contract Code and as named by the California Uniform Construction Cost Accounting Commission.

(i) The mailing of notices to contractors and construction trade journals shall be completed not less than ten (10) calendar days before bids are due.

(ii) The notice inviting informal bids shall describe the project in general terms, how to obtain more detailed information about the project, and state the time and place for the submission of bids.

(iii) Bid documents may be transmitted or received over the internet, by facsimile and/or electronic mail.

(b) Authority To Award Bid: The City Council shall award informal contracts. The City Council may reject any or all bids presented and waive any irregularity or informality in such bids. The contract shall be awarded to the lowest responsive, responsible bidder. If two or more bids are the same and the lowest, the City Council may accept the bid of its choice. In the event all informal bids received are in excess of two hundred and twenty thousand dollars ($22<u>0</u>~~0~~,000.00), the City Council may, by passage of a resolution by a four-fifths (4/5) vote, award the contract at the amount set forth in section 22034(d) of the Public Contract Code or less to the lowest responsible bidder, if it determines the cost estimate of the responsible department head was reasonable. If no bids are received, the project may be performed by city employees, by force account or negotiated contract without further complying with this section.

4. Formal Bids: The City shall follow the following formal bidding procedure for public projects greater than two hundred and twenty thousand dollars ($22<u>0</u>~~0~~,000.00), or as specified in either section 22032(b) or section 22020 of the Public Contract Code.

(a) Plans and Specifications: The City Council shall adopt plans, specifications, and working details for all public projects that are formally bid.

(b) Notice: A notice inviting formal bids shall be published and mailed as specified below.

(i) A notice inviting formal bids shall state the time and place for the receiving and opening of sealed bids and distinctly describe the project.

(ii) The notice inviting formal bids shall be mailed to all construction trade journals specified in section 22036 of the Public Contract Code and as named by the California Uniform Construction Cost Accounting Commission, at least thirty (30) calendar days before the date of opening the bids.

(iii) The notice inviting formal bids shall be published in a newspaper of general circulation printed and published within the jurisdiction of the city, or if none exists, in a newspaper of general circulation which is circulated within the jurisdiction of the city, at least fourteen (14) calendar days before the date of opening the bids.

(iv) In addition to notice required by this section, the public agency may give such other notice as it deems proper.

Section 4 - Severability.

If any provision of this ordinance or the application thereof to any person or circumstance is held invalid, the remainder of the ordinance or the application of such provision to other persons or circumstances shall not be affected thereby.

Section 5. CEQA Compliance.

The adoption of this ordinance is exempt from the California Environmental Quality Act, based on 14 California Code of Regulations Section 15061(b)(3), where, as the case here, it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment; and Section 15060(c) (3)- the activity is not a project as defined in Section 15378.

Section 6. Effective Date.

This ordinance shall be in full force and effect thirty (30) days following a second reading hereof. Before the expiration of fifteen (15) days following passage, this Ordinance shall be published once with the names of the members of the City Council voting for or against the ordinance in a newspaper of general circulation in Soledad.

This ordinance was introduced and read on the 21st day of May, 2025 and was finally adopted on the 4th day of June 2025, by the following vote:

AYES: COUNCILMEMBERS:

NOES: COUNCILMEMBERS:

ABSENT: COUNCILMEMBERS:

ABSTAIN: COUNCILMEMBERS:

_____

Anna Velazquez, The Honorable Mayor

ATTEST:

_____

Megan Hunter, City Clerk

CITY OF SOLEDAD
STAFF REPORT

SUBJECT: **Resolution Nos. 6237, 6238, 6239, 6240 & 6241, Resolutions of the City Council of the City of Soledad Approving Preliminary Annual Engineer's Reports and Declaring The City's Intention to Levy and Collect Annual Assessments for Various Districts for Fiscal Year 2025/2026, and Setting a Time and Place for a Public Hearing**

TO: **Honorable Mayor Velazquez and City Council**

FROM: **Juan Huerta, Assistant Engineer**

THROUGH: **Megan Hunter, City Manager**

MEETING DATE: **June 4, 2025**

Recommendation

It is recommended that the City Council consider and adopt the following Resolutions of the City Council of the City of Soledad:

a. Resolution No. 6237, Approving the Preliminary Annual Engineer's Report and Declaring its Intention to Levy and Collect Annual Assessments within Diamond Ridge Benefit Assessment District No. 1 (Diamond Ridge, Phase I) for Fiscal Year 2025/2026, and Setting a Time and Place for a Public Hearing.
b. Resolution No. 6238**,** Approving the Preliminary Annual Engineer's Report and Declaring its Intention to Levy and Collect Annual Assessments within Diamond Ridge Parks and Open Space Maintenance Assessment District No. 1 (Miravale I, Phase I) for Fiscal Year 2025/2026, and Setting a Time and Place for a Public Hearing.
c. Resolution No. 6239, Approving the Preliminary Annual Engineer's Report and Declaring its Intention to Levy and Collect Annual Assessments within Parks and Open Space Maintenance Assessments District No. 1, Annexation No. 1 (Orchard Villas/Miravale II) for Fiscal Year 2025/2026, and Setting a Time and Place for a Public Hearing.
d. Resolution No. 6240, Approving the Preliminary Annual Engineer's Report and Declaring its Intention to Levy and Collect Annual Assessments within Benefit Assessment District No. 2 (Orchard Villas/Miravale II) for Fiscal Year 2025/2026, and Setting Time and Place for a Public Hearing.
e. Resolution No. 6241**,** Approving the Preliminary Annual Engineer's Report and Declaring its Intention to Levy and Collect Annual Assessments within Rancho San Vicente Parks and Open Spaces Maintenance Assessment District for Fiscal Year 2025/2026, and Setting a Time and Place for a Public Hearing.

Executive Summary

The City of Soledad has five Assessment Districts that were formed to levy and collect assessments against the lots or parcels of land within those districts. This is done to cover the costs and expenses of operating, maintaining, and servicing improvements and facilities located in public areas within the boundaries of the Districts. All five proposed levies for the Assessment Districts are following the patterns established for FY 24/25. As such, the respective increases in the proposed assessments result from a 3% annual adjustment for Rancho San Vicente-CHISPA and a 3% CPI inflation adjustment for three of the other four districts.

Background

In 2003, the City Council of the City of Soledad formed the Diamond Ridge Benefit Assessment District No. 1 (Diamond Ridge, Phase I); Diamond Ridge Parks and Open Space Maintenance Assessment District No. 1 (Miravale I, Phase I); and the Rancho San Vicente Parks and Open Space Maintenance Assessment District. In 2006 the Council formed the Parks and Open Space Maintenance Assessment District No. 1, and the Annexation No. 1 (Orchard Villas/Miravale II); Benefit Assessment District No. 2 (Orchard Villas/Miravale II). In January 2022 the Council approved the Liberty Court Annexation to the Parks and Open Space Maintenance Assessment District No. 1 (Orchard Villas/Miravale II) and also to the Benefit Assessment District No. 2 (Orchard Villas/Miravale II). All of these Districts were formed to levy and collect assessments against the lots or parcels of land within such districts to pay for the costs and expenses of operating, maintaining, and servicing improvements and facilities located within public places within the boundaries of the Districts.

Review & Analysis

With the formation of the various districts, as approved by the property owners pursuant to a mailed ballot election conducted in accordance with Article XIII D of the California Constitution, the City Council in subsequent fiscal years thereafter has the ability to impose the initial maximum assessment rate that was established at the year of formation which can be adjusted on an annual basis by the Consumer Price Index (CPI) of the San Francisco-Oakland-Hayward area. Notwithstanding the fact that the maximum assessment rate is adjusted on an annual basis, the maximum assessment is not always assessed on all or any of the properties within a given district, and in some cases, where a district has been formed prior to the time that all of the involved public improvements have been constructed, properties may be assessed with a minimal assessment simply to cover administrative costs.

The City Council must declare its intention, by Resolution, to levy and collect assessments against the assessable lots and parcels of land within each District for that portion of the fiscal year commencing July 1, 2025 and ending June 30, 2026 to pay applicable operating, maintenance and service costs and expenses of identified improvements.

On the following page is a summary table showing maximum allowable assessments, recommended Fiscal Year ("FY") 2025-2026 assessments and previous year's assessments. Preliminary Annual Engineer's Reports for each District are available for review in the City Clerk's Office. On behalf of the City, DTA reviewed all the City's maintenance and benefit assessment districts' fund balances and has recommended the following assessments for each of the districts for Fiscal Year 2025/2026:

City of Soledad

Historical MAD and BAD Yearly Assessment per EDU

FUND	Description	Short Description	FY 25/26 Maximum Assessment Allowable	Rates Applied Per EDU[1]					
				FY* 25/26	FY 24/25	FY 23/24	FY 22/23	FY 21/22	FY 20/21
647	Rancho San Vicente-CHISPA	San Vicente	$844.25	$844.25	$819.66	$795.79	$772.61	$750.11	$728.26
649	Diamond Ridge Assessment PH 1	BAD #1	$496.91	$298.17	$255.68	$243.08	$241.93	$223.39	$211.31
650	Diamond Ridge Assessment Parks	MAD#1	$481.17	$481.17	$475.14	$457.89	$447.85	$413.16	$403.21
651	Miravale Orchard Landscaping	MAD #1 Annex No. 1	$1,397.46	$610.58	$610.57	$649.76	$676.15	$625.75	$595.95
652	Miravale Orchard Benefit	BAD #2	$288.72	$288.72	$281.16	$274.66	$260.84	$247.96	$244.13

1 Rates are only applied, and do not reflect Approved Max Rates.
*Levy for FY 25/26 is Proposed Rate Per EDU (Equivalent Dwelling Unit).

All five Assessment Districts' proposed levies are following FY 24/25's patterns; and as such, the respective increases of the proposed assessments are due to the 3% annual adjustment for Rancho San Vicente-CHISPA and by CPI inflation adjustments of 3% for the other four districts.

The total assessment intended to be collected for the Rancho San Vicente Parks and Open Spaces Maintenance Assessment District is $844.25 per lot. Funds collected for this assessment are used for park maintenance, street landscaping, parkway water charges, park water charges, park electrical charges, sound wall maintenance, street lighting electrical and replacement.

The total assessment intended to be collected for the Diamond Ridge Benefit Assessment District No. 1 (Diamond Ridge, Phase I) is $298.17 per lot. Funds collected for this assessment are to be used for routine maintenance and dredging of the percolation pond, street sweeping, storm drain repair and maintenance, engineering plans and specifications, inspection and overhead.

The total assessment intended to be collected for the Diamond Ridge Parks and Open Spaces Maintenance District No. 1 (Miravale I, Phase I) is $481.17 per lot. Funds collected for this assessment are to be used for maintenance of the parks, playgrounds, streets and landscaping, street landscape water charges, park water charges, park electrical charges, planter wall maintenance, sound wall replacement and painting, street lighting electrical and replacement.

The total assessment intended to be collected for the Parks and Open Space Maintenance Assessment District No. 1 (Orchard Villas/Miravale II) is $610.58 per lot. Funds collected for this assessment are to be used for maintenance of the parks, streets and landscaping, street landscape water charges, park water charges, park electrical charges, planter wall maintenance, sound wall replacement and painting, street lighting electrical and replacement.

The total assessment intended to be collected for the Benefit Assessment District No. 2 (Orchard Villas/Miravale II) is $288.72 per lot. Funds collected for this assessment are used for routine maintenance such as street sweeping, repairs, replacement, electric current, supervision, debris removal, pest abatement, engineering and inspection, and any other items of work necessary and incidental for the proper maintenance and operation.

DTA has prepared and filed a Preliminary Engineer's Report ("Report(s)") for each District and recommends funding each District with the assessments shown in the table above. The Reports are available in the City Clerk's office for review.

Staff is recommending that the City Council approve resolutions preliminarily approving the

Engineer's Reports, declaring the Council's intent to levy and collect annual assessments in the amounts stated above for the Diamond Ridge Benefit Assessment District No. 1 (Diamond Ridge, Phase I); Diamond Ridge Parks and Open Space Maintenance Assessment District No. 1 (Miravale I, Phase I); Parks and Open Space Maintenance Assessment District No. 1, Annexation No. 1 (Orchard Villas/Miravale II); Benefit Assessment District No. 2 (Orchard Villas/Miravale II); and the Rancho San Vicente Parks and Open Space Maintenance Assessment District for Fiscal Year 2025/2026 (collectively "Assessment Districts" or "Districts"), and to set a public hearing for consideration of the same for the July 2, 2025 Regular City Council Meeting at 6:00 p.m. in the Council Chambers. At the hearing, all interested persons will be afforded the opportunity to hear and be heard and to ask any questions on the above Assessment Districts.

Financial Considerations

All costs incurred by the City in the preparation and administration of the involved Assessment Districts will be charged against each district and paid by affected property owners.

Alternatives

- Approve the proposed resolutions.
- Do not approve the attached resolutions. This action is not recommended as the City has committed to operations and maintenance of these Districts which requires the recommended levies as necessary to fund the operations and maintenance of these districts.

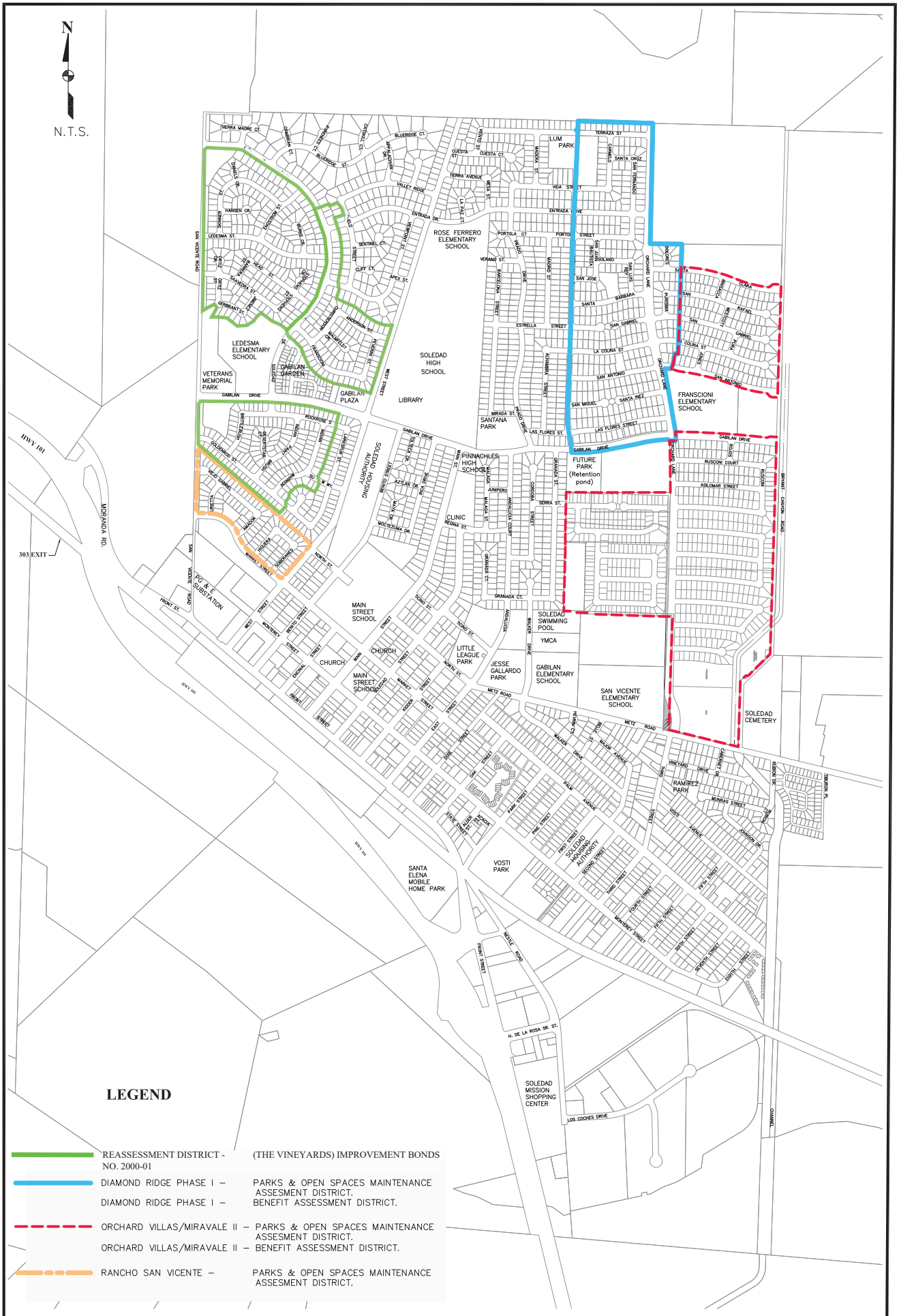
Planning/CEQA

This action is not considered a Project under the California Environmental Quality Act (CEQA) pursuant to Guidelines Section 15378 (b)(4) because it adopts a method by which to create government funding mechanisms or constitutes other government fiscal activities which do not involve any commitment to any specific project which may result in a potentially significant physical impact on the environment.

Public Notice Requirements

Advance notice will be submitted for publication as required for the public hearing consideration at 6 PM at the July 2, 2025, City of Soledad Regular City Council Meeting.

Attachment(s):
Assessment District Map
Resolution No. 6237
Diamond Ridge BAD PER FY 25-26
Resolution No. 6238
Diamond Ridge MAD PER FY 25-26
Resolution No. 6239
Orchard Villas MAD PER FY 25-26
Resolution No. 6240
Orchard Villas BAD PER FY 25-26
Resolution No. 6241
Rancho San Vicente MAD PER FY 25-26



CITY OF SOLEDAD - DEPARTMENT OF PUBLIC WORKS
ASSESSMENT DISTRICTS

Exhibit A
April 2022

RESOLUTION NO. 6237

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOLEDAD APPROVING THE PRELIMINARY ANNUAL ENGINEER'S REPORT AND DECLARING ITS INTENTION TO LEVY AND COLLECT ANNUAL ASSESSMENTS WITHIN DIAMOND RIDGE BENEFIT ASSESSMENT DISTRICT NO. 1 (DIAMOND RIDGE, PHASE I) FOR FISCAL YEAR 2025/2026, AND SETTING A TIME AND PLACE FOR A PUBLIC HEARING

The City Council of the City of Soledad, California (hereinafter referred to as the "City"), does resolve as follows:

WHEREAS, the City Council of the City of Soledad has, by previous Resolution number 3223, formed the Diamond Ridge Benefit Assessment District No. 1 (Diamond Ridge, Phase I) (hereinafter referred to as the "District"), pursuant to the provisions of the *Benefit Assessment Act of 1982, Chapter 6.4 of Part 1 of Division 2, Article 4 of the Government Code of California, beginning with Section 54703* (hereinafter referred to as the "Act") and as provided by Article XIII D of the California Constitution, to levy and collect assessments against the lots or parcels of land within such district to pay for the costs and expenses of operating, maintaining and servicing improvements and facilities located within public places within the boundaries of the District; and,

WHEREAS, the District and the associated assessments are in compliance with the provisions of the Act and California Constitution Article XIIID; and,

WHEREAS, DTA has prepared and filed with the City Clerk of the City of Soledad the "Preliminary Engineer's Annual Levy Report, Diamond Ridge Benefit Assessment District No. 1 (Diamond Ridge, Phase I)" and recommends approval of such report.

NOW, THEREFORE, BE IT HEREBY RESOLVED by the City Council of the City of Soledad for the Diamond Ridge Benefit Assessment District No. 1 (Diamond Ridge, Phase 1) as follows :

Section 1 The City Council hereby (1) finds that the public interest and convenience requires and (2) declares its intention to order the approval for levy and to collect assessments against the assessable lots and parcels of land within such District for that portion of the fiscal year commencing July 1, 2025 and ending June 30, 2026 to pay the costs and expenses of the improvements described in Section 2. The City Council is authorized to impose assessments at any rate or amount that is less than or equal to the maximum amount authorized for each fiscal year, which is increased annually based upon the Consumer Price Index for the San Francisco-Oakland-Hayward Area ("CPI") of 3%, as determined by the United States Department of Labor, or its successor. The proposed assessment is $298.17, which is less than the maximum assessment allowed for this District.

Section 2 The improvements within the District include: the maintenance and operation of the following described improvements of a local nature on public lands within said District including street sweeping, storm drain lines, including necessary cleaning, repairs, replacement, electric

current, supervision, debris removal, engineering and supervision and any and all other items of work necessary and incidental for the proper maintenance and operation thereof.

They also include: the maintenance and operation of the following described improvements of a local nature on public lands within said District including storm retention pond silt removal, bank stabilization and restoring percolation, including necessary cleaning, repairs, replacement, electric current, supervision, debris removal, pest abatement, engineering and inspection and any and all other items of work necessary and incidental for the proper maintenance and operation thereof.

Section 3 The general location and boundaries of the District are shown on maps on file in the office of the City Engineer, are incorporated herein by reference, and open to public inspection. The designation of the District is as follows: Diamond Ridge Benefit Assessment District No. 1 (Diamond Ridge, Phase I).

Section 4 Reference is hereby made to the Preliminary Engineer's Report, on file in the office of the City Clerk and the City Engineer and open to public inspection, for a full and detailed description of the improvements, the boundaries of the District and the proposed assessments upon assessable lots and parcels of land within the District.

Section 5 Notice is hereby given that on July 2, 2025 at 6:00 p.m. in the Council Chambers of the City Hall of the City of Soledad, 248 Main Street, California, is the time and place fixed for a public hearing by the City Council on the question of the levy and collection of assessments for Fiscal Year 2025/2026 against lots and parcels of land within the District. At the hearing, all interested persons shall be afforded the opportunity to hear and be heard. After said hearing, the City Council shall consider adoption of the Fiscal Year 2025/2026 Preliminary Engineer's Annual Levy Report.

Section 6 The City Clerk is hereby authorized and directed to give notice of the public hearing as set forth in Section 5 in accordance with law.

Section 7 The City Council hereby designates the City Manager, phone number 831-223-5043 to answer inquiries regarding the hearing, protest proceedings, and procedural or technical matters.

Section 8 Lots or parcels within the District that are owned or used by any county, city, city and county, special district or any other local or regional governmental agency, the State of California or the United States shall be assessed unless the City demonstrates by clear and convincing evidence that such lots or parcels receive no special benefit from the proposed improvements.

PASSED, APPROVED and **ADOPTED** this 4th day of June 2025 by the following vote:

AYES, and in favor thereof, Councilmembers:

NOES, Councilmembers:

ABSENT, Councilmembers:

ABSTAIN, Councilmembers:

_____
ANNA M. VELAZQUEZ, Mayor

ATTEST:

_____
MEGAN HUNTER, City Manager

www.FinanceDTA.com

PRELIMINARY ENGINEER'S REPORT

DIAMOND RIDGE

BENEFIT ASSESSMENT DISTRICT NO. 1

FUND #649

CITY OF SOLEDAD | COUNTY OF MONTEREY

Beginning Fiscal Year: 2025-2026

Intent Meeting: June 4, 2025

Public Hearing: July 2, 2025

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PUBLIC WORKS DIRECTOR

Donald Wilcox, P.E.

PROFESSIONAL SERVICES

ASSESSMENT ENGINEERING

Stephen A. Runk, P.E.

DTA

TABLE OF CONTENTS

SECTION		PAGE
I	AFFIDAVIT AND CERTIFICATES	1
II	ENGINEER'S REPORT	3
III	PLANS AND SPECIFICATIONS	5
A	Description of the District	5
B	District Improvements, Facilities, And Services	5
IV	COST ESTIMATE	7
A	Costs of Improvements	7
B	Annual Cost Indexing	8
C	Contributions from Other Sources	9
D	Annual Installments	10
E	Net Assessment	10
V	ASSESSMENT ROLL	11
VI	METHOD OF ASSESSMENT	12
A	Background	12
B	Benefits of Improvements	13
C	Categories of Benefit	14
D	Allocation of Special Benefit to Parcels	14
E	Amount of Assessment	15
VII	ASSESSMENT DIAGRAM AND BOUNDARY MAP	17
VIII	TERMINATION OF DISTRICT/LIMITATIONS OF REPORT	18
A	Termination of District	18
B	Limitations of Report	18

APPENDICES

APPENDIX A ASSESSMENT ROLL

I AFFIDAVIT AND CERTIFICATES

CITY OF SOLEDAD

DIAMOND RIDGE
BENEFIT ASSESSMENT DISTRICT NO. 1

This Engineer's Report ("Report") and the enclosed descriptions, budget, and assessment diagram outlines the District and includes the proposed assessments for each lot, parcel, and subdivision of land within said District to be levied for Fiscal Year 2025-2026 as they existed at the time of the passage of the Resolution of Intention.

Reference is hereby made to the Monterey County Assessor's Maps for a detailed description of the lines and dimensions of parcels within the District. The undersigned respectfully submits the enclosed report as directed by the City Council.

Dated this _____ day of _____, 2025.

DTA
Assessment Engineer
On Behalf of the City of Soledad

By: _____
Kuda Wekwete
Project Manager

By: _____
Stephen A. Runk, P.E.
License Number: C23473

I HEREBY CERTIFY that the enclosed Engineer's Report, together with the Assessment Diagram thereto attached, was filed with me on the _____ day of _____, 2025.

By: _____
Megan Hunter, City Manager
City of Soledad, Monterey County

I HEREBY CERTIFY that the enclosed Engineer's Report, together with the Assessment Diagram thereto attached, was approved and confirmed by the City Council of the City of Soledad, California, on the _____ day of _____, 2025.

By: _____
Megan Hunter, City Manager
City of Soledad, Monterey County

II ENGINEER'S REPORT

WHEREAS, the City Council of the City of Soledad ("City"), pursuant to the provisions of the Benefit Assessment Act of 1982, Chapter 64 of Division 2 of the California Government Code ("1982 Act"), adopted its resolution ("Resolution") initiating proceedings for the levy of Fiscal Year 2025-2026 assessments against properties in the Diamond Ridge Benefit Assessment District No. 1 (the "District") to fund maintenance and operation of street and storm water improvements that have been determined to specially benefit properties in the District ("Improvements").

WHEREAS, the Resolution designates DTA as Assessment Engineer and directed the Assessment Engineer to prepare and file a report ("Engineer's Report" or "Report") pursuant to the 1982 Act and Article XIIID of the California Constitution ("Proposition 218").

This Report includes the following sections:

- **Plans and Specifications** – Plans and specifications for services to be provided. Plans and specifications are a part of this Report whether or not separately bound.
- **Cost Estimate** – An estimate of the annual cost of services to be provided. Also included, are administrative and incidental costs that include maintenance, reserve, repairs, and rehabilitation expenses.
- **Assessment Roll** – An assessment roll, showing the amount to be assessed against each parcel of real property within this District and the names and addresses of the property owners. An Assessor's Parcel number or other designation describes each parcel. Each parcel is also assigned an "assessment number" that links the Assessment Roll to the Assessment Diagram.
- **Method of Assessment** – A statement of the method by which the Assessment Engineer determined the amount to be assessed against each parcel, based on special benefits to be derived by each parcel from the services.
- **Assessment Diagram** – A diagram showing all of the parcels of real property to be assessed within this District. The diagram corresponds with the Assessment Roll by assessment number.
- **Termination of District/Limitations of Report** – A statement as to the duration of the District and the accuracy of the data and information necessary for the development of this annual Report.

NOW THEREFORE, the undersigned, acting as an agent for DTA, Assessment Engineer for the District, by virtue of the power vested under the 1982 Act and the order of the City, hereby submits this Engineer's Report and makes the following assessment to cover the portion of the estimated costs of the Improvements, including the incidental costs and expenses, to be paid by the District.

The net assessment in Fiscal Year 2025-2026 is summarized in Table 1.

Table 1: Net Assessment for Fiscal Year 2025-2026

Item	Amount
Maintenance Costs	$26,473
Capital Improvement Costs	$70,000
Administration Costs	$41,849
Levy Adjustments (Reserve Fund Credit)	($34,859)
Net Assessment*	$103,463

***Note**: Figures may not sum due to rounding.

DTA does hereby assess the net amount to be assessed upon all assessable lots or parcels of land within the District by apportioning the amount allocable among the several lots or parcels of each in proportion to the estimated special benefits to be received by each such lot or parcel from the Improvements, as more particularly set forth in the list attached as Appendix A ("Assessment Roll") and by this reference made as part of this Engineer's Report. The District diagram appearing herein is a representation of the assessment diagram that was approved by resolution of the City Council. Reference is hereby made to the Assessor's Maps of the County of Monterey for Fiscal Year 2025-2026 for a more particular description of the properties within the District. Each parcel of land assessed is described on the Assessment Roll by reference to its parcel number as shown on the County of Monterey Assessment Roll.

DTA

_____ _____

Kuda Wekwete
Project Manager

Date

_____ _____

Stephen A. Runk, P.E.
License Number: C23473

Date

III PLANS AND SPECIFICATIONS

The plans, specifications, and studies of the Improvements for this District are voluminous and will not be bound in this Report, but by this reference are incorporated as if attached to this Report. The plans and specifications are on file with the City of Soledad and/or the County of Monterey, California.

A Description of the District

The District is generally bounded by the northerly boundary of Miravale, Phase I Tract Map to the north, Gabilan Drive to the south, Orchard Lane to the east, and Toledo Street to the west. A District diagram incorporated herein under Section VII of this Report outlines the boundaries of the District. This diagram incorporates all lots, parcels, and subdivisions of land within the District as the same existed at the time this Report was prepared, a complete listing of which is provided in **Appendix A** of this Report.

B District Improvements, Facilities, and Services

The following descriptions, provided in the formation documents of the District, identify the types of improvements that will be maintained by the District. Detailed maps and descriptions of these improvements are on file with the City and are available for inspection in the office of the City Engineer and have been incorporated into this Report by reference.

B.1 Street Improvements

The maintenance and operation of the improvements located on the streets within the District includes street sweeping, storm drain lines, including necessary cleaning, repairs, replacement, electric current, supervision, debris removal, engineering and inspection, and any and all other items of work necessary and incidental for the proper maintenance and operation thereof. Additionally, maintenance and operation includes all additions, improvements, and enlargements which may be made on the previously described work within the following streets and on appurtenant improvement plans.

Improvements that are covered under the maintenance and operations of the District are located on the following streets: Toledo Street (East Half), Orchard Lane, Gabilan Drive, San Antonio, Santa Ynez, San Miguel, Los Flores Street, La Colina Street, Estrella Street, San Gabriel, Vista Avenue, Santa Barbara, San Jose, Solano, San Luis Rey, San Juan Bautista, Portola Street, Entrada Drive, San Fernando, Vida Street, Carmelo Street, Santa Cruz, Terraza Street, Dolores, Santa Clara, La Purisima, and San Rafael.

B.2 Storm Water Improvements

Maintenance and operation includes storm retention pond silt removal, bank stabilization and restoring percolation, including necessary cleaning, repairs, replacement, electric current, supervision, debris removal, pest abatement, engineering and inspection, and any and all other items of work necessary and incidental for the proper maintenance and operation thereof. Additionally, maintenance and operation includes all additions, improvements, and enlargements which may be made on the previously described work within the following area and on appurtenant improvement plans.

B.3 Incidental and Other Expenses

Incidental costs include contingencies and assessment district incidentals such as engineering, printing, notices to property owners, collection costs, legal fees, administration, and supervision.

IV COST ESTIMATE

Applicable law requires the Engineer's Report to contain an estimate of the costs of the Improvements for Fiscal Year 2025-2026, including estimates of (i) the total costs for Improvements for Fiscal Year 2025-2026, including incidental expenses, (ii) the amount of any surplus in the improvement fund to be carried over from a previous Fiscal Year, (iii) the amount of any contributions to be made from sources other than assessments levied pursuant to this part, (iv) the amount, if any, of the annual installment for the Fiscal Year where the legislative body has ordered an assessment for the estimated cost of any improvements to be levied and collected in annual installments, and (v) the net amount to be assessed upon assessable lands within the District. Estimates of these amounts are provided below.

The following describes the costs that are funded through the District.

A Costs of Improvements

A.1 Projected Annual Maintenance Costs & Capital Improvement Costs

Included in the City's Public Works Department Budget Request are estimated costs for the annual maintenance, servicing and funding of all improvements within the District. District direct maintenance expenses are estimated at $26,473 for Fiscal Year 2025-2026 as shown in Table 2a below. District's direct capital improvement costs are estimated at $70,000 for Fiscal Year 2025-2026 as shown in Table 2b below.

Table 2a: Projected Annual Direct Maintenance Costs

Item Description	Cost Estimate
Percolation Pond	$6,984
Street Sweeping	$14,633
Storm Drain Repair/Maintenance	$3,459
Engineering	$1,397
City Inspection and Overhead	$0
Reserve Collection/(Transfer)	$0
Total*	**$26,473**

***Note**: Figures may not sum due to rounding.

Table 3b: Projected Capital Improvement Costs

Item Description	Cost Estimate
Crack Seal / Slurry Seal Project*	$70,000
Total	**$70,000**

*Funded by the available funds in the capital reserve account.

A.2 Projected Annual Administration Costs

In addition to the costs listed above, there will be costs attributed to the administration of the District. As shown in Table 3, the District administration costs are estimated to be $41,850 for Fiscal Year 2025-2026. These costs are summarized below.

Table 4: Projected Annual Administration Costs

Item Description	Cost Estimate
City Administration	$27,621
Contingency	$2,661
District Administration	$5,000
Printing and Advertising	$1,363
County Collection	$5,205
Total*	**$41,850**

***Note**: Figures may not sum due to rounding.

A.3 Projected Annual Levy Adjustment

Finally, in addition to the costs listed above, certain levy adjustments will be made to account for any operating or capital reserve credits or required capital collections to the District's reserve fund. As shown in Table 4, an Operating Reserve Credit of $40,000 and Capital Reserve Credit of $70,000 have been applied to offset the required Capital Reserve Collection of $75,141. Therefore, a net total of $34,859 Reserve Fund Credit has been applied to the Fiscal Year 2025-2026 assessment.

Table 5: Projected Annual Levy Adjustment

Item Description	Cost Estimate
Capital Reserve Collection	$75,141
Operating Reserve Credit	($40,000)
Capital Reserve Credit	($70,000)
Total	**($34,859)**

B Annual Cost Indexing

B.1 City/District Administration, Printing, and Advertising

With the passage of Proposition 218, any proposed increase in assessments must be approved by impacted property owners via a mail ballot and public hearing process, similar to these proceedings. A weighted simple majority of ballots received (weighted according to each parcel's proportionate assessment obligation) must be affirmative for the City Council to confirm and levy the increased assessments. For small assessment districts or districts with relatively low dollar assessments, the cost of an Engineer's Report, balloting, and the public hearing process can potentially

exceed the total amount of the increase. The incidental costs of these proceedings may be added to the assessments, resulting in even higher assessments.

Therefore, indexing assessments annually to the published "San Francisco Consumer Price Index for Urban Consumers" ("SF CPI") allows for minor increases in normal maintenance and operating costs, without incurring the costs of ballot proceedings required by Proposition 218. Any other significant changes to the District (e.g., increases in service, modification of the boundary, etc.) would still require Proposition 218 proceedings and, ultimately, property owner approval.

Thus, on each July 1, commencing on July 1, 2003, the maximum authorized unit assessment rates established in these proceedings will be indexed (increased) annually by a factor equal to the published April SF CPI from the preceding Fiscal Year.

The most recent data for the increase in the SF CPI is the increase between April 2024 and April 2025 and shows an increase equal 1.27%. Therefore, on July 1, 2025, the maximum assessment will thus be increased by 1.27%.

Since the maximum assessment is likely sufficient to cover the cost estimates for improvements and other expenses for Fiscal Year 2025-2026, an amount equal to only the total projected costs will be assessed on the property within the District. The assessment levy in future years may be any amount less than or equal to the maximum assessment in that year.

B.2 Collection Fees

The County Auditor/Controller also charges an additional 0.25% of the total amount assessed.

B.3 Reserve Collection/Transfer

The applicable law provides for a District Reserve Fund that provides for the collection of funds to cover District operations between July 1 (beginning of the Fiscal Year) and the date on which the County remits first installment of assessments collected from the property tax bills (typically January or February). Any negative amounts entries for this budget item represent transfers from the Reserve Fund to reduce the assessment in a given fiscal year. A fully funded Reserve enables the District to (i) cover operational expenses incurred in the six (6) months of the fiscal year, without any City funds from non-District accounts; and (ii) address any unforeseen or unusual expenditures that may occur during the year.

C Contributions from Other Sources

Proposition 218 provides that "an agency shall separate the general benefits from the special benefits conferred..." In accordance with that provision, it is determined that there will be no general benefit from the Improvements in Fiscal Year 2025-2026, as explained in Section VI of this Report.

D Annual Installments

The entire amount of the net assessment, as shown in Table 5 below, will be assessed in Fiscal Year 2025-2026.

E Net Assessment

Pursuant to the foregoing, Table 5 shows the net amount to be assessed upon assessable lands within the District in Fiscal Year 2025-2026.

Table 6: Net Assessment for Fiscal Year 2025-2026

Item	Total Costs	Special Benefit Allocated	Net Assessment
Maintenance Costs (Direct)			
Percolation Pond	$6,984	100%	$6,984
Street Sweeping	$14,633	100%	$14,633
Storm Drain Repair/Maintenance	$3,459	100%	$3,459
Engineering	$1,397	100%	$1,397
City Inspection and Overhead	$0	100%	$0
Reserve Collection/Transfer	$0	100%	$0
Capital Improvement Costs (Direct)			
Crack Seal / Slurry Seal Project**	$70,000	100%	$70,000
Administration Costs			
City Administration	$27,621	100%	$27,621
Contingency	$2,661	100%	$2,661
District Administration	$5,000	100%	$5,000
Printing and Advertising	$1,363	100%	$1,363
County Collection	$5,205	100%	$5,205
Levy Adjustments			
Capital Reserve Collection	$75,141	100%	$75,141
Operating Reserve Credit	($40,000)	100%	($40,000)
Capital Reserve Credit	($70,000)	100%	($70,000)
Net Assessment*	**$103,463**	**N/A**	**$103,463**

***Note**: Figures may not sum due to rounding.

**Funded by the available funds in the capital reserve account.

V ASSESSMENT ROLL

The Assessment Engineer has prepared an Assessment Roll for the District as required by applicable law, based upon the assessment methodology described in this Engineer's Report. The Assessment Roll includes the net total assessment for Fiscal Year 2025-2026 and shows the Fiscal Year 2025-2026 assessment, assessment number, Assessor's Parcel Number, and land use designation for each parcel.

The Assessment Roll, as provided in **Appendix A**, lists the Assessor's Parcel Numbers within this Assessment District by assessment number. The assessment numbers appearing on the Assessment and the names and addresses of the property owners are as shown on the last equalized assessment roll for taxes or as known to the Assessor of Monterey County.

All parcel information has been provided to DTA by the City Public Works Department, the previous Assessment Engineer, and the County of Monterey.

VI METHOD OF ASSESSMENT

A Background

Pursuant to the 1982 Act, the legislative body establishes and determines the "estimated benefit received" by each parcel from the Improvements.

In addition, Article XIIID of the California Constitution, added in November 1996 through the passage of Proposition 218 by voters of the State of California, requires, inter alia, that (i) only special benefits be assessable, (ii) no assessment may exceed the proportional special benefit conferred on the parcel assessed, and (iii) publicly owned parcels shall not be exempt from assessment unless clear and convincing evidence demonstrates that such publicly owned parcels receive no special benefits from the improvements for which the assessment is levied.

"Special benefit" is a particular and distinct benefit over and above general benefits conferred on real property located in the District or to the public at large. Importantly, the general enhancement of property value does not constitute special benefit. As such, this Engineer's Report has been designed to comply with these requirements, as well as to incorporate recent California court decisions such as: *Silicon Valley Taxpayers Association, Inc. v. Santa Clara County Open Space Authority (2008), Beutz v. County of Riverside (2010), Golden Hills Neighborhood Association v. City of San Diego (2011),* and *Concerned Citizens v. West Point Fire Protection District (2011).*

Methodologically, it is necessary and essential to identify the special benefit that the improvements, facilities, and services will render to the properties within the District. It is also necessary that the properties receive a special and direct benefit as distinguished from benefit to the general public.

The Assessment Engineer is appointed for the purpose of analyzing the facts and determining the method and formula for apportionment of the assessment obligation to the benefited properties. For these proceedings, the City has retained the firm of DTA as the Assessment Engineer.

The Assessment Engineer makes his or her recommendation for the method of apportionment in this Engineer's Report for consideration at the public hearing. However, the final authority and action rests with the City Council after hearing all testimony and evidence presented at the public hearing. Upon conclusion of the public hearing, the City Council must make the final action in determining that the assessment has been made in direct proportion to the special benefit received.

In determining the net amount to be assessed upon parcels within the District, Section 22573 of the California Streets and Highways Code states that such amount "may be apportioned by any formula or method which fairly distributes the net amount among all assessable lots or parcels in proportion to the estimated benefits to be received by each such lot or parcel from the improvements."

Proposition 218 further states that "no assessment shall be imposed on any parcel which exceeds the reasonable cost of the proportional special benefit conferred on that parcel," where "special benefit" means "a particular and distinct benefit over and above general benefits conferred on real property located in the District or to the public at large." This Section VI describes the methodology used to calculate the net amount to be assessed on each parcel within the District in proportion to the special benefit conferred on each such parcel.

B Benefits of Improvements

The benefits associated with the local landscaping improvements are shown in Table 6 below.

Table 7: Benefits from Landscaping Improvements

Landscaping Improvements
Enhanced desirability of properties through association with the improvements.
Improved aesthetic appeal of properties within the District providing a positive representation of the area.
Enhanced adaptation of the urban environment within the natural environment from adequate green space and landscaping.
Environmental enhancement through improved erosion resistance, and dust and debris control.
Increased sense of pride in ownership of property within the District resulting from well-maintained improvements associated with the properties.
Reduced criminal activity and property-related crimes (especially vandalism) against properties in the District through well-maintained surroundings and amenities including abatement of graffiti.
Enhanced environmental quality of the parcels within the District by moderating temperatures, providing oxygenation, and attenuating noise.

The special benefits of street lighting are the convenience, safety, and security of property, improvements, and goods as identified in Table 7 below.

Table 8: Benefits from Street Lighting Improvements

Street Lighting Improvements
Enhanced deterrence of crime and the aid to police protection.
Increased nighttime safety on roads and highways.
Improved ability of pedestrians and motorists to see.
Improved ingress and egress to property.
Reduced vandalism and other criminal acts and damage to improvements or property.
Improved traffic circulation and reduced nighttime accidents and personal property loss.
Increased promotion of business during nighttime hours in the case of commercial properties.

C Categories of Benefit

Proposition 218 provides that "an agency shall separate the general benefits from the special benefits conferred on a parcel," where "Special Benefit means a particular and distinct benefit over and above general benefits conferred on real property located in the district or to the public at large." It is therefore necessary to establish definitions of General Benefit and Special Benefit as such terms relate to the benefit to be derived from the Improvements.

The Improvements to be maintained and operated in the District were within or in areas in close proximity to the proposed developed residential lots. As a result, the developed residential lots in the District will receive 100% of the special benefits of the operation and maintenance of the Improvements. These benefits include enhanced neighborhood health and safety, improved quality of life from drainage, flood control and street improvements, protection of improved property, enhanced comfort, and increased desirability of the immediate surroundings of the residential units within the District. Importantly, because of the location of the improvements within or close to the District itself, there is no general benefit to properties outside the District or the community as a whole. Any such general benefit is so incidental and negligible that it cannot be calculated for purposes of assessment.

D Allocation of Special Benefit to Parcels

In accordance with the provisions in the formation documents, the annual maintenance and operation budget is developed for improvements located in the entire Diamond Ridge Subdivision Project. As discussed previously, developed parcels in the District are the only parcels that derive special benefit from maintenance and operations and as such, must bear the cost of these activities. However, it is anticipated that as future subdivisions develop the assessments will be prorated to reflect the District's proportionate share of the costs of a given operation and maintenance activity.

Importantly, Article XIIID provides that publicly owned properties must be assessed unless there is clear and convincing evidence that those properties receive no special benefit from the assessment. As a result, the following property will be considered exempt from the assessment: areas of public streets, public avenues, public lanes, public roads, public drives, public courts, public alleys, public easements and right-of-way, public greenbelts and public parkways, and that portion of public property that is not developed and used for business purposes similar to private commercial, industrial, and institutional activities.

Factored development unit calculations for residential areas are as follows:

Low Density Single-Family Residential = 1.0 Unit

Future Medium Density Residential = 0.8 Unit

E Amount of Assessment

Pursuant to the foregoing, Table 8 below shows the net amount to be assessed upon assessable lands within the District in Fiscal Year 2025-2026.

Table 9: Fiscal Year 2024-2025 Assessment Rates in the District

Assessment Per EDU Fiscal Year 2024-2025	Assessment Per EDU Fiscal Year 2025-2026	Max Assessment Per EDU Fiscal Year 2025-2026
$255.68	$298.17	$496.91

Table 10: Fiscal Year 2025-2026 Cost Estimate

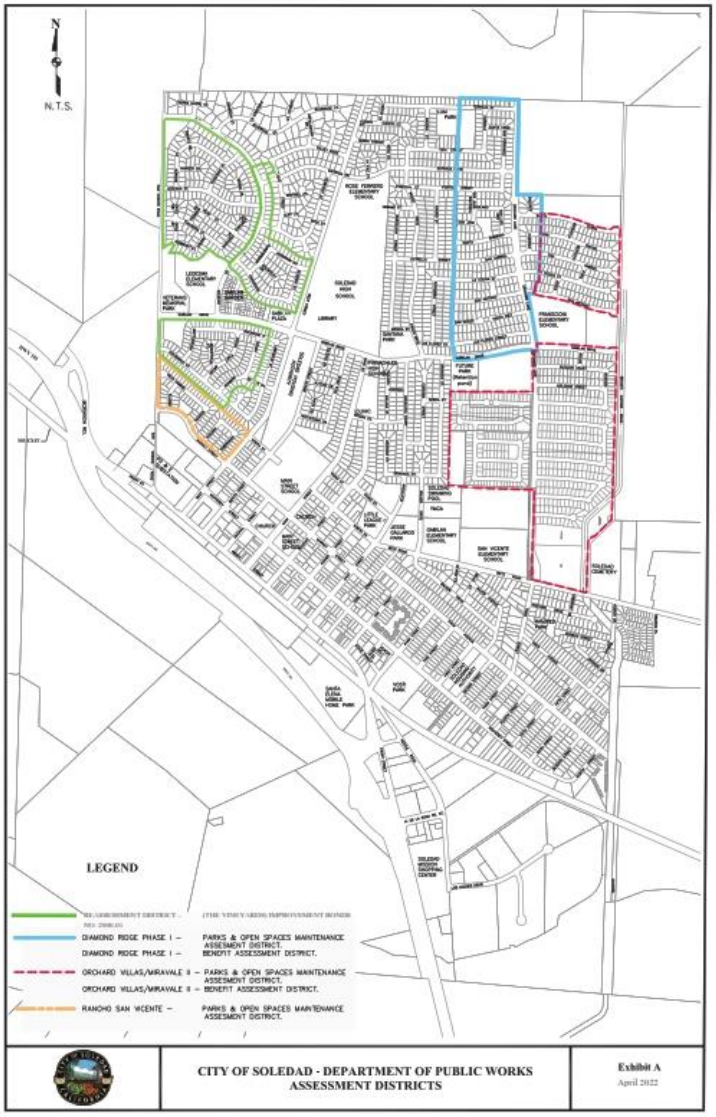
City of Soledad Engineer's Report Diamond Ridge Benefit Assessment District No.1 - FUND #649 Fiscal Year 2025-2026 Cost Estimate			
Description	**Total Amount ($)**	**Special Benefit Apportioned to District**	**Fiscal Year 2025-2026 Total Budget (Amount Funded to District)**
(A) Annual Maintenance (Direct Costs)			
Operating Expenses			
Percolation Pond	$6,984.36	100%	$6,984.36
Street Sweeping	$14,632.55	100%	$14,632.55
Storm Drain Repair/Maintenance	$3,458.60	100%	$3,458.60
Engineering	$1,397.39	100%	$1,397.39
City Inspection & Overhead	$0.00	100%	$0.00
Reserve Collection/ (Transfer)	$0.00	100%	$0.00
(B) Capital Improvements			
Crack Seal / Slurry Seal Project*	$70,000.00	100%	$70,000.00
(C) Administration			
City Administration	$27,620.65	100%	$27,620.65
Contingency	$2,660.71	100%	$2,660.71
District Administration	$5,000.00	100%	$5,000.00
Printing & Advertising	$1,362.96	100%	$1,362.96
County Collection	$5,205.00	100%	$5,205.00
Subtotal (A+B)	$138,322.22	NA	$138,322.22
(D) Levy Adjustments			
Capital Reserve Collection			$75,141.43
Operating Reserve Transfer In/(Out)			($40,000.00)
Capital Reserve Transfer Out			($70,000.00)
Balance to Levy (A+B+C)	NA	NA	$103,463.65
(E) District Assessment			
Total EDUs Count	347		
Total Parcels Count	347		
Total Parcels Levied	347		
FY 2025-2026 Calculated Assessment per EBU	**$298.17**		
FY 2025-2026 Maximum Assessment per EBU	**$496.91**		
FY 2025-2026 Maximum Levy	**$172,427.77**		
(F) Fund Balance Information			
Beginning Fund Balance FY 2025-2026	**$598,519.62**		
Reserve Fund Adjustments	**($34,858.57)**		
Anticipated Ending Balance FY 2025-2026	$563,661.05		
*Funded by the available funds in the capital reserve account.			

VII ASSESSMENT DIAGRAM AND BOUNDARY MAP

The boundary map for the District has been previously approved and submitted to the City in the format required by the 1972 Act, and is on file in the Office of the City Clerk.

The parcels within the District generally consist of the lots, parcels, and subdivisions of land found within the following District Diagram and are based on the Monterey County Assessor's Maps and the Monterey County Assessor's information that existed at the time this Report was prepared.

Figure 1: Assessment Diagram



VIII TERMINATION OF DISTRICT/LIMITATIONS OF REPORT

A Termination of District

Assessments associated with the District will be levied each Fiscal Year until the District is dissolved by the City Council.

B Limitations of Report

The conclusions, calculations, and recommendations in this Report rely on the substantial data and information provided to DTA at the time of the writing of the Report by the following parties:

1. City of Soledad, specifically the Public Works Department;
2. The previous Assessment Engineer; and
3. The County of Monterey.

APPENDIX A

City of Soledad
Diamond Ridge Benefit Assessment District No. 1
Fiscal Year 2025-2026

ASSESSMENT ROLL

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RESOLUTION NO. 6238

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOLEDAD APPROVING THE PRELIMINARY ANNUAL ENGINEER'S REPORT AND DECLARING ITS INTENTION TO LEVY AND COLLECT ANNUAL ASSESSMENTS WITHIN DIAMOND RIDGE PARKS AND OPEN SPACE MAINTENANCE ASSESSMENT DISTRICT NO. 1 (MIRAVALE I, PHASE I) FOR FISCAL YEAR 2025/2026, AND SETTING A TIME AND PLACE FOR A PUBLIC HEARING

The City Council of the City of Soledad, California (hereinafter referred to as the "City"), does resolve as follows:

WHEREAS, the City Council of the City of Soledad has, by previous Resolution number 3221, formed the Diamond Ridge Parks and Open Space Maintenance Assessment District No. 1 (Miravale I, Phase I) (hereinafter referred to as the "District"), pursuant to the provisions of the *Landscaping and Lighting Act of 1972, Part 2 of Division 15 of the Streets and Highways Code of California, beginning with Section 22500* (hereinafter referred to as the "Act") and as provided by Article XIII D of the California Constitution, to levy and collect assessments against the lots or parcels of land within such district to pay for the costs and expenses of operating, maintaining and servicing improvements and facilities located within public places within the boundaries of the District; and,

WHEREAS, the District and the associated assessments are in compliance with the provisions of the Act and California Constitution Article XIIID; and,

WHEREAS, DTA has prepared and filed with the City Clerk of the City of Soledad the "Preliminary Engineer's Annual Levy Report, Diamond Ridge Parks and Open Space Maintenance Assessment District No. 1 (Miravale I, Phase I)" and recommends approval of such report.

NOW, THEREFORE, BE IT HEREBY RESOLVED, by the City Council of the City of Soledad for the Diamond Ridge Parks and Open Space Maintenance Assessment District No. 1 (Miravale I, Phase 1), as follows: :

Section 1 The City Council hereby (1) finds that the public interest and convenience requires and (2) declares its intention to order the approval for the levy and to collect assessments against the assessable lots and parcels of land within such District for that portion of the fiscal year commencing July 1, 2025 and ending June 30, 2026 to pay the costs and expenses of the improvements described in Section 2. The City Council is authorized to impose assessments at any rate or amount that is less than or equal to the maximum amount authorized for each fiscal year, which is increased annually based upon the Consumer Price Index for the San Francisco-Oakland-Hayward Area ("CPI") of 3%, as determined by the United States Department of Labor, or its successor. The proposed assessment is $481.17, which is equal to the maximum allowable assessment.

Section 2 The improvements within the District include: the maintenance and operation of street lights and any or all public landscaping and irrigation improvements of a local nature on parks and landscaped strips of land adjacent to curbs of the streets, including jogging paths, planter walls, grass berms, appurtenant irrigation systems; ornamental plantings including lawns, shrubs, and

trees; including necessary repairs, replacements, water, electric current, spraying, care, supervision, debris removal, and any and all other items of work necessary and incidental for the proper maintenance and operation thereof.

They also include: the maintenance and operation of any and all public landscaping and irrigation improvements, of a local nature, on parks and landscaped strips of land adjacent to the City streets, including retention pond, appurtenant irrigation systems; ornamental plantings including lawns, shrubs and trees; including necessary repairs, replacements, water, electric current, spraying, care, supervision, debris removal, and any and all other items of work necessary and incidental for the proper maintenance and operation thereof.

Section 3 The general location and boundaries of the District are shown on maps on file in the office of the City Engineer, are incorporated herein by reference, and open to public inspection. The designation of the District is as follows: Diamond Ridge Parks and Open Space Maintenance Assessment District No. 1 (Miravale I, Phase I).

Section 4 Reference is hereby made to the Engineer's Report, on file in the office of the City Clerk and the City Engineer and open to public inspection, for a full and detailed description of the improvements, the boundaries of the District and the proposed assessments upon assessable lots and parcels of land within the District.

Section 5 Notice is hereby given that on July 2, 2025 at 6:00 p.m. in the Council Chambers of the City Hall of the City of Soledad, 248 Main Street, California, is the time and place fixed for a public hearing by the City Council on the question of the levy and collection of assessments for Fiscal Year 2025/2026 against lots and parcels of land within the District. At the hearing, all interested persons shall be afforded the opportunity to hear and be heard. After said hearing, the City Council shall consider adoption of the Fiscal Year 2025/2026 Engineer's Annual Levy Report.

Section 6 The City Clerk is hereby authorized and directed to give notice of the public hearing as set forth in Section 5 in accordance with law.

Section 7 The City Council hereby designates the City Manager, phone number 831-223-5043 to answer inquiries regarding the hearing, protest proceedings, and procedural or technical matters.

Section 8 Lots or parcels within the District that are owned or used by any county, city, city and county, special district or any other local or regional governmental agency, the State of California or the United States shall be assessed unless the City demonstrates by clear and convincing evidence that such lots or parcels receive no special benefit from the proposed improvements.

PASSED, APPROVED and **ADOPTED** this 4th day of June, 2025 by the following vote:

AYES, and in favor thereof, Councilmembers:

NOES, Councilmembers:

ABSENT, Councilmembers:

ABSTAIN, Councilmembers:

_____
ANNA M. VELAZQUEZ, Mayor

ATTEST:

_____
MEGAN HUNTER, City Manager

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PRELIMINARY ENGINEER'S REPORT

DIAMOND RIDGE

PARKS AND OPEN SPACE MAINTENANCE ASSESSMENT DISTRICT NO. 1

FUND #650

CITY OF SOLEDAD | COUNTY OF MONTEREY

Beginning Fiscal Year: 2025-2026

Intent Meeting: June 4, 2025

Public Hearing: July 2, 2025

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Fernando Ansaldo-Sanchez

Benjamin Caldera Garcia

Evarista Banuelos

PUBLIC WORKS DIRECTOR

Donald Wilcox, P.E.

PROFESSIONAL SERVICES

ASSESSMENT ENGINEERING

Stephen A. Runk, P.E.

DTA

TABLE OF CONTENTS

SECTION		PAGE
I	AFFIDAVIT AND CERTIFICATES	1
II	ENGINEER'S REPORT	3
III	PLANS AND SPECIFICATIONS	5
A	Description of the District	5
B	District Improvements, Facilities, and Services	5
IV	COST ESTIMATE	7
A	Costs of Improvements	7
B	Annual Cost Indexing	9
C	Contributions from Other Sources	10
D	Annual Installments	10
E	Net Assessment	10
V	ASSESSMENT ROLL	12
VI	METHOD OF ASSESSMENT	13
A	Background	13
B	Benefits of Improvements	14
C	Categories of Benefit	15
D	Allocation of Special Benefit to Parcels	15
E	Amount of Assessment	16
VII	ASSESSMENT DIAGRAM AND BOUNDARY MAP	18
VIII	TERMINATION OF DISTRICT/LIMITATIONS OF REPORT	19
A	Termination of District	19
B	Limitations of Report	19

APPENDICES

APPENDIX A ASSESSMENT ROLL

I AFFIDAVIT AND CERTIFICATES

CITY OF SOLEDAD DIAMOND RIDGE PARKS AND OPEN SPACES MAINTENANCE ASSESSMENT DISTRICT NO. 1

This Engineer's Report ("Report") and the enclosed descriptions, budget, and assessment diagram outlines the District and includes the proposed assessments for each lot, parcel, and subdivision of land within said District to be levied for Fiscal Year 2025-2026 as they existed at the time of the passage of the Resolution of Intention.

Reference is hereby made to the Monterey County Assessor's Maps for a detailed description of the lines and dimensions of parcels within the District. The undersigned respectfully submits the enclosed report as directed by the City Council.

Dated this _____ day of _____, 2025.

DTA
Assessment Engineer
On Behalf of the City of Soledad

By: _____
Kuda Wekwete
Project Manager

By: _____
Stephen A. Runk, P.E.
License Number: C23473

CITY OF SOLEDAD DIAMOND RIDGE PARKS AND OPEN SPACES MAINTENANCE ASSESSMENT DISTRICT NO. 1

I HEREBY CERTIFY that the enclosed Engineer's Report, together with the Assessment Diagram thereto attached, was filed with me on the _____ day of _____, 2025.

By: _____
Megan Hunter, City Manager
City of Soledad, Monterey County

I HEREBY CERTIFY that the enclosed Engineer's Report, together with the Assessment Diagram thereto attached, was approved and confirmed by the City Council of the City of Soledad, California, on the _____ day of _____, 2025.

By: _____
Megan Hunter, City Manager
City of Soledad, Monterey County

II ENGINEER'S REPORT

WHEREAS, the City Council of the City of Soledad ("City"), pursuant to the provisions of the Landscaping and Lighting Act of 1972, Part 2 of Division 15 of the California Streets and Highways Code (the "1972 Act"), adopted its resolution ("Resolution") initiating proceedings for the levy of Fiscal Year 2025-2026 assessments against properties in the Diamond Ridge Park and Open Space Maintenance Assessment District No. 1 (the "District") to fund maintenance and operation of street lights and any or all public landscaping and irrigation improvements that have been determined to specially benefit properties in the District ("Improvements").

WHEREAS, the Resolution designates DTA as Assessment Engineer and directed the Assessment Engineer to prepare and file a report ("Engineer's Report" or "Report") pursuant to the 1972 Act and Article XIIID of the California Constitution ("Proposition 218").

This Report includes the following sections:

- **Plans and Specifications** – Plans and specifications for services to be provided. Plans and specifications are a part of this Report whether or not separately bound.
- **Cost Estimate** – An estimate of the annual cost of services to be provided. Also included, are administrative and incidental costs that include maintenance, reserve, repairs, and rehabilitation expenses.
- **Assessment Roll** – An assessment roll, showing the amount to be assessed against each parcel of real property within this District and the names and addresses of the property owners. An Assessor's Parcel number or other designation describes each parcel. Each parcel is also assigned an "assessment number" that links the Assessment Roll to the Assessment Diagram.
- **Method of Assessment** – A statement of the method by which the Assessment Engineer determined the amount to be assessed against each parcel, based on special benefits to be derived by each parcel from the services.
- **Assessment Diagram** – A diagram showing all of the parcels of real property to be assessed within this District. The diagram corresponds with the Assessment Roll by assessment number.
- **Termination of District/Limitations of Report** – A statement as to the duration of the District and the accuracy of the data and information necessary for the development of this annual Report.

NOW THEREFORE, the undersigned, acting as an agent for DTA, Assessment Engineer for

the District, by virtue of the power vested under the 1972 Act and the order of the City, hereby submits this Engineer's Report and makes the following assessment to cover the portion of the estimated costs of the Improvements, including the incidental costs and expenses, to be paid by the District.

The net assessment in Fiscal Year 2025-2026 is summarized in Table 1.

Table 1: Net Assessment for Fiscal Year 2025-2026

Item	Amount
Maintenance Costs	$32,269
Capital Improvements	$15,000
Administration Costs	$39,382
Levy Adjustments (Reserve Fund Debit)	$80,315
Net Assessment*	**$166,966**

***Note**: Figures may not sum due to rounding.

DTA does hereby assess the net amount to be assessed upon all assessable lots or parcels of land within the District by apportioning the amount allocable among the several lots or parcels of each in proportion to the estimated special benefits to be received by each such lot or parcel from the Improvements, as more particularly set forth in the list attached as Appendix A ("Assessment Roll") and by this reference made as part of this Engineer's Report. The District diagram appearing herein is a representation of the assessment diagram that was approved by resolution of the City Council. Reference is hereby made to the Assessor's Maps of the County of Monterey for Fiscal Year 2025-2026 for a more particular description of the properties within the District. Each parcel of land assessed is described on the Assessment Roll by reference to its parcel number as shown on the County of Monterey Assessment Roll.

DTA

_____ _____

Kuda Wekwete
Project Manager

Date

_____ _____

Stephen A. Runk, P.E.
License Number: C23473

Date

III PLANS AND SPECIFICATIONS

The plans, specifications, and studies of the Improvements for this District are voluminous and will not be bound in this Report, but by this reference are incorporated as if attached to this Report. The plans and specifications are on file with the City of Soledad and/or the County of Monterey, California.

A Description of the District

The District is generally bounded by the northerly boundary of Miravale, Phase I Tract Map (Terraza Street) to the north, Gabilan Drive to the south, Orchard Lane to the east, and Toledo Street to the west. A District diagram incorporated herein under Section VII of this Report outlines the boundaries of the District. This diagram incorporates all lots, parcels, and subdivisions of land within the District as the same existed at the time this Report was prepared, a complete listing of which is provided in **Appendix A** of this Report.

B District Improvements, Facilities, and Services

The following descriptions, provided in the formation documents of the District, identify the types of improvements that will be maintained by the District. Detailed maps and descriptions of these improvements are on file with the City and are available for inspection in the office of the City Engineer and have been incorporated into this Report by reference.

B.1 Street Light Improvements

The maintenance and operations in the District include all street light improvements within the Miravale, Phase I Subdivision.

B.2 Public Landscaping and Irrigation Improvements

Maintenance and operation of any or all public landscaping and irrigation improvements of a local nature on landscaped strips (of land adjacent to curbs within the District) includes the following: jogging paths, planter walls, grass berms, appurtenant irrigation systems, ornamental plantings including lawns, shrubs, and trees; including necessary repairs, replacements, water, electric current, spraying, care, supervision, debris removal, engineering and inspection, and any and all other items of work necessary and incidental for the proper maintenance and operation thereof. Additionally, maintenance and operation includes all additions, improvements, and enlargements which may be made on the previously described work.

Public landscaping and irrigation improvements covered under the maintenance and operations of the District are located on Gabilan Drive and Orchard Lane, and include the strip of land varying in width from face of curb lines (including planter walls) (i) along the north side of Gabilan Drive from Toledo Street to Orchard Lane, and (ii) along the east and west side of Orchard Lane from Gabilan Drive to the north

limit of Miravale, Phase I Tract Map.

B.3 Storm Water and Park Improvements

Maintenance and operation includes storm retention pond, appurtenant irrigation system, ornamental plantings including lawns, shrubs and trees; including necessary repairs, replacements, water, electric current, spraying, care, supervision, debris removal, and any and all other items of work necessary and incidental for the proper maintenance and operation thereof. Additionally, maintenance and operation includes all additions, improvements, and enlargements which may be made on the previously described work within the following area and on appurtenant improvement plans.

The following improvements are covered under the maintenance and operations of the District: Park Parcel "A" (including a storm water retention pond), San Antonio Park, Santa Barbara Park, and Peverini Park.

B.4 Incidental and Other Expenses

Incidental costs include contingencies and District incidentals such as engineering, printing, notices to property owners, collection costs, legal fees, administration, and supervision.

IV COST ESTIMATE

Applicable law requires the Engineer's Report to contain an estimate of the costs of the Improvements for Fiscal Year 2025-2026, including estimates of (i) the total costs for Improvements for Fiscal Year 2025-2026, including incidental expenses, (ii) the amount of any surplus in the improvement fund to be carried over from a previous Fiscal Year, (iii) the amount of any contributions to be made from sources other than assessments levied pursuant to this part, (iv) the amount, if any, of the annual installment for the Fiscal Year where the legislative body has ordered an assessment for the estimated cost of any improvements to be levied and collected in annual installments, and (v) the net amount to be assessed upon assessable lands within the District. Estimates of these amounts are provided below.

The following describes the costs that are funded through the District.

A Costs of Improvements

A.1 Projected Annual Maintenance Costs

Included in the City's Public Works Department Budget Request are estimated costs for the annual maintenance and servicing of all improvements within the District. District direct maintenance expenses are estimated at $32,270 for Fiscal Year 2025-2026 as shown in Table 2a below. District's direct capital improvement costs are estimated at $15,000 for Fiscal Year 2025-2026 as shown in Table 2b below.

Table 2a: Projected Annual Direct Maintenance Costs

Item Description	Cost Estimate
Parks/Street/Percolation Pond/ Landscape Maintenance	$16,056
Street Landscape Water Charges	$4,700
Park Water Charges	$6,844
Park/Landscape Electrical Charges	$672
Planter Wall Maintenance	$1,880
Sound Wall Reserve	$1,478
Street Lighting Electrical and Replacement	$640
Reserve Collection/Transfer	$0
Total*	**$32,270**

***Note**: Figures may not sum due to rounding.

Table 3b: Projected Capital Improvement Costs

Item Description	Cost Estimate
Park Related Improvements*	$15,000
Total	**$15,000**

*Funded by the available funds in the capital reserve account.

A.2 Projected Annual Administration Costs

In addition to the costs listed above, there will be costs attributed to the administration of the District. As shown in Table 3, the District administration costs are estimated to be $39,381 for Fiscal Year 2025-2026. These costs are summarized below.

Table 4: Projected Annual Administration Costs

Item Description	Cost Estimate
City Administration	$28,492
District Administration	$5,000
Printing and Advertising	$684
County Collection	$5,205
Total*	**$39,381**

***Note**: Figures may not sum due to rounding.

A.3 Projected Annual Levy Adjustment

Finally, in addition to the costs listed above, certain levy adjustments will be made to account for any operating reserve credits or required capital collections to the District's reserve fund. As shown in Table 4, an Operating Reserve Collection of $32,549 and the required Capital Reserve Collection of $47,767, resulting in a total of $80,316 Reserve Fund Debit has been applied to the Fiscal Year 2025-2026 assessment.

Table 5: Projected Annual Levy Adjustment

Item Description	Cost Estimate
Capital Reserve Collection	$47,767
Operating Reserve Debit/Credit	$32,549
Total*	**$80,316**

***Note**: Figures may not sum due to rounding.

B Annual Cost Indexing

B.1 City/District Administration, Printing, and Advertising

With the passage of Proposition 218, any proposed increase in assessments must be approved by impacted property owners via a mail ballot and public hearing process, similar to these proceedings. A weighted simple majority of ballots received (weighted according to each parcel's proportionate assessment obligation) must be affirmative for the City Council to confirm and levy the increased assessments. For small assessment districts or districts with relatively low dollar assessments, the cost of an Engineer's Report, balloting, and the public hearing process can potentially exceed the total amount of the increase. The incidental costs of these proceedings may be added to the assessments, resulting in even higher assessments.

Therefore, indexing assessments annually to the published "San Francisco Consumer Price Index for Urban Consumers" ("SF CPI") allows for minor increases in normal maintenance and operating costs, without incurring the costs of ballot proceedings required by Proposition 218. Any other significant changes to the District (e.g., increases in service, modification of the boundary, etc.) would still require Proposition 218 proceedings and, ultimately, property owner approval.

Thus, on each July 1, commencing on July 1, 2003, the maximum authorized unit assessment rates established in these proceedings will be indexed (increased) annually by a factor equal to the published April SF CPI from the preceding Fiscal Year.

The most recent data for the increase in the SF CPI is the increase between April 2024 and April 2025 and shows an increase equal to 1.27%. Therefore, on July 1, 2025, the maximum assessment will thus be increased by 1.27%.

Since the maximum assessment is likely sufficient to cover the cost estimates for improvements and other expenses for Fiscal Year 2025-2026, an amount equal to only the total projected costs will be assessed on the property within the District. The assessment levy in future years may be any amount less than or equal to the maximum assessment in that year.

B.2 Collection Fees

The County Auditor/Controller also charges an additional 0.25% of the total amount assessed.

B.3 Reserve Collection/Transfer

The applicable law provides for a District Reserve Fund that provides for the collection of funds to cover District operations between July 1 (beginning of the Fiscal Year) and the date on which the County remits first installment of assessments collected from the property tax bills (typically January or February). Any negative amounts entries for this budget item represent transfers from the Reserve Fund to

reduce the assessment in a given fiscal year. A fully funded Reserve enables the District to (i) cover operational expenses incurred in the six (6) months of the fiscal year, without any City funds from non-District accounts; and (ii) address any unforeseen or unusual expenditures that may occur during the year.

C Contributions from Other Sources

Proposition 218 provides that "an agency shall separate the general benefits from the special benefits conferred..." In accordance with that provision, it is determined that there will be no general benefit from the Improvements in Fiscal Year 2025-2026, as explained in Section VI of this Report.

D Annual Installments

The entire amount of the net assessment, as shown in Table 5 below, will be assessed in Fiscal Year 2025-2026.

E Net Assessment

Pursuant to the foregoing, Table 5 shows the net amount to be assessed upon assessable lands within the District in Fiscal Year 2025-2026.

Table 6: Net Assessment for Fiscal Year 2025-2026

Item	Total Costs	Special Benefit Allocated	Net Assessment
Maintenance Costs (Direct)			
Parks/Street/Percolation Pond/Landscape Maintenance	$16,056	100%	$16,056
Street Landscape Water Charges	$4,700	100%	$4,700
Park Water Charges	$6,844	100%	$6,844
Park/Landscape Electrical Charges	$672	100%	$672
Planter Wall Maintenance	$1,880	100%	$1,880
Sound Wall Reserve	$1,478	100%	$1,478
Street Lighting Electrical and Replacement	$640	100%	$640
Reserve Collection/Transfer	$0	100%	$0
Capital Improvements			
Park Related Improvements	$15,000	100%	$15,000
Administration Costs			
City Administration	$28,492	100%	$28,492
District Administration	$5,000	100%	$5,000
Printing and Advertising	$684	100%	$684
County Collection	$5,205	100%	$5,205
Levy Adjustments			
Capital Reserve Collection	$47,767	100%	$47,767
Operating Reserve Debit/Credit	$32,549	100%	$32,549
Net Assessment*	**$166,966**	**N/A**	**$166,966**

***Note**: Figures may not sum due to rounding.

V ASSESSMENT ROLL

The Assessment Engineer has prepared an Assessment Roll for the District as required by applicable law, based upon the assessment methodology described in this Engineer's Report. The Assessment Roll includes the net total assessment for Fiscal Year 2025-2026 and shows the Fiscal Year 2025-2026 assessment, assessment number, Assessor's Parcel Number, and land use designation for each parcel.

The Assessment Roll, as provided in **Appendix A**, lists the Assessor's Parcel Numbers within this Assessment District by assessment number. The assessment numbers appearing on the Assessment and the names and addresses of the property owners are as shown on the last equalized assessment roll for taxes or as known to the Assessor of Monterey County.

All parcel information has been provided to DTA by the City Public Works Department, the previous Assessment Engineer, and the County of Monterey.

VI METHOD OF ASSESSMENT

A Background

Pursuant to the 1972 Act, the legislative body establishes and determines the "estimated benefit received" by each parcel from the Improvements.

In addition, Article XIIID of the California Constitution, added in November 1996 through the passage of Proposition 218 by voters of the State of California, requires, inter alia, that (i) only special benefits be assessable, (ii) no assessment may exceed the proportional special benefit conferred on the parcel assessed, and (iii) publicly owned parcels shall not be exempt from assessment unless clear and convincing evidence demonstrates that such publicly owned parcels receive no special benefits from the improvements for which the assessment is levied.

"Special benefit" is a particular and distinct benefit over and above general benefits conferred on real property located in the District or to the public at large. Importantly, the general enhancement of property value does not constitute special benefit. As such, this Engineer's Report has been designed to comply with these requirements, as well as to incorporate recent California court decisions such as: *Silicon Valley Taxpayers Association, Inc. v. Santa Clara County Open Space Authority (2008), Beutz v. County of Riverside (2010), Golden Hills Neighborhood Association v. City of San Diego (2011),* and *Concerned Citizens v. West Point Fire Protection District (2011).*

Methodologically, it is necessary and essential to identify the special benefit that the improvements, facilities, and services will render to the properties within the District. It is also necessary that the properties receive a special and direct benefit as distinguished from benefit to the general public.

The Assessment Engineer is appointed for the purpose of analyzing the facts and determining the method and formula for apportionment of the assessment obligation to the benefited properties. For these proceedings, the City has retained the firm of DTA as the Assessment Engineer.

The Assessment Engineer makes his or her recommendation for the method of apportionment in this Engineer's Report for consideration at the public hearing. However, the final authority and action rests with the City Council after hearing all testimony and evidence presented at the public hearing. Upon conclusion of the public hearing, the City Council must make the final action in determining that the assessment has been made in direct proportion to the special benefit received.

In determining the net amount to be assessed upon parcels within the District, Section 22573 of the California Streets and Highways Code states that such amount "may be apportioned by any formula or method which fairly distributes the net amount among all assessable lots or parcels in proportion to the estimated benefits to be received by each such lot or parcel from the improvements."

Proposition 218 further states that "no assessment shall be imposed on any parcel which exceeds the reasonable cost of the proportional special benefit conferred on that parcel," where "special benefit" means "a particular and distinct benefit over and above general benefits conferred on real property located in the District or to the public at large." This Section VI describes the methodology used to calculate the net amount to be assessed on each parcel within the District in proportion to the special benefit conferred on each such parcel.

B Benefits of Improvements

The benefits associated with the local landscaping improvements are shown in the Table 6 below.

Table 7: Benefits from Landscaping Improvements

Landscaping Improvements
Enhanced desirability of properties through association with the improvements.
Improved aesthetic appeal of properties within the District providing a positive representation of the area.
Enhanced adaptation of the urban environment within the natural environment from adequate green space and landscaping.
Environmental enhancement through improved erosion resistance, and dust and debris control.
Increased sense of pride in ownership of property within the District resulting from well-maintained improvements associated with the properties.
Reduced criminal activity and property-related crimes (especially vandalism) against properties in the District through well-maintained surroundings and amenities including abatement of graffiti.
Enhanced environmental quality of the parcels within the District by moderating temperatures, providing oxygenation, and attenuating noise.

The special benefits of street lighting are the convenience, safety, and security of property, improvements, and goods as identified in Table 7 below.

Table 8: Benefits from Street Lighting Improvements

Street Lighting Improvements
Enhanced deterrence of crime and the aid to police protection.
Increased nighttime safety on roads and highways.
Improved ability of pedestrians and motorists to see.
Improved ingress and egress to property.
Reduced vandalism and other criminal acts and damage to improvements or property.
Improved traffic circulation and reduced nighttime accidents and personal property loss.
Increased promotion of business during nighttime hours in the case of commercial properties.

C Categories of Benefit

Proposition 218 provides that "an agency shall separate the general benefits from the special benefits conferred on a parcel," where "Special Benefit means a particular and distinct benefit over and above general benefits conferred on real property located in the district or to the public at large." It is therefore necessary to establish definitions of General Benefit and Special Benefit as such terms relate to the benefit to be derived from the Improvements.

The Improvements to be maintained and operated in the District were within or in areas in close proximity to the proposed developed residential lots. As a result, the developed residential lots in the District will receive 100% of the special benefits of the operation and maintenance of the Improvements. These benefits include enhanced neighborhood health and safety, improved quality of life from drainage, flood control and street improvements, protection of improved property, enhanced comfort, and increased desirability of the immediate surroundings of the residential units within the District. Importantly, because of the location of the improvements within or close to the District itself, there is no general benefit to properties outside the District or the community as a whole. Any such general benefit is so incidental and negligible that it cannot be calculated for purposes of assessment.

D Allocation of Special Benefit to Parcels

In accordance with the provisions in the formation documents, the annual maintenance and operation budget is developed for improvements located in the entire Diamond Ridge Subdivision Project. As discussed previously, developed parcels in the District are the only parcels that derive special benefit from maintenance and operations and as such, must bear the cost of these activities. However, it is anticipated that as future subdivisions develop the assessments will be prorated to reflect the District's proportionate share of the costs of a given operation and maintenance activity.

Importantly, Article XIIID provides that publicly owned properties must be assessed unless there is clear and convincing evidence that those properties receive no special benefit from the assessment. As a result, the following property will be considered exempt from the assessment: areas of public streets, public avenues, public lanes, public roads, public drives, public courts, public alleys, public easements and right-of-way, public greenbelts and public parkways, and that portion of public property that is not developed and used for business purposes similar to private commercial, industrial, and institutional activities.

Factored development unit calculations for residential areas are as follows:

Low Density Single-Family Residential = 1.0 Unit

E Amount of Assessment

Pursuant to the foregoing, Table 8 below shows the net amount to be assessed upon assessable lands within the District in Fiscal Year 2025-2026.

Table 9: Fiscal Year 2024-2025 Assessment Rates in the District

Assessment Per EDU Fiscal Year 2024-2025	Assessment Per EDU Fiscal Year 2025-2026	Max Assessment Per EDU Fiscal Year 2025-2026
$475.14	$481.17	$481.17

Table 10: Fiscal Year 2025-2026 Cost Estimate

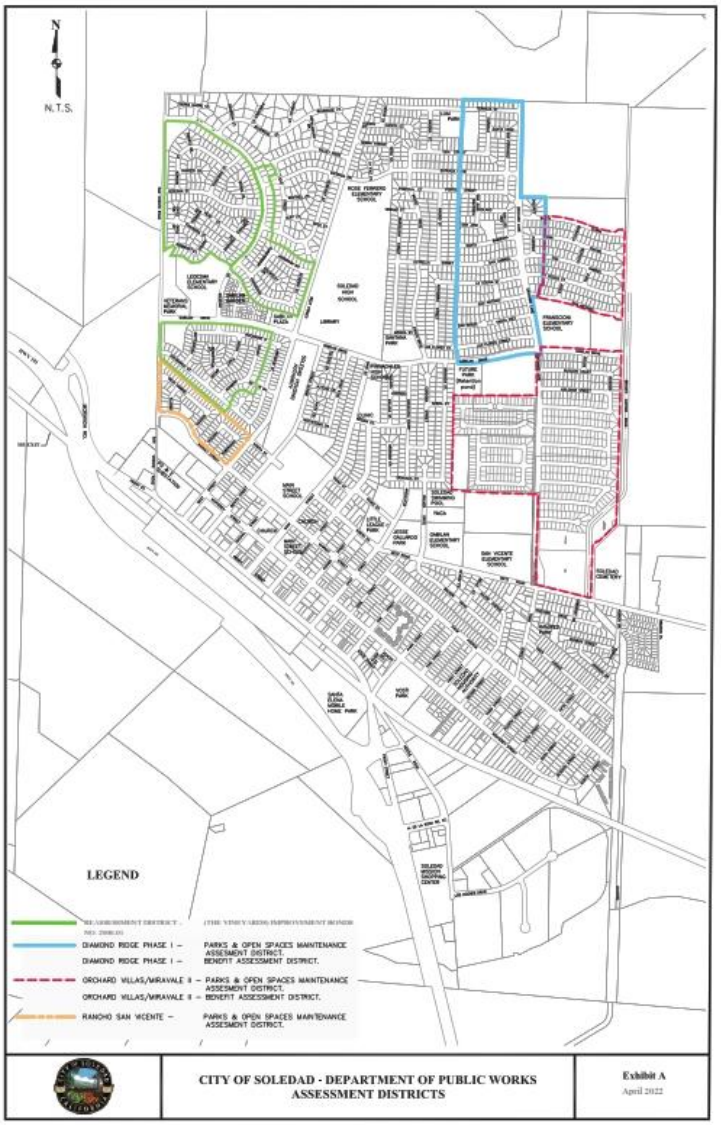
City of Soledad Engineer's Report Diamond Ridge Parks and Open Space Maintenance Assessment District No. 1 - Fund #650 Fiscal Year 2025-2026 Cost Estimate			
Description	**Total Amount ($)**	**Special Benefit Apportioned to District**	**Fiscal Year 2025-2026 Total Budget (Amount Funded to District)**
(A) Annual Maintenance (Direct Costs)			
Operating Expenses			
Parks/Street/Percolation Pond/ Landscape Maintenance	$16,055.76	100%	$16,055.76
Street Landscape Water Charges	$4,700.27	100%	$4,700.27
Park Water Charges	$6,843.64	100%	$6,843.64
Park/Landscape Electrical Charges	$671.83	100%	$671.83
Planter Wall Maintenance	$1,880.11	100%	$1,880.11
Sound Wall Reserve (Replacement & Painting -$15K every 5 yr	$1,477.76	100%	$1,477.76
Street Lighting Electrical & Replacement	$639.53	100%	$639.53
Reserve Collection / (Transfer)	$0.00	100%	$0.00
(B) Capital Improvmements			
Park Related Improvements	$15,000	100%	$15,000.00
(C) Administration			
City Administration	$28,492.20	100%	$28,492.20
District Administration	$5,000.00	100%	$5,000.00
Printing & Advertising	$684.49	100%	$684.49
County Collection	$5,205.00	100%	$5,205.00
Subtotal (A+B+C)	$86,650.59	N/A	$86,650.59
(D) Levy Adjustments			
Capital Reserve Collection			
Santa Barbara Park ($160,000 Total)			$29,671.67
Peverini Park ($105,000 Total)			$18,095.17
Other Improvements			$0.00
Operating Reserve Transfer In/(Out)			$32,548.56
Balance to Levy (A+B+C+D)	N/A	N/A	$166,965.99
(E) District Assessment			
Total EDUs Count	347		
Total Parcels Count	347		
Total Parcels Levied	347		
FY 2025-2026 Calculated Assessment per EBU	$481.17		
FY 2025-2026 Maximum Assessment per EBU	$481.17		
FY 2025-2026 Maximum Levy	$166,965.99		
(F) Fund Balance Information			
Beginning Fund Balance FY 2025-2026	$487,725.50		
Reserve Fund Adjustments	$80,315.40		
Anticipated Ending Balance FY 2025-2026	$568,040.90		

VII ASSESSMENT DIAGRAM AND BOUNDARY MAP

The boundary map for the District has been previously approved and submitted to the City in the format required by the 1972 Act and is on file in the Office of the City Clerk.

The parcels within the District generally consist of the lots, parcels, and subdivisions of land found within the following District Diagram and are based on the Monterey County Assessor's Maps and the Monterey County Assessor's information that existed at the time this Report was prepared.

Figure 1: Assessment Diagram



VIII TERMINATION OF DISTRICT/LIMITATIONS OF REPORT

A Termination of District

Assessments associated with the District will be levied each Fiscal Year until the District is dissolved by the City Council.

B Limitations of Report

The conclusions, calculations, and recommendations in this Report rely on the substantial data and information provided to DTA at the time of the writing of the Report by the following parties:

1. City of Soledad, specifically the Public Works Department;
2. The previous Assessment Engineer; and
3. The County of Monterey.

APPENDIX A

City of Soledad
Diamond Ridge Parks and Open Space
Maintenance Assessment District No. 1
Fiscal Year 2025-2026

ASSESSMENT ROLL



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RESOLUTION NO. 6239

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOLEDAD APPROVING THE PRELIMINARY ANNUAL ENGINEER'S REPORT AND DECLARING ITS INTENTION TO LEVY AND COLLECT ANNUAL ASSESSMENTS WITHIN PARKS AND OPEN SPACE MAINTENANCE ASSESSMENT DISTRICT NO. 1, ANNEXATION NO. 1 (ORCHARD VILLAS/MIRAVALE II) FOR FISCAL YEAR 2025/2026, AND SETTING A TIME AND PLACE FOR A PUBLIC HEARING

The City Council of the City of Soledad, California (hereinafter referred to as the "City"), does resolve as follows:

WHEREAS, the City Council of the City of Soledad has, by previous Resolution number 3868, formed the Parks and Open Space Maintenance Assessment District No. 1 as Annexation No. 1 (Orchard Villas/Miravale II) (hereinafter referred to as the "District"), and has, by previous Resolution number 5770, approved the Liberty Court Annexation to the District, pursuant to the provisions of the *Landscaping and Lighting Act of 1972, Part 2 of Division 15 of the Streets and Highways Code of California, beginning with Section 22500* (hereinafter referred to as the "Act") and as provided by Article XIII D of the California Constitution, to levy and collect assessments against the lots or parcels of land within such district to pay for the costs and expenses of operating, maintaining and servicing improvements and facilities located within public places within the boundaries of the District; and,

WHEREAS, the District and the associated assessments are in compliance with the provisions of the Act and California Constitution Article XIIID; and,

WHEREAS, DTA has prepared and filed with the City Clerk of the City of Soledad the "Preliminary Engineer's Annual Levy Report, Parks and Open Space Maintenance Assessment District No. 1, Annexation No. 1 (Orchard Villas/Miravale II)" and recommends approval of such report.

NOW, THEREFORE, BE IT HEREBY RESOLVED by the City Council of the City of Soledad for the Parks and Open Space Maintenance Assessment District No. 1 as Annexation No. 1 (Orchard Villas/Miravale II) as follows:

Section 1 The City Council hereby (1) finds that the public interest and convenience requires and (2) declares its intention to order the approval for the levy and to collect assessments against the assessable lots and parcels of land within such District for that portion of the fiscal year commencing July 1, 2025 and ending June 30, 2026 to pay the costs and expenses of the improvements described in Section 2. The City Council is authorized to impose assessments at any rate or amount that is less than or equal to the maximum amount authorized for each fiscal year, which is increased annually based upon the Consumer Price Index for the San Francisco-Oakland-Hayward Area ("CPI") of 3%, as determined by the United States Department of Labor, or its successor. The proposed assessment is $610.58, which is less than the maximum allowable assessment.

Section 2 The District provides for maintenance, servicing, including repair, replacement, removal, and operation of landscape improvements, park maintenance, graffiti removal, water for irrigation and fountains, and associated appurtenances located within the public right-of-way and

dedicated landscape easements and parks, including retention pond. Improvements within the District are generally parks, parkways and block walls located throughout the Orchard Villas and Miravale II developments. These improvements include turf, ground cover, shrubs and trees, irrigation systems, graffiti removal, and walkways. Services provided include all necessary service, operations, and maintenance required to keep the improvements in a healthy, vigorous condition and in proper working order.

Assessments for the District are also being levied to provide funding for the maintenance, operation, and servicing of local streetlights in close proximity within approximately 90 feet to certain lots and parcels which provide a direct special benefit to such lots or parcels. The maintenance, operation, and servicing of arterial streetlights which provide a special benefit to all the assessable parcels within the District whether or not such parcels are in close proximity to such lighting.

Section 3 The general location and boundaries of the District are shown on maps on file in the office of the City Engineer, are incorporated herein by reference, and open to public inspection. The designation of the District is as follows: Parks and Open Space Maintenance Assessment District No. 1 as Annexation No. 1 (Orchard Villas/Miravale II).

Section 4 Reference is hereby made to the Preliminary Engineer's Report, on file in the office of the City Clerk and the City Engineer and open to public inspection, for a full and detailed description of the improvements, the boundaries of the District and the proposed assessments upon assessable lots and parcels of land within the District.

Section 5 Notice is hereby given that on July 2, 2025 at 6:00 p.m. in the Council Chambers of the City Hall of the City of Soledad, 248 Main Street, California, is the time and place fixed for a public hearing by the City Council on the question of the levy and collection of assessments for Fiscal Year 2025/2026 against lots and parcels of land within the District. At the hearing, all interested persons shall be afforded the opportunity to hear and be heard. After said hearing, the City Council shall consider adoption of the the Fiscal Year 2025/2026 Engineer's Annual Levy Report.

Section 6 The City Clerk is hereby authorized and directed to give notice of the public hearing as set forth in Section 5 in accordance with law.

Section 7 The City Council hereby designates the City Manager, phone number 831-223-5043 to answer inquiries regarding the hearing, protest proceedings, and procedural or technical matters.

Section 8 Lots or parcels within the District that are owned or used by any county, city, city and county, special district or any other local or regional governmental agency, the State of California or the United States shall be assessed unless the City demonstrates by clear and convincing evidence that such lots or parcels receive no special benefit from the proposed improvements.

PASSED, APPROVED and **ADOPTED** this 4th day of June, 2025 by the following vote:

AYES, and in favor thereof, Councilmembers:

NOES, Councilmembers:

ABSENT, Councilmembers:

ABSTAIN, Councilmembers:

_____
ANNA M. VELAZQUEZ, Mayor

ATTEST:

_____
MEGAN HUNTER, City Manager

dta

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PRELIMINARY ENGINEER'S REPORT

ORCHARD VILLAS/MIRAVALE II

PARKS AND OPEN SPACE MAINTENANCE ASSESSMENT DISTRICT NO. 1,

ANNEXATION NO. 1

FUND #651

CITY OF SOLEDAD | COUNTY OF MONTEREY

Beginning Fiscal Year: 2025-2026

Intent Meeting: June 4, 2025

Public Hearing: July 2, 2025

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Donald Wilcox, P.E.

PROFESSIONAL SERVICES

ASSESSMENT ENGINEERING

Stephen A. Runk, P.E.

DTA

TABLE OF CONTENTS

SECTION		PAGE
I	AFFIDAVIT AND CERTIFICATES	1
II	ENGINEER'S REPORT	3
III	PLANS AND SPECIFICATIONS	5
A	Description of the District	5
B	District Improvements, Facilities, and Services	5
IV	COST ESTIMATE	7
A	Costs of Improvements	7
B	Annual Cost Indexing	8
C	Contributions from Other Sources	9
D	Annual Installments	9
E	Net Assessment	9
V	ASSESSMENT ROLL	11
VI	METHOD OF ASSESSMENT	12
A	Background	12
B	Benefits of Improvements	13
C	Categories of Benefit	14
D	Allocation of Special Benefit to Parcels	15
E	Amount of Assessment	16
VII	ASSESSMENT DIAGRAM AND BOUNDARY MAP	18
VIII	TERMINATION OF DISTRICT/LIMITATIONS OF REPORT	19
A	Termination of District	19
B	Limitations of Report	19

APPENDICES

APPENDIX A ASSESSMENT ROLL

I AFFIDAVIT AND CERTIFICATES

CITY OF SOLEDAD PARKS AND OPEN SPACE
MAINTENANCE ASSESSMENT DISTRICT NO. 1
ANNEXATION NO. 1, ORCHARD VILLAS/MIRAVALE II

This Engineer's Report ("Report") and the enclosed descriptions, budget, and assessment diagram outlines the District and includes the proposed assessments for each lot, parcel, and subdivision of land within said District to be levied for Fiscal Year 2025-2026 as they existed at the time of the passage of the Resolution of Intention.

Reference is hereby made to the Monterey County Assessor's Maps for a detailed description of the lines and dimensions of parcels within the District. The undersigned respectfully submits the enclosed report as directed by the City Council.

Dated this _____ day of _____, 2025.

DTA
Assessment Engineer
On Behalf of the City of Soledad

By: _____
Kuda Wekwete
Project Manager

By: _____
Stephen A. Runk, P.E.
License Number: C23473

CITY OF SOLEDAD PARKS AND OPEN SPACE MAINTENANCE ASSESSMENT DISTRICT NO. 1 ANNEXATION NO. 1, ORCHARD VILLAS/MIRAVALE II

I HEREBY CERTIFY that the enclosed Engineer's Report, together with the Assessment Diagram thereto attached, was filed with me on the _____ day of _____, 2025.

By: _____
Megan Hunter, City Manager
City of Soledad, Monterey County

I HEREBY CERTIFY that the enclosed Engineer's Report, together with the Assessment Diagram thereto attached, was approved and confirmed by the City Council of the City of Soledad, California, on the _____ day of _____, 2025.

By: _____
Megan Hunter, City Manager
City of Soledad, Monterey County

II ENGINEER'S REPORT

WHEREAS, the City Council of the City of Soledad ("City"), pursuant to the provisions of the Landscaping and Lighting Act of 1972, Part 2 of Division 15 of the California Streets and Highways Code (the "1972 Act"), adopted its resolution ("Resolution") initiating proceedings for the levy of Fiscal Year 2025-2026 assessments against properties in the Orchard Villas/Miravale II Parks and Open Space Maintenance Assessment District No. 1, Annexation No. 1 (the "District") to fund maintenance and operation of park, landscape, and street light improvements within City streets, that have been determined to specially benefit the District ("Improvements").

WHEREAS, the Resolution designates DTA as Assessment Engineer and directed the Assessment Engineer to prepare and file a report ("Engineer's Report" or "Report") pursuant to the 1972 Act and Article XIIID of the California Constitution ("Proposition 218").

This Report includes the following sections:

- **Plans and Specifications** – Plans and specifications for services to be provided. Plans and specifications are a part of this Report whether or not separately bound.
- **Cost Estimate** – An estimate of the annual cost of services to be provided. Also included, are administrative and incidental costs that include maintenance, reserve, repairs, and rehabilitation expenses.
- **Assessment Roll** – An assessment roll, showing the amount to be assessed against each parcel of real property within this District and the names and addresses of the property owners. An Assessor's Parcel number or other designation describes each parcel. Each parcel is also assigned an "assessment number" that links the Assessment Roll to the Assessment Diagram.
- **Method of Assessment** – A statement of the method by which the Assessment Engineer determined the amount to be assessed against each parcel, based on special benefits to be derived by each parcel from the Improvements.
- **Assessment Diagram** – A diagram showing all of the parcels of real property to be assessed within this District. The diagram corresponds with the Assessment Roll by assessment number.
- **Termination of District/Limitations of Report** – A statement as to the duration of the District and the accuracy of the data and information necessary for the development of this annual Report.

NOW THEREFORE, the undersigned, acting as an agent for DTA, Assessment Engineer for the District, by virtue of the power vested under the 1972 Act and the order of the City, hereby submits this Engineer's Report and makes the following assessment to cover the portion of the estimated costs of the Improvements, including the incidental costs and expenses, to be paid by the District.

The net assessment in Fiscal Year 2025-2026 is summarized in Table 1.

Table 1: Net Assessment for Fiscal Year 2025-2026

Item	Amount
Maintenance Costs	$352,513
Administration Costs	$39,696
Levy Adjustments (Reserve Fund Credit/Debit)	($25,500)
Net Assessment*	$366,709

***Note**: Figures may not sum due to rounding.

DTA does hereby assess the net amount to be assessed upon all assessable lots or parcels of land within the District by apportioning the amount allocable among the several lots or parcels of each in proportion to the estimated special benefits to be received by each such lot or parcel from the Improvements, as more particularly set forth in the list attached as Appendix A ("Assessment Roll") and by this reference made as part of this Engineer's Report. The District diagram appearing herein is a representation of the assessment diagram that was approved by resolution of the City Council. Reference is hereby made to the Assessor's Maps of the County of Monterey for Fiscal Year 2025-2026 for a more particular description of the properties within the District. Each parcel of land assessed is described on the Assessment Roll by reference to its parcel number as shown on the County of Monterey Assessment Roll.

DTA

_____ _____

Kuda Wekwete
Project Manager

Date

_____ _____

Stephen A. Runk, P.E.
License Number: C23473

Date

III PLANS AND SPECIFICATIONS

The plans, specifications, and studies of the Improvements for this District are voluminous and will not be bound in this Report, but by this reference are incorporated as if attached to this Report. The plans and specifications are on file with the City of Soledad and/or the County of Monterey, California.

A Description of the District

The District is generally located between Orchard Lane and Granada Street, south of Gabilan Drive, west of Bryant Canyon Road, and east of Orchard Lane. A District diagram incorporated herein under Section VII of this Report outlines the boundaries of the District. This diagram incorporates all lots, parcels, and subdivisions of land within the District as the same existed at the time this Report was prepared, a complete listing of which is provided in **Appendix A** of this Report.

B District Improvements, Facilities, and Services

The following descriptions, provided in the formation documents of the District, identify the types of improvements that will be maintained by the District. Detailed maps and descriptions of these improvements are on file with the City and are available for inspection in the office of the City Engineer and have been incorporated into this Report by reference.

B.1 Landscape Improvements

Maintenance and operation includes maintenance, servicing (including repair, replacement, removal), and operation of landscape improvements, park maintenance, graffiti removal, water for irrigation and fountains, and associated appurtenances located within the public right-of-way and dedicated landscape easements.

These maintenance and operation activities are generally performed on parkways and block walls located throughout the Orchard Villas and Miravale II developments. Currently the proposed Improvements to be maintained include:

- A total of 13,343 square feet of landscaping, plus a future 61-acre park (parcel "G"), located in Orchard Villas; and
- A total of 65,790 square feet of landscaping plus a future 7.91-acre park located in Miravale II.

B.2 Street Light Improvements

Maintenance and operation related to street light improvements includes (i) the maintenance, operation, and servicing of local street lights within approximately 90 feet to certain lots and parcels and therefore provides a direct special benefit to such lots or parcels; and (ii) the maintenance, operation, and servicing of arterial street lights that provide a special benefit to all the assessable parcels within the District

whether or not such parcels are in close proximity to such lighting.

Importantly, the improvements that are covered under these maintenance and operation activities include:

- Within Orchard Villas, street lights along Orchard Lane, Villa Street, Tomasini Trail, Tankersley Street Luchessa Way, Serra Court, Rusconi Court, Camino Arroyo, Davalos Lane, Luna Drive, and Calle Valverde; and
- Within Miravale II, street lights along Bryant Canyon Road, Santa Clara, San Rafael, San Gabriel, La Colina Street, San Antonio, Jones, Westcott, Binsacca, Gabilan Drive, Rojos Way, Rusconi Court, Asilomar Street, Orchard Lane, and additional streets within the Miravale II development that are not named at this time.

B.3 Incidental and Other Expenses

Incidental costs include contingencies and assessment district incidentals such as engineering, printing, notices to property owners, collection costs, legal fees, administration, and supervision.

IV COST ESTIMATE

Applicable law requires the Engineer's Report to contain an estimate of the costs of the Improvements for Fiscal Year 2025-2026, including estimates of (i) the total costs for Improvements for Fiscal Year 2025-2026, including incidental expenses, (ii) the amount of any surplus in the improvement fund to be carried over from a previous Fiscal Year, (iii) the amount of any contributions to be made from sources other than assessments levied pursuant to this part, (iv) the amount, if any, of the annual installment for the Fiscal Year where the legislative body has ordered an assessment for the estimated cost of any improvements to be levied and collected in annual installments, and (v) the net amount to be assessed upon assessable lands within the District. Estimates of these amounts are provided below.

The following describes the costs that are funded through the District.

A Costs of Improvements

A.1 Projected Annual Maintenance Costs

Included in the City's Public Works Department Budget Request are estimated costs for the annual maintenance and servicing of all improvements within the District. District direct maintenance expenses are estimated at $352,513 for Fiscal Year 2025-2026 as shown in Table 2 below.

Table 2: Projected Annual Direct Maintenance Costs

Item Description	Cost Estimate
Landscape Maintenance (Easements)	$154,573
Park Maintenance	$101,100
Street Lights	$74,666
Graffiti	$22,174
Reserve Collection/(Transfer)	$0.00
Total*	$352,513

***Note**: Figures may not sum due to rounding.

A.2 Projected Annual Administration Costs

In addition to the costs listed above, there will be costs attributed to the administration of the District. As shown in Table 3, the District administration costs are estimated to be $39,696 for Fiscal Year 2025-2026. These costs are summarized below.

Table 3: Projected Annual Administration Costs

Item Description	Cost Estimate
City Administration	$30,074
District Administration	$5,282
Printing and Advertising	$667
County Collection	$3,673
Total*	**$39,696**

***Note**: Figures may not sum due to rounding.

A.3 Projected Annual Levy Adjustment

Finally, in addition to the costs listed above, certain levy adjustments will be made to account for any operating reserve credits or required capital collections to the District's reserve fund. As shown in Table 4, an Operating Reserve Credit of $25,500 has been applied to offset the required Capital Reserve Collection. Therefore, a net total of $25,500 Reserve Fund Credit has been applied to the Fiscal Year 2025-2026 assessment.

Table 4: Projected Annual Levy Adjustment

Item Description	Cost Estimate
Capital Reserve Collection	$0
Operating Reserve Credit	($25,500)
Total	**($25,500)**

B Annual Cost Indexing

B.1 City/District Administration, Printing, and Advertising

With the passage of Proposition 218, any proposed increase in assessments must be approved by impacted property owners via a mail ballot and public hearing process, similar to these proceedings. A weighted simple majority of ballots received (weighted according to each parcel's proportionate assessment obligation) must be affirmative for the City Council to confirm and levy the increased assessments. For small assessment districts or districts with relatively low dollar assessments, the cost of an Engineer's Report, balloting, and the public hearing process can potentially exceed the total amount of the increase. The incidental costs of these proceedings may be added to the assessments, resulting in even higher assessments.

Therefore, indexing assessments annually to the published "San Francisco Consumer Price Index for Urban Consumers" ("SF CPI") allows for minor increases in normal maintenance and operating costs, without incurring the costs of ballot proceedings required by Proposition 218. Any other significant changes to the District (e.g., increases in service, modification of the boundary, etc.) would still require Proposition 218 proceedings and, ultimately, property owner approval.

Thus, on each July 1, commencing on July 1, 2007, the maximum authorized unit assessment rates established in these proceedings will be indexed (increased) annually by a factor equal to the published SF CPI from the preceding Fiscal Year.

The most recent data for the increase in the SF CPI is the increase between February 2024 and February 2025 and shows an increase equal to 2.69%. Therefore, on July 1, 2025, the maximum assessment will thus be increased by 2.69%.

Since the maximum assessment is likely sufficient to cover the cost estimates for improvements and other expenses for Fiscal Year 2025-2026, an amount equal to only the total projected costs will be assessed on the property within the District. The assessment levy in future years may be any amount less than or equal to the maximum assessment in that year.

B.2 Collection Fees

The County Auditor/Controller also charges an additional 0.25% of the total amount assessed.

B.3 Reserve Collection/Transfer

The applicable law provides for a District Reserve Fund that provides for the collection of funds to cover District operations between July 1 (beginning of the Fiscal Year) and the date on which the County remits first installment of assessments collected from the property tax bills (typically January or February). Any negative amounts entries for this budget item represent transfers from the Reserve Fund to reduce the assessment in a given fiscal year. A fully funded Reserve enables the District to (i) cover operational expenses incurred in the six (6) months of the fiscal year, without any City funds from non-District accounts; and (ii) address any unforeseen or unusual expenditures that may occur during the year.

C Contributions from Other Sources

Proposition 218 provides that "an agency shall separate the general benefits from the special benefits conferred..." In accordance with that provision, it is determined that there will be no general benefit from the Improvements in Fiscal Year 2025-2026, as explained in Section VI of this Report.

D Annual Installments

The entire amount of the net assessment, as shown in Table 5 below, will be assessed in Fiscal Year 2025-2026.

E Net Assessment

Pursuant to the foregoing, Table 5 shows the net amount to be assessed upon assessable lands within the District in Fiscal Year 2025-2026.

Table 5: Net Assessment for Fiscal Year 2025-2026

Item	Total Costs	Special Benefit Allocated	Net Assessment
Maintenance Costs (Direct)			
Landscape Maintenance(Easements)	$154,573	100%	$154,573
Park Maintenance	$101,100	100%	$101,100
Street Lights	$74,666	100%	$74,666
Graffiti	$22,174	100%	$22,174
Reserve Collection/(Transfer)	$0	100%	$0
Administration Costs			
City Administration	$30,074	100%	$30,074
District Administration	$5,282	100%	$5,282
Printing and Advertising	$667	100%	$667
County Collection	$3,673	100%	$3,673
Levy Adjustments			
Capital Reserve Collection	$0	100%	$0
Operating Reserve Credit	($25,500)	100%	($25,500)
Net Assessment*	**$366,709**	**N/A**	**$366,709**

***Note**: Figures may not sum due to rounding.

V ASSESSMENT ROLL

The Assessment Engineer has prepared an Assessment Roll for the District as required by applicable law, based upon the assessment methodology described in this Engineer's Report. The Assessment Roll includes the net total assessment for Fiscal Year 2025-2026 and shows the Fiscal Year 2025-2026 assessment, assessment number, Assessor's Parcel Number, and land use designation for each parcel.

The Assessment Roll, as provided in **Appendix A**, lists the Assessor's Parcel Numbers within this Assessment District by assessment number. The assessment numbers appearing on the Assessment and the names and addresses of the property owners are as shown on the last equalized assessment roll for taxes or as known to the Assessor of Monterey County.

All parcel information has been provided to DTA by the City Public Works Department, the previous Assessment Engineer, and the County of Monterey.

VI METHOD OF ASSESSMENT

A Background

Pursuant to the 1972 Act, the legislative body establishes and determines the "estimated benefit received" by each parcel from the Improvements.

In addition, Article XIIID of the California Constitution, added in November 1996 through the passage of Proposition 218 by voters of the State of California, requires, inter alia, that (i) only special benefits be assessable, (ii) no assessment may exceed the proportional special benefit conferred on the parcel assessed, and (iii) publicly owned parcels shall not be exempt from assessment unless clear and convincing evidence demonstrates that such publicly owned parcels receive no special benefits from the improvements for which the assessment is levied.

"Special benefit" is a particular and distinct benefit over and above general benefits conferred on real property located in the District or to the public at large. Importantly, the general enhancement of property value does not constitute special benefit. As such, this Engineer's Report has been designed to comply with these requirements, as well as to incorporate recent California court decisions such as: *Silicon Valley Taxpayers Association, Inc. v. Santa Clara County Open Space Authority (2008), Beutz v. County of Riverside (2010), Golden Hills Neighborhood Association v. City of San Diego (2011),* and *Concerned Citizens v. West Point Fire Protection District (2011).*

Methodologically, it is necessary and essential to identify the special benefit that the improvements, facilities, and services will render to the properties within the District. It is also necessary that the properties receive a special and direct benefit as distinguished from benefit to the general public.

The Assessment Engineer is appointed for the purpose of analyzing the facts and determining the method and formula for apportionment of the assessment obligation to the benefited properties. For these proceedings, the City has retained the firm of DTA as the Assessment Engineer.

The Assessment Engineer makes his or her recommendation for the method of apportionment in this Engineer's Report for consideration at the public hearing. However, the final authority and action rests with the City Council after hearing all testimony and evidence presented at the public hearing. Upon conclusion of the public hearing, the City Council must make the final action in determining that the assessment has been made in direct proportion to the special benefit received.

In determining the net amount to be assessed upon parcels within the District, Section 22573 of the California Streets and Highways Code states that such amount "may be apportioned by any formula or method which fairly distributes the net amount among all assessable lots or parcels in proportion to the estimated benefits to be received by each such lot or parcel from the improvements."

Proposition 218 further states that "no assessment shall be imposed on any parcel which exceeds the reasonable cost of the proportional special benefit conferred on that parcel," where "special benefit" means "a particular and distinct benefit over and above general benefits conferred on real property located in the District or to the public at large." This Section VI describes the methodology used to calculate the net amount to be assessed on each parcel within the District in proportion to the special benefit conferred on each such parcel.

B Benefits of Improvements

The special benefits associated with the local landscaping improvements are shown in the Table 6 below.

Table 6: Benefits from Landscaping Improvements

Landscaping Improvements
Enhanced desirability of properties through association with the improvements.
Improved aesthetic appeal of properties within the District providing a positive representation of the area.
Enhanced adaptation of the urban environment within the natural environment from adequate green space and landscaping.
Environmental enhancement through improved erosion resistance, and dust and debris control.
Increased sense of pride in ownership of property within the District resulting from well-maintained improvements associated with the properties.
Reduced criminal activity and property-related crimes (especially vandalism) against properties in the District through well-maintained surroundings and amenities including abatement of graffiti.
Enhanced environmental quality of the parcels within the District by moderating temperatures, providing oxygenation, and attenuating noise.

The special benefits of street lighting are the convenience, safety, and security of property, improvements, and goods as identified in Table 7 below.

Table 7: Benefits from Street Lighting Improvements

Street Lighting Improvements
Enhanced deterrence of crime and the aid to police protection.
Increased nighttime safety on roads and highways.
Improved ability of pedestrians and motorists to see.
Improved ingress and egress to property.
Reduced vandalism and other criminal acts and damage to improvements or property.
Improved traffic circulation and reduced nighttime accidents and personal property loss.
Increased promotion of business during nighttime hours in the case of commercial properties.

C Categories of Benefit

Proposition 218 provides that "an agency shall separate the general benefits from the special benefits conferred on a parcel," where "Special Benefit means a particular and distinct benefit over and above general benefits conferred on real property located in the district or to the public at large." It is therefore necessary to establish definitions of General Benefit and Special Benefit as such terms relate to the benefit to be derived from the Improvements. The following special benefit allocation was determined at the time the District was formed.

C.1 Landscaping

- Proper maintenance of landscaping and appurtenant facilities specially benefit parcels within the District by moderating temperatures, providing oxygenation, attenuating noise from adjacent streets, and controlling dust for those properties in close proximity to the landscaping, thereby enhancing the environmental quality of the parcels and making them more desirable;
- Spraying and treating of landscaping for disease reduces the likelihood of insect infestation and other diseases spreading to landscaping located throughout the properties within the District; and
- Proper maintenance of the landscaping, ornamental structures, and appurtenant facilities (i) reduces property-related crimes (especially vandalism) against properties in the District through the abatement of graffiti and the screening of properties within the Annexation from arterial streets; and (ii) improves the attractiveness of properties within the District and provides a positive visual experience.

C.2 Street Lighting

The special benefit from the maintenance, operation, and servicing of street lighting within the District only accrues to parcels within the District located in areas where such lighting is provided. Therefore, parcels within the District, regardless of location, are considered to benefit from such improvements installed within the District.

C.3 Parks

The special benefit from the maintenance of park improvements is determined based on the potential use by the property owners within the District. Based on City standards, it has been determined that each parcel within the District will benefit from one-tenth (1/10) of each acre of developed parkland within the City. Using this projection, the total number of acres, and future population, only approximately 80% of the proposed parks maintenance within the Annexations will be assessed towards the Annexation parcels.

As a result, properties in the District will receive 100% of the special benefits of the operation and maintenance of the Improvements. Importantly, because of the location of the Improvements within or close to the District itself, there is no general benefit to properties outside the District or the community as a whole. Any such general benefit is so incidental and negligible that it cannot be calculated for purposes of assessment.

D Allocation of Special Benefit to Parcels

Each fiscal year, the Maximum Assessment Rate per EDU plus the cost-of-living adjustment (CPI) will be determined, and be brought before the City Council for approval prior to the start of the fiscal year. Additionally, improvements within the District will be reviewed to determine the extent of the improvements accepted for maintenance by the City. If it is determined that a portion of the improvements has either not been installed, or is installed but not accepted by the City for maintenance, a credit will be applied to Maximum Assessment rate per EDU. The credit will equal the portion of the annual maintenance costs associated with any improvements that have not been accepted for maintenance, and will be reflected in the final assessments placed on the County tax rolls for the fiscal year. This process will continue until such time that all improvements are complete and fully accepted by the City for maintenance.

As discussed previously, parcels in the District are the only parcels that derive special benefit from maintenance and operations and as such, must bear the cost of these activities. In accordance with the formation documents for the District, for each fiscal year the development status of parcels within the District will be reviewed to determine whether parcels are developed or vacant as described below. Each parcel within the District will then be assigned to one of the following four (4) categories based on that parcel's development status:

D.1 Developed Accepted

This category includes parcels that have been developed and for which the City has accepted maintenance responsibilities. These parcels will be charged for their proportionate share of Total Direct Maintenance and Administration Expenses, based on each parcel's share of the Maximum Assessment.

D.2 Developed Not Accepted

This category includes parcels that have been or are in the process of being developed and for which the City is not expecting to accept maintenance responsibilities in the upcoming fiscal year. These parcels will be charged for their proportionate share of the Administration Expenses and Storm Drain Maintenance Expenses, based on each parcel's share of the Maximum Assessment.

D.3 No Development

This category includes parcels that have not been developed and the City is not expecting to accept maintenance responsibilities for the upcoming fiscal year. These parcels will be charged for their proportionate share of the Total Administration Expenses based on each parcel's share of the Maximum Assessment.

D.4 Pending Annexation

This category includes parcels that are within the boundaries of the District but have not been annexed into the City. These parcels will not be charged for any expenses.

Importantly, Article XIIID provides that publicly owned properties must be assessed unless there is clear and convincing evidence that those properties receive no special benefit from the assessment. As a result, the following property will be considered exempt from the assessment: areas of public streets, public avenues, public lanes, public roads, public drives, public courts, public alleys, public easements and right-of-way, public greenbelts and public parkways, and that portion of public property that is not developed and used for business purposes similar to private commercial, industrial, and institutional activities.

Each parcel in the District is assigned a weighting factor known as an Equivalent Dwelling Unit ("EDU"). The following shows the EDU factors for each property type in the District:

Developed, Single-Family Residential = 1.0 EDU per Parcel

Developed, Multi-Family Residential = 1.0 EDU per Unit

Vacant Land, Future Residential = 0.3 EDU per Acre

E Amount of Assessment

Pursuant to the foregoing, Table 8 below shows the net amount to be assessed upon assessable lands within the District in Fiscal Year 2025-2026.

Table 8: Fiscal Year 2025-2026 Assessment Rates in the District

Assessment Per EDU Fiscal Year 2024-2025	Assessment Per EDU Fiscal Year 2025-2026	Max Assessment Per EDU Fiscal Year 2025-2026
$610.57	$610.58	$1,397.46

Table 9: Fiscal Year 2025-2026 Cost Estimate

City of Soledad
Engineer's Report
nd Open Space Maintenance Assessment District No. 1, Annexation No. 1, Orchard Villas/Miravale II - Fu
Fiscal Year 2025-2026 Cost Estimate

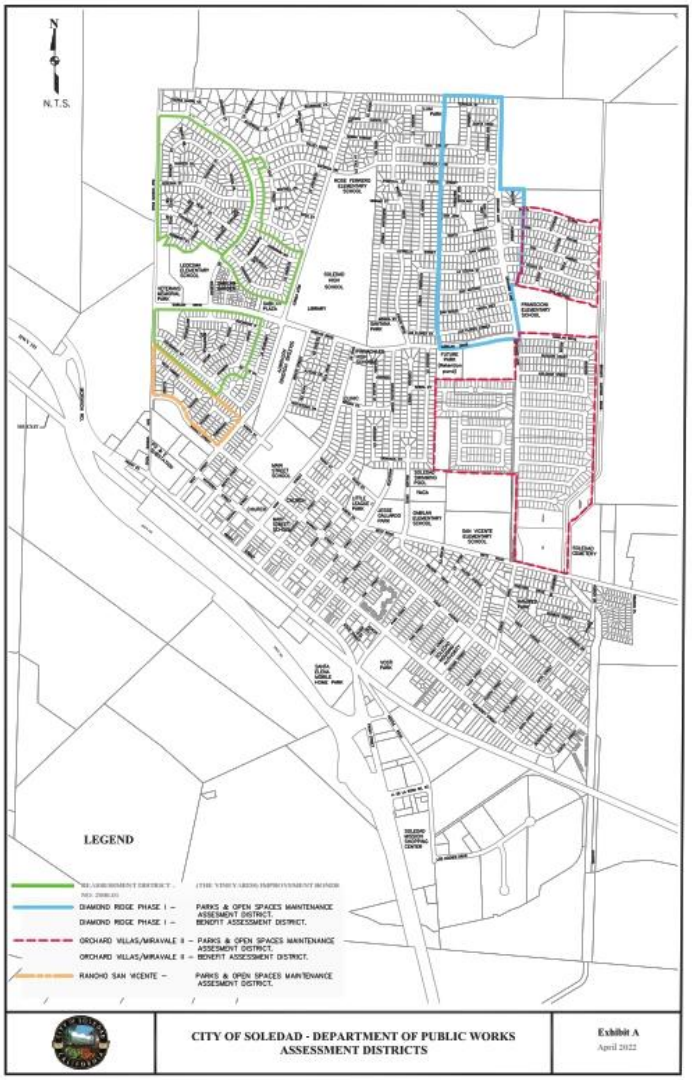
Description	Total Amount ($)	Special Benefit Apportioned to District	Fiscal Year 2025-2026 Total Budget (Amount Funded to District)
(A) Direct Cost			
Operating Expenses			
Landscape Maintenance (Easements)	$154,573.45	100%	$154,573.45
Park Maintenance	$101,100.00	100%	$101,100.00
Street Lights	$74,665.86	100%	$74,665.86
Graffiti	$22,173.71	100%	$22,173.71
Operating Reserve Fund Collection	$0.00	100%	$0.00
(B) Administration			
City Administration	$30,074.13	100%	$30,074.13
District Administration	$5,281.84	100%	$5,281.84
Printing and Advertising	$666.69	100%	$666.69
County Collection	$3,673.18	100%	$3,673.18
Subtotal (A+B)	$392,208.87	NA	$392,209
(C) Levy Adjustments			
Capital Reserve Collection			$0.00
Operating Reserve Credit			($25,500.00)
Balance to Levy (A+B+C)	NA	NA	$366,708.87
(D) District Assessment			
Total EDUs Count	600.58		
Total Parcels Count	665		
Total Parcels Levied	665		
FY 2025-2026 Calculated Assessment per EBU	$610.58		
FY 2025-2026 Maximum Assessment per EBU	$1,397.46		
FY 2025-2026 Maximum Levy	$839,288.31		
(E) Fund Balance Information			
Beginning Fund Balance FY 2025-2026	$1,352,861.88		
Reserve Fund Adjustments	($25,500.00)		
Anticipated Ending Balance FY 2025-2026	$1,327,361.88		

VII ASSESSMENT DIAGRAM AND BOUNDARY MAP

The boundary map for the District has been previously approved and submitted to the City in the format required by the 1972 Act and is on file in the Office of the City Clerk.

The parcels within the District generally consist of the lots, parcels, and subdivisions of land found within the following Assessment Diagram and are based on the Monterey County Assessor's Maps and the Monterey County Assessor's information that existed at the time this Report was prepared.

Figure 1: Assessment Diagram



VIII TERMINATION OF DISTRICT/LIMITATIONS OF REPORT

A Termination of District

Assessments associated with the District will be levied each Fiscal Year until the District is dissolved by the City Council.

B Limitations of Report

The conclusions, calculations, and recommendations in this Report rely on the substantial data and information provided to DTA at the time of the writing of the Report by the following parties:

1. City of Soledad, specifically the Public Works Department;
2. The previous Assessment Engineer; and
3. The County of Monterey.

APPENDIX A

City of Soledad
Orchard Villas/Miravale II
Parks and Open Space Maintenance Assessment District No. 1
Annexation No. 1
Fiscal Year 2025-2026

ASSESSMENT ROLL

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RESOLUTION NO. 6240

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOLEDAD APPROVING THE PRELIMINARY ANNUAL ENGINEER'S REPORT AND DECLARING ITS INTENTION TO LEVY AND COLLECT ANNUAL ASSESSMENTS WITHIN BENEFIT ASSESSMENT DISTRICT NO. 2 (ORCHARD VILLAS/MIRAVALE II) FOR FISCAL YEAR 2025/2026, AND SETTING A TIME AND PLACE FOR A PUBLIC HEARING

The City Council of the City of Soledad, California (hereinafter referred to as the "City"), does resolve as follows:

WHEREAS, the City Council of the City of Soledad has, by previous Resolution number 3867, formed the Benefit Assessment District No. 2 (Orchard Villas/Miravale II) (hereinafter referred to as the "District"), and has, by previous Resolution number 5771, approved the Liberty Court Annexation to the District, pursuant to the provisions of the *Benefit Assessment Act of 1982, Chapter 6.4 of Part 1 of Division 2, Article 4 of the Government Code of California, beginning with Section 54703* (hereinafter referred to as the "Act") and as provided by Article XIII D of the California Constitution, to levy and collect assessments against the lots or parcels of land within such district to pay for the costs and expenses of operating, maintaining and servicing improvements and facilities located within public places within the boundaries of the District; and,

WHEREAS, the District and the associated assessments are in compliance with the provisions of the Act and California Constitution Article XIIID; and,

WHEREAS, DTA has prepared and filed with the City Clerk of the City of Soledad the "Preliminary Engineer's Annual Levy Report, Benefit Assessment District No. 2 (Orchard Villas/Miravale II)" and recommends approval of such report.

NOW, THEREFORE, BE IT HEREBY RESOLVED by the City Council of the City of Soledad for the Benefit Assessment District No. 2 (Orchard Villas/Miravale II) as follows :

Section 1 The City Council hereby (1) finds that the public interest and convenience requires and (2) declares its intention to order the approval for levy and to collect assessments against the assessable lots and parcels of land within such District for that portion of the fiscal year commencing July 1, 2025 and ending June 30, 2026 to pay the costs and expenses of the improvements described in Section 2. The City Council is authorized to impose assessments at any rate or amount that is less than or equal to the maximum amount authorized for each fiscal year, which is increased annually based upon the Consumer Price Index for the San Francisco-Oakland-Hayward Area ("CPI") of 3%, as determined by the United States Department of Labor, or its successor. The proposed assessment is $288.72, which is equal to the maximum assessment allowed for this District.

Section 2 The District provides for maintenance and operation including street sweeping, storm drain lines, including storm retention pond silt removal, bank stabilization and restoring percolation, including necessary cleaning, repairs, replacement, electric current, supervision, debris removal, engineering and inspection, and any other items of work necessary and incidental for the proper maintenance and operation thereof.

Section 3 The general location and boundaries of the District are shown on maps on file in the office of the City Engineer, are incorporated herein by reference, and open to public inspection. The designation of the District is as follows: Benefit Assessment District No. 2 (Orchard Villas/Miravale II).

Section 4 Reference is hereby made to the Preliminary Engineer's Report, on file in the office of the City Clerk and the City Engineer and open to public inspection, for a full and detailed description of the improvements, the boundaries of the District and the proposed assessments upon assessable lots and parcels of land within the District.

Section 5 Notice is hereby given that on July 2, 2025 at 6:00 p.m. in the Council Chambers of the City Hall of the City of Soledad, 248 Main Street, California, is the time and place fixed for a public hearing by the City Council on the question of the levy and collection of assessments for Fiscal Year 2025/2026 against lots and parcels of land within the District. At the hearing, all interested persons shall be afforded the opportunity to hear and be heard. After said hearing, the City Council shall consider adoption of the the Fiscal Year 2025/2026 Engineer's Annual Levy Report.

Section 6 The City Clerk is hereby authorized and directed to give notice of the public hearing as set forth in Section 5 in accordance with law.

Section 7 The City Council hereby designates the City Manager, phone number 831-223-5043 to answer inquiries regarding the hearing, protest proceedings, and procedural or technical matters.

Section 8 Lots or parcels within the District that are owned or used by any county, city, city and county, special district or any other local or regional governmental agency, the State of California or the United States shall be assessed unless the City demonstrates by clear and convincing evidence that such lots or parcels receive no special benefit from the proposed improvements.

PASSED, APPROVED and ADOPTED this 4th day of June, 2025 by the following vote:

AYES, and in favor thereof, Councilmembers:

NOES, Councilmembers:

ABSENT, Councilmembers:

ABSTAIN, Councilmembers:

_____
ANNA M. VELAZQUEZ, Mayor

ATTEST:

_____
MEGAN HUNTER, City Manager

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PRELIMINARY ENGINEER'S REPORT

ORCHARD VILLAS/MIRAVALE II

BENEFIT ASSESSMENT DISTRICT NO. 2

FUND #652

CITY OF SOLEDAD | COUNTY OF MONTEREY

Beginning Fiscal Year: 2025-2026

Intent Meeting: June 4, 2025

Public Hearing: July 2, 2025

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ASSESSMENT ENGINEERING

Stephen A. Runk, P.E.

DTA

TABLE OF CONTENTS

SECTION		PAGE
I	AFFIDAVIT AND CERTIFICATES	1
II	ENGINEER'S REPORT	3
III	PLANS AND SPECIFICATIONS	5
A	Description of the District	5
B	District Improvements, Facilities, and Services	5
IV	COST ESTIMATE	7
A	Costs of Improvements	7
B	Annual Cost Indexing	8
C	Contributions from Other Sources	10
D	Annual Installments	11
E	Net Assessment	11
V	ASSESSMENT ROLL	12
VI	METHOD OF ASSESSMENT	13
A	Background	13
B	Benefits of Improvements	14
C	Categories of Benefit	14
D	Allocation of Special Benefit to Parcels	14
E	Amount of Assessment	16
VII	ASSESSMENT DIAGRAM AND BOUNDARY MAP	18
VIII	TERMINATION OF DISTRICT/LIMITATIONS OF REPORT	19
A	Termination of District	19
B	Limitations of Report	19

APPENDICES

APPENDIX A ASSESSMENT ROLL

I AFFIDAVIT AND CERTIFICATES

CITY OF SOLEDAD BENEFIT ASSESSMENT DISTRICT NO. 2
ORCHARD VILLAS/MIRAVALE II

This Engineer's Report ("Report") and the enclosed descriptions, budget, and assessment diagram outlines the District and includes the proposed assessments for each lot, parcel, and subdivision of land within said District to be levied for Fiscal Year 2025-2026 as they existed at the time of the passage of the Resolution of Intention.

Reference is hereby made to the Monterey County Assessor's Maps for a detailed description of the lines and dimensions of parcels within the District. The undersigned respectfully submits the enclosed report as directed by the City Council.

Dated this _____ day of _____, 2025.

DTA
Assessment Engineer
On Behalf of the City of Soledad

By: _____
Kuda Wekwete
Project Manager

By: _____
Stephen A. Runk, P.E.
License Number: C23473

CITY OF SOLEDAD BENEFIT ASSESSMENT DISTRICT NO. 2
ORCHARD VILLAS/MIRAVALE II

I HEREBY CERTIFY that the enclosed Engineer's Report, together with the Assessment Diagram thereto attached, was filed with me on the _____ day of _____, 2025.

By: _____
Megan Hunter, City Manager
City of Soledad, Monterey County

I HEREBY CERTIFY that the enclosed Engineer's Report, together with the Assessment Diagram thereto attached, was approved and confirmed by the City Council of the City of Soledad, California, on the _____ day of _____, 2025.

By: _____
Megan Hunter, City Manager
City of Soledad, Monterey County

II ENGINEER'S REPORT

WHEREAS, the City Council of the City of Soledad ("City"), pursuant to the provisions of the Benefit Assessment Act of 1982, Chapter 64 of Division 2 of the California Government Code ("1982 Act"), adopted its resolution ("Resolution") initiating proceedings for the levy of Fiscal Year 2025-2026 assessments against properties in the City of Soledad Benefit Assessment District No. 2 (the "District") to fund maintenance and operation street and storm drain improvements that have been determined to specially benefit the District ("Improvements").

WHEREAS, the Resolution designates DTA as Assessment Engineer and directed the Assessment Engineer to prepare and file a report ("Engineer's Report" or "Report") pursuant to the 1982 Act and Article XIIID of the California Constitution ("Proposition 218").

This Report includes the following sections:

- **Plans and Specifications** – Plans and specifications for services to be provided. Plans and specifications are a part of this Report whether or not separately bound.
- **Cost Estimate** – An estimate of the annual cost of services to be provided. Also included, are administrative and incidental costs that include maintenance, reserve, repairs, and rehabilitation expenses.
- **Assessment Roll** – An assessment roll, showing the amount to be assessed against each parcel of real property within this District and the names and addresses of the property owners. An Assessor's Parcel number or other designation describes each parcel. Each parcel is also assigned an "assessment number" that links the Assessment Roll to the Assessment Diagram.
- **Method of Assessment** – A statement of the method by which the Assessment Engineer determined the amount to be assessed against each parcel, based on special benefits to be derived by each parcel from the services.
- **Assessment Diagram** – A diagram showing all of the parcels of real property to be assessed within this District. The diagram corresponds with the Assessment Roll by assessment number.
- **Termination of District/Limitations of Report** – A statement as to the duration of the District and the accuracy of the data and information necessary for the development of this annual Report.

NOW THEREFORE, the undersigned, acting as an agent for DTA, Assessment Engineer for the District, by virtue of the power vested under the 1982 Act and the order of the City, hereby submits this Engineer's Report and makes the following assessment to cover the portion of the estimated costs of the Improvements, including the incidental costs and expenses, to be paid by the District.

The net assessment in Fiscal Year 2025-2026 is summarized in Table 1.

Table 1: Net Assessment for Fiscal Year 2025-2026

Item	Amount
Maintenance Costs	$27,542
Capital Improvement Costs	$30,000
Administration Costs	$39,489
Levy Adjustments (Reserve Fund Debit)	$76,368
Net Assessment*	**$173,399**

***Note**: Figures may not sum due to rounding.

DTA does hereby assess the net amount to be assessed upon all assessable lots or parcels of land within the District by apportioning the amount allocable among the several lots or parcels of each in proportion to the estimated special benefits to be received by each such lot or parcel from the Improvements, as more particularly set forth in the list attached as Appendix A ("Assessment Roll") and by this reference made as part of this Engineer's Report. The District diagram appearing herein is a representation of the assessment diagram that was approved by resolution of the City Council. Reference is hereby made to the Assessor's Maps of the County of Monterey for Fiscal Year 2025-2026 for a more particular description of the properties within the District. Each parcel of land assessed is described on the Assessment Roll by reference to its parcel number as shown on the County of Monterey Assessment Roll.

DTA

_____ _____

Kuda Wekwete
Project Manager

Date

_____ _____

Stephen A. Runk, P.E.
License Number: C23473

Date

III PLANS AND SPECIFICATIONS

The plans, specifications, and studies of the Improvements for this District are voluminous and will not be bound in this Report, but by this reference are incorporated as if attached to this Report. The plans and specifications are on file with the City of Soledad and/or the County of Monterey, California.

A Description of the District

The District is generally located between Orchard Lane and Granada Street, south of Gabilan Drive, west of Bryant Canyon Road, and east of Orchard Lane. A District diagram incorporated herein under Section VII of this Report outlines the boundaries of the District. This diagram incorporates all lots, parcels, and subdivisions of land within the District as the same existed at the time this Report was prepared, a complete listing of which is provided in **Appendix A** of this Report.

B District Improvements, Facilities, and Services

The following descriptions, provided in the formation documents of the District, identify the types of improvements that will be maintained by the District. Detailed maps and descriptions of these improvements are on file with the City and are available for inspection in the office of the City Engineer and have been incorporated into this Report by reference.

B.1 Street and Storm Drain Improvements

The maintenance and operation of the improvements located on the streets within the District includes the following: street sweeping, storm drain lines, including necessary cleaning, repairs, replacement, electric current, supervision, debris removal, engineering and inspection, and any and all other items of work necessary and incidental for the proper maintenance and operation thereof. Additionally, maintenance and operation includes all additions, improvements, and enlargements which may be made on the previously described work within the following streets and on appurtenant improvement plans.

The improvements that are covered under the maintenance and operations of the District are located on the following streets:

- Serra Court, Rusconi Court, Villas Street, Camino Arroyo, Luchessa Way, Orchard Lane, Tomasini Trail, Davalos Land, Tankersley Street, Luna Drive, Calle Val Verde, Liberty Court, and Liberty Way located in Orchard Villas; and
- Santa Clara, Binsacca, San Rafael, Westcott, San Gabriel, Pura, La Colina Street, Jones, San Antonio Bryant Canyon Road, Gabilan Drive, Rojos Way, Rusconi Court, Asilomar Street, Rusconi Court, Orchard Lane, and currently un-named streets located in Miravale II.

Additionally, District maintenance and operations include the Bryant Canyon Storm Drainage Channel as well as the onsite and offsite storm drain system.

B.2 Storm Water Improvements

Maintenance and operation includes storm retention pond, necessary cleaning, repairs, replacement, electric current, supervision, debris removal, pest abatement, engineering and inspection, and any and all other items of work necessary and incidental for the proper maintenance and operation thereof. Additionally, maintenance and operation includes all additions, improvements, and enlargements which may be made on the previously described work within the following area and on appurtenant improvement plans.

The improvements that are covered under the maintenance and operations of the District are located in Miravale II, and include an 8-acre underground storm water retention facility, shown on the approved improvement plans for the Miravale II subdivision and any subsequent revisions.

B.3 Incidental and Other Expenses

Incidental costs include contingencies and District incidentals such as engineering, printing, notices to property owners, collection costs, legal fees, administration, and supervision.

IV COST ESTIMATE

Applicable law requires the Engineer's Report to contain an estimate of the costs of the Improvements for Fiscal Year 2025-2026, including estimates of (i) the total costs for Improvements for Fiscal Year 2025-2026, including incidental expenses, (ii) the amount of any surplus in the improvement fund to be carried over from a previous Fiscal Year, (iii) the amount of any contributions to be made from sources other than assessments levied pursuant to this part, (iv) the amount, if any, of the annual installment for the Fiscal Year where the legislative body has ordered an assessment for the estimated cost of any improvements to be levied and collected in annual installments, and (v) the net amount to be assessed upon assessable lands within the District. Estimates of these amounts are provided below.

The following describes the costs that are funded through the District.

A Costs of Improvements

A.1 Projected Annual Maintenance Costs & Capital Improvement Costs

Included in the City's Public Works Department Budget Request are estimated costs for the annual maintenance, servicing, and funding of all improvements within the District. District direct maintenance expenses are estimated at $27,542 for Fiscal Year 2025-2026 as shown in Table 2a below. District's direct capital improvement costs are estimated at $30,000 for Fiscal Year 2025-2026 as shown in Table 2b below.

Table 2a: Projected Annual Direct Maintenance Costs

Item Description	Cost Estimate
Detention Basin Maintenance	$3,978
Storm Drain Maintenance	$4,546
Bryant Canyon Channel	$5,898
Street Sweeping	$11,642
Engineering Inspection	$1,478
Total*	**$27,542**

***Note**: Figures may not sum due to rounding.

Table 3b: Projected Capital Improvement Costs

Item Description	Cost Estimate
Crack Seal / Slurry Seal Project*	$30,000
Total*	**$30,000**

*Funded by the available funds in the capital reserve account.

A.2 Projected Annual Administration Costs

In addition to the costs listed above, there will be costs attributed to the administration of the District. As shown in Table 3, the District administration costs are estimated to be $39,489 for Fiscal Year 2025-2026. These costs are summarized below.

Table 4: Projected Annual Administration Costs

Item Description	Cost Estimate
City Administration	$29,866
District Administration	$5,282
Printing and Advertising	$680
County Collection	$3,662
Total*	**$39,489**

***Note**: Figures may not sum due to rounding.

A.3 Projected Annual Levy Adjustment

Finally, in addition to the costs listed above, certain levy adjustments will be made to account for any operating reserve credits or required capital collection to the District's reserve fund. As shown in Table 4, an Operating Reserve Credit of $31,245 and Capital Reserve Credit of $30,000. have been applied to offset the required Capital Reserve Collection of $137,613. Therefore, a net total of $76,368 Reserve Fund collection has been applied to the Fiscal Year 2025-2026 assessment.

Table 5: Projected Annual Levy Adjustment

Item Description	Cost Estimate
Capital Reserve Collection	$137,613
Operating Reserve Credit	($31,245)
Capital Reserve Credit	($30,000)
Total	**$76,368**

***Note**: Figures may not sum due to rounding.

B Annual Cost Indexing

B.1 City/District Administration, Printing, and Advertising

With the passage of Proposition 218, any proposed increase in assessments must be approved by impacted property owners via a mail ballot and public hearing process, similar to these proceedings. A weighted simple majority of ballots received (weighted according to each parcel's proportionate assessment obligation) must be affirmative for the City Council to confirm and levy the increased assessments. For small assessment districts or districts with relatively low dollar assessments, the cost of an Engineer's Report, balloting, and the public hearing process can potentially

exceed the total amount of the increase. The incidental costs of these proceedings may be added to the assessments, resulting in even higher assessments.

Therefore, indexing assessments annually to the published "San Francisco Consumer Price Index for Urban Consumers" ("SF CPI") allows for minor increases in normal maintenance and operating costs, without incurring the costs of ballot proceedings required by Proposition 218. Any other significant changes to the District (e.g., increases in service, modification of the boundary, etc.) would still require Proposition 218 proceedings and, ultimately, property owner approval.

Thus, on each July 1, commencing on July 1, 2007, the maximum authorized unit assessment rates established in these proceedings will be indexed (increased) annually by a factor equal to the published SF CPI from the preceding Fiscal Year.

The most recent data for the increase in the SF CPI is the increase between February 2024 and February 2025 and shows an increase equal to 2.69%. Therefore, on July 1, 2025, the maximum assessment will thus be increased by 2.69%.

Since the maximum assessment is likely sufficient to cover the cost estimates for improvements and other expenses for Fiscal Year 2025-2026, an amount equal to only the total projected costs will be assessed on the property within the District. The assessment levy in future years may be any amount less than or equal to the maximum assessment in that year.

B.2 Collection Fees

The County Auditor/Controller also charges an additional 0.25% of the total amount assessed.

B.3 Reserve Collection/Transfer

The applicable law provides for a District Reserve Fund that provides for the collection of funds to cover District operations between July 1 (beginning of the Fiscal Year) and the date on which the County remits first installment of assessments collected from the property tax bills (typically January or February). Any negative amounts entries for this budget item represent transfers from the Reserve Fund to reduce the assessment in a given fiscal year. A fully funded Reserve enables the District to (i) cover operational expenses incurred in the six (6) months of the fiscal year, without any City funds from non-District accounts; and (ii) address any unforeseen or unusual expenditures that may occur during the year.

C Contributions from Other Sources

Proposition 218 provides that "an agency shall separate the general benefits from the special benefits conferred…" In accordance with that provision, it is determined that there will be no general benefit from the Improvements in Fiscal Year 2025-2026, as explained in Section VI of this Report.

D Annual Installments

The entire amount of the net assessment, as shown in Table 5 below, will be assessed in Fiscal Year 2025-2026.

E Net Assessment

Pursuant to the foregoing, Table 5 shows the net amount to be assessed upon assessable lands within the District in Fiscal Year 2025-2026.

Table 6: Net Assessment for Fiscal Year 2025-2026

Item	Total Costs	Special Benefit Allocated	Net Assessment
Maintenance Costs (Direct)			
Detention Basin Maintenance	$3,978	100%	$3,978
Storm Drain Maintenance	$4,546	100%	$4,546
Bryant Canyon Channel	$5,898	100%	$5,898
Street Sweeping	$11,642	100%	$11,642
Engineering Inspection	$1,478	100%	$1,478
Capital Improvement Costs (Direct)			
Crack Seal / Slurry Seal Project**	$30,000	100%	$30,000
Administration Costs			
City Administration	$29,866	100%	$29,866
District Administration	$5,282	100%	$5,282
Printing and Advertising	$680	100%	$680
County Collection	$3,662	100%	$3,662
Levy Adjustments			
Capital Reserve Collection	$137,613	100%	$137,613
Operating Reserve Credit	($31,245)	100%	($31,245)
Capital Reserve Credit	($30,000)	100%	($30,000)
Net Assessment*	**$173,399**	**N/A**	**$173,399**

***Note**: Figures may not sum due to rounding.

****Funded by the available funds in the capital reserve account.

V ASSESSMENT ROLL

The Assessment Engineer has prepared an Assessment Roll for the District as required by applicable law, based upon the assessment methodology described in this Engineer's Report. The Assessment Roll includes the net total assessment for Fiscal Year 2025-2026 and shows the Fiscal Year 2025-2026 assessment, assessment number, Assessor's Parcel Number, and land use designation for each parcel.

The Assessment Roll, as provided in **Appendix A**, lists the Assessor's Parcel Numbers within this Assessment District by assessment number. The assessment numbers appearing on the Assessment and the names and addresses of the property owners are as shown on the last equalized assessment roll for taxes or as known to the Assessor of Monterey County.

All parcel information has been provided to DTA by the City Public Works Department, the previous Assessment Engineer, and the County of Monterey.

VI METHOD OF ASSESSMENT

A Background

Pursuant to the 1982 Act, the legislative body establishes and determines the "estimated benefit received" by each parcel from the Improvements.

In addition, Article XIIID of the California Constitution, added in November 1996 through the passage of Proposition 218 by voters of the State of California, requires, inter alia, that (i) only special benefits be assessable, (ii) no assessment may exceed the proportional special benefit conferred on the parcel assessed, and (iii) publicly owned parcels shall not be exempt from assessment unless clear and convincing evidence demonstrates that such publicly owned parcels receive no special benefits from the improvements for which the assessment is levied.

"Special benefit" is a particular and distinct benefit over and above general benefits conferred on real property located in the District or to the public at large. Importantly, the general enhancement of property value does not constitute special benefit. As such, this Engineer's Report has been designed to comply with these requirements, as well as to incorporate recent California court decisions such as: *Silicon Valley Taxpayers Association, Inc. v. Santa Clara County Open Space Authority (2008), Beutz v. County of Riverside (2010), Golden Hills Neighborhood Association v. City of San Diego (2011),* and *Concerned Citizens v. West Point Fire Protection District (2011).*

Methodologically, it is necessary and essential to identify the special benefit that the improvements, facilities, and services will render to the properties within the District. It is also necessary that the properties receive a special and direct benefit as distinguished from benefit to the general public.

The Assessment Engineer is appointed for the purpose of analyzing the facts and determining the method and formula for apportionment of the assessment obligation to the benefited properties. For these proceedings, the City has retained the firm of DTA as the Assessment Engineer.

The Assessment Engineer makes his or her recommendation for the method of apportionment in this Engineer's Report for consideration at the public hearing. However, the final authority and action rests with the City Council after hearing all testimony and evidence presented at the public hearing. Upon conclusion of the public hearing, the City Council must make the final action in determining that the assessment has been made in direct proportion to the special benefit received.

In determining the net amount to be assessed upon parcels within the District, Section 22573 of the California Streets and Highways Code states that such amount "may be apportioned by any formula or method which fairly distributes the net amount among all assessable lots or parcels in proportion to the estimated benefits to be received by each such lot or parcel from the improvements."

Proposition 218 further states that "no assessment shall be imposed on any parcel which exceeds the reasonable cost of the proportional special benefit conferred on that parcel," where "special benefit" means "a particular and distinct benefit over and above general benefits conferred on real property located in the District or to the public at large." This Section VI describes the methodology used to calculate the net amount to be assessed on each parcel within the District in proportion to the special benefit conferred on each such parcel.

B Benefits of Improvements

The benefits associated with District Improvements are shown in the Table 6 below.

Table 7: Benefits from Street/Storm Drain Improvements

Street/Storm Drain Improvements
Alleviation of excess water during periods of rain.
Safe and efficient movement of people and goods within motor vehicles.
Development of parcels in the District contingent on completion of Improvements.

C Categories of Benefit

Proposition 218 provides that "an agency shall separate the general benefits from the special benefits conferred on a parcel," where "Special Benefit means a particular and distinct benefit over and above general benefits conferred on real property located in the district or to the public at large." It is therefore necessary to establish definitions of General Benefit and Special Benefit as such terms relate to the benefit to be derived from the Improvements.

The Improvements to be maintained and operated in the District were within or in areas in close proximity to properties in the District. As a result, properties in the District will receive 100% of the special benefits of the operation and maintenance of the Improvements. These benefits include enhanced neighborhood health and safety, improved quality of life from drainage, flood control and street improvements, protection of improved property, enhanced comfort, and increased desirability of the immediate surroundings of the residential units within the District. Importantly, because of the location of the improvements within or close to the District itself, there is no general benefit to properties outside the District or the community as a whole. Any such general benefit is so incidental and negligible (less than 1%) that it cannot be calculated for purposes of assessment.

D Allocation of Special Benefit to Parcels

Each fiscal year, the Maximum Assessment Rate per EDU plus the cost-of-living adjustment (CPI) will be determined, and be brought before the City Council for approval prior to the start of the fiscal year. Additionally, improvements within the District will be reviewed to determine the extent of the improvements accepted for maintenance by the City. If it is determined that a portion of the improvements has either not been installed, or is installed but not accepted by the City for maintenance, a credit will be applied to Maximum Assessment rate per EDU. The credit will equal the portion of the annual maintenance costs

associated with any improvements that have not been accepted for maintenance, and will be reflected in the final assessments placed on the County tax rolls for the fiscal year. This process will continue until such time that all improvements are complete and fully accepted by the City for maintenance.

As discussed previously, parcels in the District are the only parcels that derive special benefit from maintenance and operations and as such, must bear the cost of these activities. In accordance with the formation documents for the District, for each fiscal year the development status of parcels within the District will be reviewed to determine whether parcels are developed or vacant as described below. Each parcel within the District will then be assigned to one of the following four (4) categories based on that parcel's development status:

D.1 Developed Accepted

This category includes parcels that have been developed and for which the City has accepted maintenance responsibilities. These parcels will be charged for their proportionate share of Total Direct Maintenance and Administration Expenses, based on each parcel's share of the Maximum Assessment.

D.2 Developed Not Accepted

This category includes parcels that have been or are in the process of being developed and for which the City is not expecting to accept maintenance responsibilities in the upcoming fiscal year. These parcels will be charged for their proportionate share of the Administration Expenses and Storm Drain Maintenance Expenses, based on each parcel's share of the Maximum Assessment.

D.3 No Development

This category includes parcels that have not been developed and the City is not expecting to accept maintenance responsibilities for the upcoming fiscal year. These parcels will be charged for their proportionate share of the Total Administration Expenses based on each parcel's share of the Maximum Assessment.

D.4 Pending Annexation

This category includes parcels that are within the boundaries of the District but have not been annexed into the City. These parcels will not be charged for any expenses.

Importantly, Article XIIID provides that publicly owned properties must be assessed unless there is clear and convincing evidence that those properties receive no special benefit from the assessment. As a result, the following property will be considered exempt from the assessment: areas of public streets, public avenues, public lanes, public roads, public drives, public courts, public alleys, public easements and right-of-way, public greenbelts and public parkways, and that portion of public property that is not developed and used for business purposes similar to private commercial, industrial, and institutional activities.

Each parcel in the District is assigned a weighting factor known as an Equivalent Dwelling Unit ("EDU"). The following shows the EDU factors for each property type in the District:

Developed, Single-Family Residential = 1.0 EDU per Parcel

Developed, Multi-Family Residential = 1.0 EDU per Unit

Vacant Land, Future Residential = 0.3 EDU per Acre

E Amount of Assessment

Pursuant to the foregoing, Table 7 below shows the net amount to be assessed upon assessable lands within the District in Fiscal Year 2025-2026.

Table 8: Fiscal Year 2025-2026 Assessment Rates in the District

Assessment Per EDU Fiscal Year 2024-2025	Assessment Per EDU Fiscal Year 2025-2026	Max Assessment Per EDU Fiscal Year 2025-2026
$281.16	$288.72	$288.72

Table 9: Fiscal Year 2025-2026 Cost Estimate

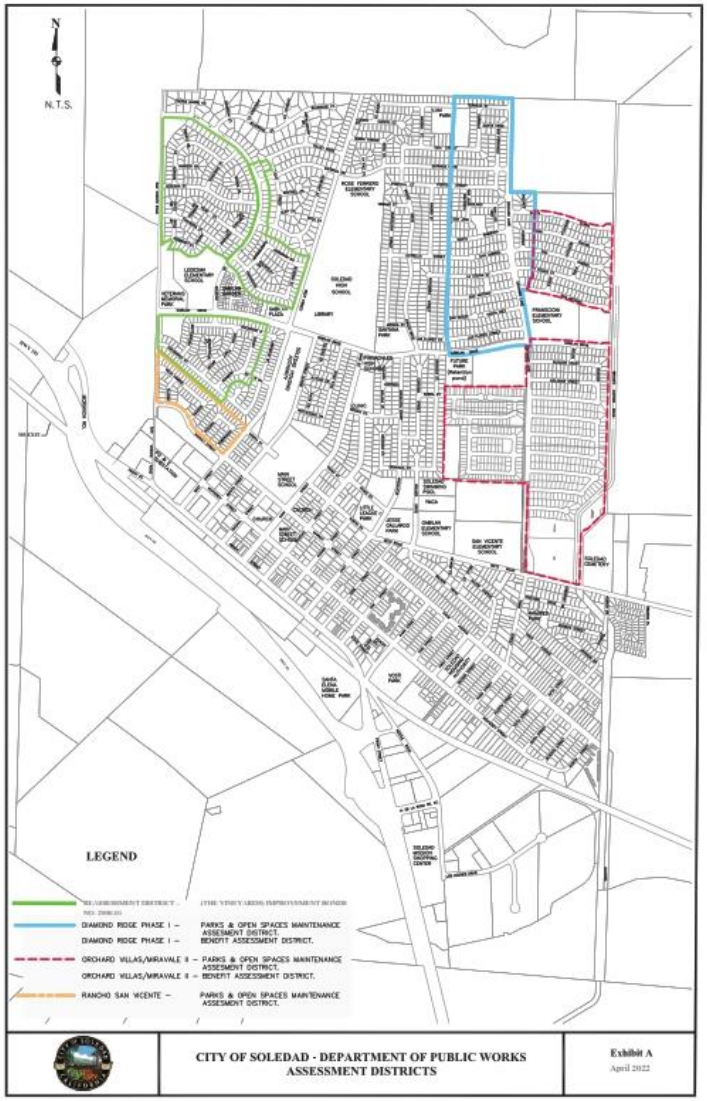
City of Soledad Engineer's Report Benefit Assessment District No.2, Orchard Villas/Miravale II - Fund #652 Fiscal Year 2025-2026 Cost Estimate			
Description	**Total Amount ($)**	**Special Benefit Apportioned to District**	**Fiscal Year 2025-2026 Total Budget (Amount Funded to District)**
(A) Direct Cost			
Operating Expenses			
Detention Basin Maintenance	$3,978.47	100%	$3,978.47
Storm Drain Maintenance	$4,545.66	100%	$4,545.66
Bryant Canyon Channel	$5,897.65	100%	$5,897.65
Street Sweeping	$11,641.61	100%	$11,641.61
Engineering Inspection	$1,478.49	100%	$1,478.49
(B) Capital Improvement Cost			
Crack Seal / Slurry Seal Project*	$30,000.00	100%	$30,000.00
(C) Administration			
City Administration	$29,865.83	100%	$29,865.83
District Administration	$5,281.84	100%	$5,281.84
Printing and Advertising	$680.08	100%	$680.08
County Collection	$3,661.74	100%	$3,661.74
Subtotal (A+B)	**$97,031.38**	**NA**	**$97,031.38**
(D) Levy Adjustments			
Capital Reserve Collection			$137,613.41
Operating Reserve Credit			($31,244.96)
Capital Reserve Transfer Out			($30,000.00)
Balance to Levy (A+B+C)	**NA**	**NA**	**$173,399.83**
(E) District Assessment			
Total EDUs Count	600.58		
Total Parcels Count	665		
Total Parcels Levied	665		
FY 2025-2026 Calculated Assessment per EBU	**$288.72**		
FY 2025-2026 Maximum Assessment per EBU	**$288.72**		
FY 2025-2026 Maximum Levy	**$173,399.83**		
(F) Fund Balance Information			
Beginning Reserve Fund Balance FY (2025 -2026)	**$871,587.75**		
Reserve Fund Adjustments	**$76,368.45**		
Anticipated Ending Balance in Reserve Fund FY (2025-2026)	**$947,956.20**		
*Funded by the available funds in the capital reserve account.			

VII ASSESSMENT DIAGRAM AND BOUNDARY MAP

The boundary map for the District has been previously approved and submitted to the City in the format required by the 1972 Act and is on file in the Office of the City Clerk.

The parcels within the District generally consist of the lots, parcels, and subdivisions of land found within the following District Diagram and are based on the Monterey County Assessor's Maps and the Monterey County Assessor's information that existed at the time this Report was prepared.

Figure 1: District Diagram



VIII TERMINATION OF DISTRICT/LIMITATIONS OF REPORT

A Termination of District

Assessments associated with the District will be levied each Fiscal Year until the District is dissolved by the City Council.

B Limitations of Report

The conclusions, calculations, and recommendations in this Report rely on the substantial data and information provided to DTA at the time of the writing of the Report by the following parties:

1. City of Soledad, specifically the Public Works Department;
2. The previous Assessment Engineer; and
3. The County of Monterey.

APPENDIX A

City of Soledad
Orchard Villas/Miravale II
Benefit Assessment District No. 2
Fiscal Year 2025-2026

ASSESSMENT ROLL



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RESOLUTION NO. 6241

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOLEDAD APPROVING THE PRELIMINARY ANNUAL ENGINEER'S REPORT AND DECLARING ITS INTENTION TO LEVY AND COLLECT ANNUAL ASSESSMENTS WITHIN RANCHO SAN VICENTE PARKS AND OPEN SPACES MAINTENANCE ASSESSMENT DISTRICT FOR FISCAL YEAR 2025/2026, AND SETTING A TIME AND PLACE FOR A PUBLIC HEARING

The City Council of the City of Soledad, California (hereinafter referred to as the "City"), does resolve as follows:

WHEREAS, the City Council of the City of Soledad has, by previous Resolution number 3283, formed the Rancho San Vicente Parks and Open Spaces Maintenance Assessment District (hereinafter referred to as the "District"), pursuant to the provisions of the *Landscaping and Lighting Act of 1972, Part 2 of Division 15 of the Streets and Highways Code of California, beginning with Section 22500* (hereinafter referred to as the "Act") and as provided by Article XIII D of the California Constitution, to levy and collect assessments against the lots or parcels of land within such district to pay for the costs and expenses of operating, maintaining and servicing improvements and facilities located within public places within the boundaries of the District; and,

WHEREAS, the District and the associated assessments are in compliance with the provisions of the Act and California Constitution Article XIIID; and,

WHEREAS, DTA has prepared and filed with the City Clerk of the City of Soledad the "Preliminary Engineer's Annual Levy Report, Rancho San Vicente Parks and Open Spaces Maintenance Assessment District" and recommend approval of such report.

NOW, THEREFORE, BE IT HEREBY RESOLVED by the City Council of the City of Soledad for the Rancho San Vicente Parks and Open Spaces Maintenance Assessment District as follows:

Section 1 The City Council hereby (1) finds that the public interest and convenience requires and (2) declares its intention to order the approval for the levy and to collect assessments against the assessable lots and parcels of land within such District for that portion of the fiscal year commencing July 1, 2025 and ending June 30, 2026 to pay the costs and expenses of the improvements described in Section 2. The City Council is authorized to impose assessments at any rate or amount that is less than or equal to the maximum amount authorized for each fiscal year, which is increased annually by 3.00%. The proposed assessment is $844.25, which is equal to the maximum assessment allowed for this District.

Section 2 The improvements within the District include: the maintenance and operation of and the furnishing of services and materials for landscape maintenance easement areas including open space areas, parkways, and slopes within the boundaries of the District, including, but not limited to trees, shrubs, turf and other ornamental vegetation, drainage and irrigation systems, stitch piers; park maintenance and repairs, and sound wall maintenance repairs; and other appurtenant facilities. The Preliminary Engineer's Annual Levy Report describes all new improvements or substantial changes in existing improvements.

Section 3 The general location and boundaries of the District are shown on maps on file in the office of the City Engineer, are incorporated herein by reference, and open to public inspection. The designation of the District is as follows: Rancho San Vicente Parks and Open Spaces Maintenance Assessment District.

Section 4 Reference is hereby made to the Preliminary Engineer's Report, on file in the office of the City Clerk and the City Engineer and open to public inspection, for a full and detailed description of the improvements, the boundaries of the District and the proposed assessments upon assessable lots and parcels of land within the District.

Section 5 Notice is hereby given that on July 2, 2025 at 6:00 p.m. in the Council Chambers of the City Hall of the City of Soledad, 248 Main Street, California, is the time and place fixed for a public hearing by the City Council on the question of the levy and collection of assessments for Fiscal Year 2025/2026 against lots and parcels of land within the District. At the hearing, all interested persons shall be afforded the opportunity to hear and be heard. After said hearing, the City Council shall consider adoption of the the Fiscal Year 2025/2026 Engineer's Annual Levy Report.

Section 6 The City Clerk is hereby authorized and directed to give notice of the public hearing as set forth in Section 5 in accordance with law.

Section 7 The City Council hereby designates the City Manager, phone number 831-223-5043 to answer inquiries regarding the hearing, protest proceedings, and procedural or technical matters.

Section 8 Lots or parcels within the District that are owned or used by any county, city, city and county, special district or any other local or regional governmental agency, the State of California or the United States shall be assessed unless the City demonstrates by clear and convincing evidence that such lots or parcels receive no special benefit from the proposed improvements.

PASSED, APPROVED and ADOPTED this 4th day of June, 2025 by the following vote:

AYES, and in favor thereof, Councilmembers:

NOES, Councilmembers:

ABSENT, Councilmembers:

ABSTAIN, Councilmembers:

_____
ANNA M. VELAZQUEZ, Mayor

ATTEST:

_____
MEGAN HUNTER, City Manager

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PRELIMINARY ENGINEER'S REPORT

RANCHO SAN VICENTE PARKS AND OPEN SPACES

MAINTENANCE ASSESSMENT DISTRICT

FUND #647

CITY OF SOLEDAD | COUNTY OF MONTEREY

Beginning Fiscal Year: 2025-2026

Intent Meeting: June 4, 2025

Public Hearing: July 2, 2025

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PROFESSIONAL SERVICES

ASSESSMENT ENGINEERING

Stephen A. Runk, P.E.

DTA

TABLE OF CONTENTS

SECTION		PAGE
I	AFFIDAVIT AND CERTIFICATES	1
II	ENGINEER'S REPORT	3
III	PLANS AND SPECIFICATIONS	5
A	Description of the District	5
B	District Improvements, Facilities, and Services	5
IV	COST ESTIMATE	7
A	Costs of Improvements	7
B	Annual Cost Indexing	8
C	Contributions from Other Sources	9
D	Annual Installments	9
E	Net Assessment	10
V	ASSESSMENT ROLL	11
VI	METHOD OF ASSESSMENT	12
A	Background	12
B	Benefits of Improvements	13
C	Categories of Benefit	14
D	Allocation of Special Benefit to Parcels	14
E	Amount of Assessment	15
VII	ASSESSMENT DIAGRAM AND BOUNDARY MAP	17
VIII	TERMINATION OF DISTRICT/LIMITATIONS OF REPORT	19
A	Termination of District	19
B	Limitations of Report	19

APPENDICES

APPENDIX A ASSESSMENT ROLL

I AFFIDAVIT AND CERTIFICATES

CITY OF SOLEDAD RANCHO SAN VICENTE PARKS AND OPEN SPACES MAINTENANCE ASSESSMENT DISTRICT

This Engineer's Report ("Report") and the enclosed descriptions, budget, and assessment diagram outlines the District and includes the proposed assessments for each lot, parcel, and subdivision of land within said District to be levied for Fiscal Year 2025-2026 as they existed at the time of the passage of the Resolution of Intention.

Reference is hereby made to the Monterey County Assessor's Maps for a detailed description of the lines and dimensions of parcels within the District. The undersigned respectfully submits the enclosed report as directed by the City Council.

Dated this _____ day of _____, 2025.

DTA
Assessment Engineer
On Behalf of the City of Soledad

By: _____
Kuda Wekwete
Project Manager

By: _____
Stephen A. Runk, P.E.
License Number: C23473

CITY OF SOLEDAD RANCHO SAN VICENTE PARKS AND OPEN SPACES MAINTENANCE ASSESSMENT DISTRICT

I HEREBY CERTIFY that the enclosed Engineer's Report, together with the Assessment Diagram thereto attached, was filed with me on the _____ day of _____, 2025.

By: _____
Megan Hunter, City Manager
City of Soledad, Monterey County

I HEREBY CERTIFY that the enclosed Engineer's Report, together with the Assessment Diagram thereto attached, was approved and confirmed by the City Council of the City of Soledad, California, on the _____ day of _____, 2025.

By: _____
Megan Hunter, City Manager
City of Soledad, Monterey County

II ENGINEER'S REPORT

WHEREAS, the City Council of the City of Soledad ("City"), pursuant to the provisions of the Landscaping and Lighting Act of 1972, Part 2 of Division 15 of the California Streets and Highways Code (the "1972 Act"), adopted its resolution ("Resolution") initiating proceedings for the levy of Fiscal Year 2025-2026 assessments against properties in the Rancho San Vicente Parks and Open Spaces Maintenance Assessment District (the "District") to fund maintenance and operation of park, landscape, and street light improvements that have been determined to specially benefit the District ("Improvements").

WHEREAS, the Resolution designates DTA as Assessment Engineer and directed the Assessment Engineer to prepare and file a report ("Engineer's Report" or "Report") pursuant to the 1972 Act and Article XIIID of the California Constitution ("Proposition 218").

This Report includes the following sections:

- **Plans and Specifications** – Plans and specifications for services to be provided. Plans and specifications are a part of this Report whether or not separately bound.
- **Cost Estimate** – An estimate of the annual cost of services to be provided. Also included, are administrative and incidental costs that include maintenance, reserve, repairs, and rehabilitation expenses.
- **Assessment Roll** – An assessment roll, showing the amount to be assessed against each parcel of real property within this District and the names and addresses of the property owners. An Assessor's Parcel number or other designation describes each parcel. Each parcel is also assigned an "assessment number" that links the Assessment Roll to the Assessment Diagram.
- **Method of Assessment** – A statement of the method by which the Assessment Engineer determined the amount to be assessed against each parcel, based on special benefits to be derived by each parcel from the Improvements.
- **Assessment Diagram** – A diagram showing all of the parcels of real property to be assessed within this District. The diagram corresponds with the Assessment Roll by assessment number.
- **Termination of District/Limitations of Report** – A statement as to the duration of the District and the accuracy of the data and information necessary for the development of this annual Report.

NOW THEREFORE, the undersigned, acting as an agent for DTA, Assessment Engineer for the District, by virtue of the power vested under the 1972 Act and the order of the City, hereby submits this Engineer's Report and makes the following assessment to cover the portion of the estimated costs of the Improvements, including the incidental costs and expenses, to be paid by the District.

The net assessment in Fiscal Year 2025-2026 is summarized in Table 1.

Table 1: Net Assessment for Fiscal Year 2025-2026

Item	Amount
Maintenance Costs	$87,930
Administration Costs	$37,579
Levy Adjustments (Reserve Fund Credit)	($12,379)
Net Assessment*	**$113,130**

***Note**: Figures may not sum due to rounding.

DTA does hereby assess the net amount to be assessed upon all assessable lots or parcels of land within the District by apportioning the amount allocable among the several lots or parcels of each in proportion to the estimated special benefits to be received by each such lot or parcel from the Improvements, as more particularly set forth in the list attached as Appendix A ("Assessment Roll") and by this reference made as part of this Engineer's Report. The District diagram appearing herein is a representation of the assessment diagram that was approved by resolution of the City Council. Reference is hereby made to the Assessor's Maps of the County of Monterey for Fiscal Year 2025-2026 for a more particular description of the properties within the District. Each parcel of land assessed is described on the Assessment Roll by reference to its parcel number as shown on the County of Monterey Assessment Roll.

DTA

_____ _____

Kuda Wekwete
Project Manager

Date

_____ _____

Stephen A. Runk, P.E.
License Number: C23473

Date

III PLANS AND SPECIFICATIONS

The plans, specifications, and studies of the Improvements for this District are voluminous and will not be bound in this Report, but by this reference are incorporated as if attached to this Report. The plans and specifications are on file with the City of Soledad and/or the County of Monterey, California.

A Description of the District

The District is generally bounded by existing Vista Soledad Phases I and II to the northeast, by San Vicente Townhomes to the southwest, West Street to the southeast, and San Vicente Road to the northwest. A District diagram incorporated herein under Section VII of this Report outlines the boundaries of the District. This diagram incorporates all lots, parcels, and subdivisions of land within the District as the same existed at the time this Report was prepared, a complete listing of which is provided in **Appendix A** of this Report.

B District Improvements, Facilities, and Services

The following descriptions, provided in the formation documents of the District, identify the types of improvements that will be maintained by the District. Detailed maps and descriptions of these improvements are on file with the City and are available for inspection in the office of the City Engineer and have been incorporated into this Report by reference.

B.1 Street Light, Landscape, and Irrigation Improvements

The maintenance and operation of the improvements located on landscaped strips (of land adjacent to curbs of the streets identified below within the District) includes the following: jogging paths, planter walls, grass berms, and appurtenant irrigation systems, as well as ornamental plantings such as lawns, shrubs, and trees. Also included are necessary repairs, replacements, water, electric current, spraying, care, supervision, debris removal, and any and all other items of work necessary and incidental for the proper maintenance and operation thereof. Additionally, maintenance and operation includes all additions, improvements, and enlargements which may be made on the previously described work within the following streets and on appurtenant improvement plans.

Improvements that are covered under the maintenance and operations of the District are located on the following streets:

- West Street and San Vicente Road;
- Northwest side of West Street from Market Street to the Vista Soledad Subdivision; and
- Easterly side of San Vicente Road from San Vicente Townhomes north to the Vista Soledad Subdivision.

B.2 Incidental and Other Expenses

Incidental costs include contingencies and assessment district incidentals such as engineering, printing, notices to property owners, collection costs, legal fees, administration, and supervision.

IV COST ESTIMATE

Applicable law requires the Engineer's Report to contain an estimate of the costs of the Improvements for Fiscal Year 2025-2026, including estimates of (i) the total costs for Improvements for Fiscal Year 2025-2026, including incidental expenses, (ii) the amount of any surplus in the improvement fund to be carried over from a previous Fiscal Year, (iii) the amount of any contributions to be made from sources other than assessments levied pursuant to this part, (iv) the amount, if any, of the annual installment for the Fiscal Year where the legislative body has ordered an assessment for the estimated cost of any improvements to be levied and collected in annual installments, and (v) the net amount to be assessed upon assessable lands within the District. Estimates of these amounts are provided below.

The following describes the costs that are funded through the District.

A Costs of Improvements

A.1 Projected Annual Maintenance Costs

Included in the City's Public Works Department Budget Request are estimated costs for the annual maintenance and servicing of all improvements within the District. District direct maintenance expenses are estimated at $87,930 for Fiscal Year 2025-2026 as shown in Table 2 below.

Table 2: Projected Annual Direct Maintenance Costs

Item Description	Cost Estimate
Park Maintenance	$28,201
Street Landscaping	$21,151
Parkway Water Charges	$25,407
Park Water Charges	$3,526
Park Electrical Charges	$1,410
Sound Wall Maintenance	$5,361
Street Lighting Electrical and Replacement	$2,874
Operating Reserve Fund Collection	$0
Total	$87,930

***Note**: Figures may not sum due to rounding.

A.2 Projected Annual Administration Costs

In addition to the costs listed above, there will be costs attributed to the administration of the District. As shown in Table 3, the District administration costs are estimated to be $37,579 for Fiscal Year 2025-2026. These costs are summarized below.

Table 3: Projected Annual Administration Costs

Item Description	Cost Estimate
City Administration	$30,774
District Administration	$5,000
Printing and Advertising	$500
County Collection	$1,305
Total*	**$37,579**

***Note**: Figures may not sum due to rounding.

A.3 Projected Annual Levy Adjustment

Finally, in addition to the costs listed above, certain levy adjustments will be made to account for any operating reserve credits or required capital collection to the District's reserve fund. As shown in Table 4, an Operating Reserve Credit of $33,668. has been applied to offset the required Capital Reserve Collection of $21,289. Therefore, a net total of $12,379 Reserve Fund Credit has been applied to the Fiscal Year 2025-2026 assessment.

Table 4: Projected Annual Levy Adjustment

Item Description	Cost Estimate
Capital Reserve Collection	$21,289
Operating Reserve Credit	($33,668)
Total*	**($12,379)**

***Note**: Figures may not sum due to rounding.

B Annual Cost Indexing

B.1 City/District Administration, Printing, and Advertising

With the passage of Proposition 218, any proposed increase in assessments must be approved by impacted property owners via a mail ballot and public hearing process, similar to these proceedings. A weighted simple majority of ballots received (weighted according to each parcel's proportionate assessment obligation) must be affirmative for the City Council to confirm and levy the increased assessments. For small assessment districts or districts with relatively low dollar assessments, the cost of an Engineer's Report, balloting, and the public hearing process can potentially exceed the total amount of the increase. The incidental costs of these proceedings

may be added to the assessments, resulting in even higher assessments.

Therefore, adjusting assessments annually by 3.00% allows for minor increases in normal maintenance and operating costs, without incurring the costs of ballot proceedings required by Proposition 218. Any other significant changes to the District (e.g., increases in service, modification of the boundary, etc.) would still require Proposition 218 proceedings and, ultimately, property owner approval.

Thus, on each July 1, commencing on July 1, 2004, the maximum authorized unit assessment rates established in these proceedings will be indexed (increased) annually by 3.00% from the preceding Fiscal Year.

Since the maximum assessment is likely sufficient to cover the cost estimates for improvements and other expenses for Fiscal Year 2025-2026, an amount equal to only the total projected costs will be assessed on the property within the District. The assessment levy in future years may be any amount less than or equal to the maximum assessment in that year.

B.2 Collection Fees

The County Auditor/Controller also charges an additional 0.25% of the total amount assessed.

B.3 Reserve Collection/Transfer

The applicable law provides for a District Reserve Fund that provides for the collection of funds to cover District operations between July 1 (beginning of the Fiscal Year) and the date on which the County remits first installment of assessments collected from the property tax bills (typically January or February). Any negative amounts entries for this budget item represent transfers from the Reserve Fund to reduce the assessment in a given fiscal year. A fully funded Reserve enables the District to (i) cover operational expenses incurred in the six (6) months of the fiscal year, without any City funds from non-District accounts; and (ii) address any unforeseen or unusual expenditures that may occur during the year.

C Contributions from Other Sources

Proposition 218 provides that "an agency shall separate the general benefits from the special benefits conferred..." In accordance with that provision, it is determined that there will be no general benefit from the Improvements in Fiscal Year 2025-2026, as explained in Section VI of this Report.

D Annual Installments

The entire amount of the net assessment, as shown in Table 5 below, will be assessed in Fiscal Year 2025-2026.

E Net Assessment

Pursuant to the foregoing, Table 5 shows the net amount to be assessed upon assessable lands within the District in Fiscal Year 2025-2026.

Table 5: Net Assessment for Fiscal Year 2025-2026

Item	Total Costs	Special Benefit Allocated	Net Assessment
Maintenance Costs (Direct)			
Park Maintenance (ste	$28,201	100%	$28,201
Street Landscaping	$21,151	100%	$21,151
Parkway Water Charges	$25,407	100%	$25,407
Park Water Charges	$3,526	100%	$3,526
Park Electrical Charges	$1,410	100%	$1,410
Sound Wall Maintenance	$5,361	100%	$5,361
Street Lighting Electrical and Replacement	$2,874	100%	$2,874
Operating Reserve Fund Collection	$0	100%	$0
Administration Costs			
City Administration	$30,774	100%	$30,774
District Administration	$5,000	100%	$5,000
Printing and Advertising	$500	100%	$500
County Collection	$1,305	100%	$1,305
Levy Adjustments			
Capital Reserve Collection	$21,289	100%	$21,289
Operating Reserve Credit	($33,668)	100%	($33,668)
Net Assessment*	$113,130	N/A	$113,130

***Note**: Figures may not sum due to rounding.

V ASSESSMENT ROLL

The Assessment Engineer has prepared an Assessment Roll for the District as required by applicable law, based upon the assessment methodology described in this Engineer's Report. The Assessment Roll includes the net total assessment for Fiscal Year 2025-2026 and shows the Fiscal Year 2025-2026 assessment, assessment number, Assessor's Parcel Number, and land use designation for each parcel.

The Assessment Roll, as provided in **Appendix A**, lists the Assessor's Parcel Numbers within this Assessment District by assessment number. The assessment numbers appearing on the Assessment and the names and addresses of the property owners are as shown on the last equalized assessment roll for taxes or as known to the Assessor of Monterey County.

All parcel information has been provided to DTA by the City Public Works Department, the previous Assessment Engineer, and the County of Monterey.

VI METHOD OF ASSESSMENT

A Background

Pursuant to the 1972 Act, the legislative body establishes and determines the "estimated benefit received" by each parcel from the Improvements.

In addition, Article XIIID of the California Constitution, added in November 1996 through the passage of Proposition 218 by voters of the State of California, requires, inter alia, that (i) only special benefits be assessable, (ii) no assessment may exceed the proportional special benefit conferred on the parcel assessed, and (iii) publicly owned parcels shall not be exempt from assessment unless clear and convincing evidence demonstrates that such publicly owned parcels receive no special benefits from the improvements for which the assessment is levied.

"Special benefit" is a particular and distinct benefit over and above general benefits conferred on real property located in the District or to the public at large. Importantly, the general enhancement of property value does not constitute special benefit. As such, this Engineer's Report has been designed to comply with these requirements, as well as to incorporate recent California court decisions such as: *Silicon Valley Taxpayers Association, Inc. v. Santa Clara County Open Space Authority (2008), Beutz v. County of Riverside (2010), Golden Hills Neighborhood Association v. City of San Diego (2011),* and *Concerned Citizens v. West Point Fire Protection District (2011).*

Methodologically, it is necessary and essential to identify the special benefit that the improvements, facilities, and services will render to the properties within the District. It is also necessary that the properties receive a special and direct benefit as distinguished from benefit to the general public.

The Assessment Engineer is appointed for the purpose of analyzing the facts and determining the method and formula for apportionment of the assessment obligation to the benefited properties. For these proceedings, the City has retained the firm of DTA as the Assessment Engineer.

The Assessment Engineer makes his or her recommendation for the method of apportionment in this Engineer's Report for consideration at the public hearing. However, the final authority and action rests with the City Council after hearing all testimony and evidence presented at the public hearing. Upon conclusion of the public hearing, the City Council must make the final action in determining that the assessment has been made in direct proportion to the special benefit received.

In determining the net amount to be assessed upon parcels within the District, Section 22573 of the California Streets and Highways Code states that such amount "may be apportioned by any formula or method which fairly distributes the net amount among all assessable lots or parcels in proportion to the estimated benefits to be received by each such lot or parcel from the improvements."

Proposition 218 further states that "no assessment shall be imposed on any parcel which exceeds the reasonable cost of the proportional special benefit conferred on that parcel," where "special benefit" means "a particular and distinct benefit over and above general benefits conferred on real property located in the District or to the public at large." This Section VI describes the methodology used to calculate the net amount to be assessed on each parcel within the District in proportion to the special benefit conferred on each such parcel.

B Benefits of Improvements

The special benefits associated with the local landscaping improvements are shown in the Table 6 below.

Table 6: Benefits from Landscaping Improvements

Landscaping Improvements
Enhanced desirability of properties through association with the improvements.
Improved aesthetic appeal of properties within the District providing a positive representation of the area.
Enhanced adaptation of the urban environment within the natural environment from adequate green space and landscaping.
Environmental enhancement through improved erosion resistance, and dust and debris control.
Increased sense of pride in ownership of property within the District resulting from well-maintained improvements associated with the properties.
Reduced criminal activity and property-related crimes (especially vandalism) against properties in the District through well-maintained surroundings and amenities including abatement of graffiti.
Enhanced environmental quality of the parcels within the District by moderating temperatures, providing oxygenation, and attenuating noise.

The special benefits of street lighting are the convenience, safety, and security of property, improvements, and goods as identified in Table 7 below.

Table 7: Benefits from Street Lighting Improvements

Street Lighting Improvements
Enhanced deterrence of crime and the aid to police protection.
Increased nighttime safety on roads and highways.
Improved ability of pedestrians and motorists to see.
Improved ingress and egress to property.
Reduced vandalism and other criminal acts and damage to improvements or property.
Improved traffic circulation and reduced nighttime accidents and personal property loss.
Increased promotion of business during nighttime hours in the case of commercial properties.

C Categories of Benefit

Proposition 218 provides that "an agency shall separate the general benefits from the special benefits conferred on a parcel," where "Special Benefit means a particular and distinct benefit over and above general benefits conferred on real property located in the district or to the public at large." It is therefore necessary to establish definitions of General Benefit and Special Benefit as such terms relate to the benefit to be derived from the Improvements. The following special benefit allocation was determined at the time the District was formed.

The Improvements to be maintained and operated in the District were within or in areas in close proximity to the proposed developed residential lots. As a result, the developed residential lots in the District will receive 100% of the special benefits of the operation and maintenance of the Improvements. These special benefits include enhanced neighborhood identity and quality of life generated when park landscaping and lighting are in place, improved, operable, safe, clean, and maintained. In short, maintenance and operation of the proposed improvements will provide beautification, shade, and increase the desirability of the immediate surroundings of the residential units within the District. Importantly, because of the location of the improvements within or close to the District itself, there is no general benefit to properties outside the District or the community as a whole. Any such general benefit is so incidental and negligible that it cannot be calculated for purposes of assessment.

D Allocation of Special Benefit to Parcels

As discussed previously, developed parcels in the District are the only parcels that derive special benefit from maintenance and operations and as such, must bear the cost of these activities. As a result, all costs associated with the maintenance and operation of District Improvements, including incidentals and appurtenances, shall be spread to all parcels within the District on a development unit basis.

Factored development unit calculations for residential areas are as follows:

Low Density Residential = 1.0 Unit/Residential Lot Single-Family Unit

Apartment Unit = 0.8 Unit/Apartment

[0.8 Unit/Apartment x Apartment Units = Equivalent Single-Family Unit ("ESFU")]

Importantly, Article XIIID provides that publicly owned properties must be assessed unless there is clear and convincing evidence that those properties receive no special benefit from the assessment. As a result, the following property will be considered exempt from the assessment: areas of public streets, public avenues, public lanes, public roads, public drives, public courts, public alleys, public easements and right-of-way, public greenbelts and public parkways, and that portion of public property that is not developed and used for business purposes similar to private commercial, industrial, and institutional activities.

E Amount of Assessment

Pursuant to the foregoing, Table 8 below shows the net amount to be assessed upon assessable lands within the District in Fiscal Year 2025-2026.

Table 8: Fiscal Year 2025-2026 Assessment Rates in the District

Assessment Per EDU Fiscal Year 2024-2025	Assessment Per EDU Fiscal Year 2025-2026	Max Assessment Per EDU Fiscal Year 2025-2026
$819.66	$844.25	$844.25

Table 9: Fiscal Year 2025-2026 Cost Estimate

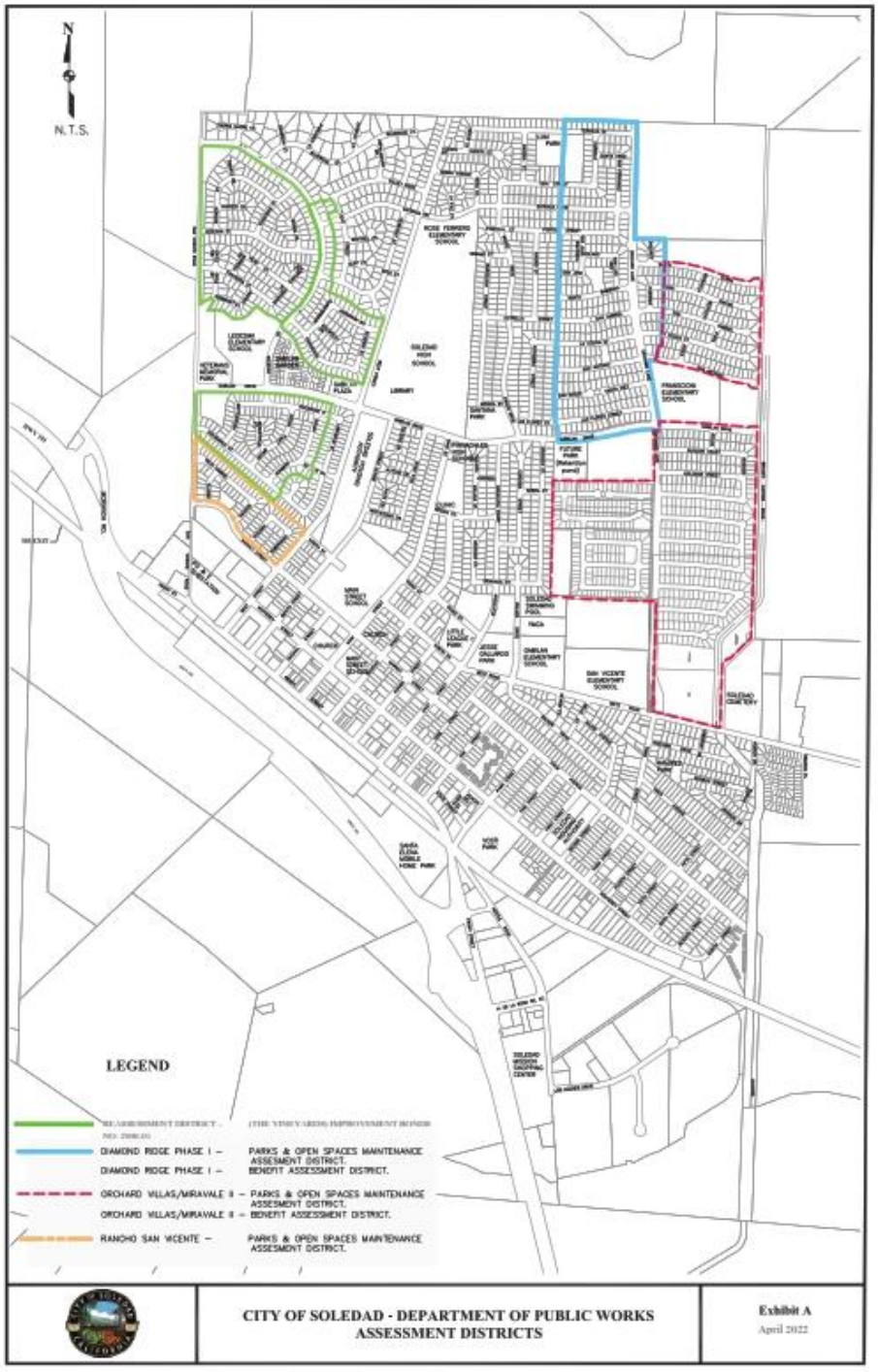
City of Soledad Engineer's Report Rancho San Vicente Parks and Open Spaces Maintenance Assessment District - Fund #647 Fiscal Year 2025-2026 Cost Estimate			
Description	**Total Amount ($)**	**Special Benefit Apportioned to District**	**Fiscal Year 2025-2026 Total Budget (Amount Funded to District)**
(A) Direct Cost			
Operating Expenses			
Park Maintenance	$28,200.91	100%	$28,200.91
Street Landscaping	$21,150.68	100%	$21,150.68
Parkway Water Charges	$25,407.43	100%	$25,407.43
Park Water Charges	$3,525.75	100%	$3,525.75
Park Electrical Charges	$1,410.31	100%	$1,410.31
Sound Wall Maintenance	$5,360.96	100%	$5,360.96
Street Lighting Electrical & Replacement	$2,873.56	100%	$2,873.56
Operating Reserve Fund Collection	$0.00	100%	$0.00
(B) Administration			
City Administration	$30,774.14	100%	$30,774.14
District Administration	$5,000.00	100%	$5,000.00
Printing and Advertising	$500.00	100%	$500.00
County Collection	$1,305.00	100%	$1,305.00
Subtotal (A+B)	$125,508.75	NA	$125,508.75
(C) Levy Adjustments			
Capital Reserve Collection			$21,288.51
Operating Reserve Credit			($33,667.76)
Balance to Levy (A+B+C)	NA	NA	$113,129.50
(D) District Assessment			
Total EDUs Count	134		
Total Parcels Count	87		
Total Parcels Levied	87		
FY 2025-2026 Calculated Assessment per EBU	$844.25		
FY 2025-2026 Maximum Assessment per EBU	$844.25		
FY 2025-2026 Maximum Levy	$113,129.50		
(E) Fund Balance Information			
Beginning Fund Balance FY 2025 -2026	$470,161.95		
Reserve Fund Adjustments	($12,379.25)		
Anticipated Ending Balance FY 2025-2026	$457,782.70		

VII ASSESSMENT DIAGRAM AND BOUNDARY MAP

The boundary map for the District has been previously approved and submitted to the City in the format required by the 1972 Act, and is on file in the Office of the City Clerk.

The parcels within the District generally consist of the lots, parcels, and subdivisions of land found within the following Assessment Diagram and are based on the Monterey County Assessor's Maps and the Monterey County Assessor's information that existed at the time this Report was prepared.

Figure 1: Boundary Map



VIII TERMINATION OF DISTRICT/LIMITATIONS OF REPORT

A Termination of District

Assessments associated with the District will be levied each Fiscal Year until the District is dissolved by the City Council.

B Limitations of Report

The conclusions, calculations, and recommendations in this Report rely on the substantial data and information provided to DTA at the time of the writing of the Report by the following parties:

1. City of Soledad, specifically the Public Works Department;
2. The previous Assessment Engineer; and
3. The County of Monterey.

APPENDIX A

City of Soledad
Rancho San Vicente Parks and Open Spaces
Maintenance Assessment District
Fiscal Year 2025-2026



ASSESSMENT ROLL

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CITY OF SOLEDAD
STAFF REPORT

SUBJECT: **Resolution No. 6242, A Resolution of the City Council of the City of Soledad Authorizing the City Manager to Execute a Second Amended and Restated Affordable Housing Agreement between the City of Soledad and HMBY, LP for Parcel E**

TO: **Honorable Mayor Velazquez and City Council**

FROM: **Beatriz Trujillo, Community and Economic Development Director and Ariana Mora, Senior Planner**

THROUGH: **Megan Hunter, City Manager**

MEETING DATE: **June 4, 2025**

Recommendation

Staff recommends that the City Council of the City of Soledad should consider and approve Resolution No. 6242, "Authorizing the City Manager to Execute a Second Amended and Restated Affordable Housing Agreement between the City of Soledad and HMBY, LP for Parcel E to reflect the changes proposed through an In-Lieu Plan".

Executive Summary

The Miravale Parcel E project was originally approved with a requirement to provide 52 affordable housing units, including 24 moderate-income for-sale units. While the rental component of the Project is in the process of being transferred to Eden Housing, which with an approved density bonus will result in the development of an increased number of low and very-low rental units, construction of the moderate-income units has faced significant challenges. Owner HMBY, LP has proposed an In Lieu Plan, which after presentation and negotiation with the City's Affordable Housing Ad-Hoc Subcommittee and City Council, consists of construction of 1 moderate-income unit (45-year term), payment of $460,000 in in-lieu fees for the remaining 23 units, and dedication of a 15,950 sq. ft. parcel, valued at $218,000, for future affordable housing development. The combined value of the In-Lieu contribution totals $678,000. Staff recommends the In-Lieu Plan as a practical alternative that meets the City's affordable housing goals and allows flexibility for future development.

Background

As outlined in Soledad Municipal Code Section 17.38.230, Planned Unit Developments (PUDs) are intended to promote efficient land use by encouraging high-quality site planning and offering flexibility from standard development regulations. The PUD framework allows for creative and

integrated design solutions that include superior design features and community amenities.

On March 6, 2019, the City Council approved Planned Unit Development (PUD) 2018-02 and the Vesting Tentative Map for the Miravale Parcel E project through Resolution No. 5482. The approval authorized the development of 132 residential units on an 8.56-acre parcel owned by HMBY, LP. The project included 104 single-family townhomes—comprised of 80 market-rate and 24 moderate-income for-sale units—and 28 rental units designated for low- and very low-income households.

As a condition of approval, the developer entered into an Affordable Housing Agreement with the City of Soledad, committing to provide a total of 52 affordable units: 24 moderate-income ownership units and 28 low- and very low-income rental units. The Agreement required the moderate-income units to be evenly distributed among the market-rate units and the rental units to be proportionally divided between low- and very low-income categories.

On December 13, 2023, the City Council approved the First Amendment to the Affordable Housing Agreement, which authorized HMBY, LP to partner with Eden Housing, a non-profit affordable housing developer, for the development of the multi-family rental component. Under this amendment, HMBY, LP agreed to transfer the development-ready rental parcel to Eden Housing to construct affordable rental units.

Eden Housing subsequently requested a Density Bonus to increase the number of affordable rental units from 28 to 40. This increase allowed for the development of 39 deed-restricted low- and very low-income units, plus one non-deed-restricted manager's unit. As a result of receiving the Density Bonus, the multi-family component became subject to a 55-year affordability term.

While the partnership with Eden Housing has resulted in a greater number of low- and very low-income units, HMBY, LP remains responsible for producing the 24 moderate-income ownership units. The developer has actively pursued a builder to construct these moderate-income single-family homes; however, these units have presented significant challenges during negotiations with potential building partners.

On January 28, 2025, HMBY, LP presented an in-lieu proposal to the City's Affordable Housing Ad-Hoc Subcommittee. The proposal included a combination of land dedication and payment of in-lieu fees in exchange for reducing the number of required moderate-income units. The Subcommittee supported the concept and directed City staff to work with the developer to finalize the in-lieu plan and return it to the City Council for consideration.

Review & Analysis

Soledad Municipal Code Section 17.41.070 permits developers to request an in-lieu housing plan as an alternative to meeting on-site inclusionary housing requirements. Any such request is subject to City Council consideration and approval. In addition, per Section 17.41.080 of the Municipal Code, any in-lieu fees collected must be deposited into the City's Affordable Housing Fund and used to support future affordable housing development.

City staff recommends that the City Council consider the following in-lieu proposal submitted by the developer of the Miravale Parcel E project.

Current Agreement:
The Miravale Parcel E project is subject to inclusionary housing requirements established by the City as

a condition of project approval. Per the City's Inclusionary Housing Ordinance, 20% of all new housing units must be designated as affordable, with the following income and affordability breakdown:

Income Category	Required Units	Affordability Period
Moderate	24	0
Low	14	55 years
Very Low	14	55 years
Total	**52**	

Parcel E's current affordable housing obligations are outlined in the Affordable Housing Agreement executed on February 5, 2020, and amended on December 13, 2023. These include:

Tenure: 104 single-family ownership units and 40 multi-family rental units

Affordable Housing Units: 24 moderate-income (ownership), 20 low-income (rental), and 19 very low-income (rental)

Affordability Term: 55 years for rental units; no extended term for moderate-income ownership units beyond the initial qualified buyer

Total Units: 132

Initial Proposed In-Lieu Plan:

On May 21, 2025, Mr. Agha, owner of HMBY, LP, Mr. Agha requested City Council's consideration of the following in-lieu plan:

- The number of required moderate-income units would be reduced from 24 to 1 unit, carrying a 45-year affordability term.
- In exchange, the developer would:
    - Dedicate 15,950 square feet of development-ready land and an access easement (see Attachment A) on Parcel B, also owned by HMBY, LP, located on Orchard Lane, to the City. Parcel B is currently undergoing the entitlement process and is expected to be entitled in 2025.
    - Pay $25,000 per affordable unit not built, totaling $300,000 in in-lieu fees. As a point of reference, the City of Salinas charges an in-lieu fee of $15.15 per square foot for ownership housing. With an average unit size of approximately 1,500 square feet at Parcel E, this results in a comparable fee of about $22,725 per unit. The proposed $25,000 in-lieu fee per unit is closely aligned with this figure and reflects the estimated financial subsidy required to support the development of a moderate-income ownership unit.
- The developer requested that the Council consider the additional 11 affordable rental units (39 instead of the originally required 28) as part of the overall affordable housing benefit.

City Council provided direction to staff to work with the developer, HMBY, LP, to revise its proposed in-lieu housing plan for the Miravale Parcel E subdivision and return with both the updated plan and a draft Second Amendment to the Affordable Housing Agreement. The Council’s direction included two specific modifications:

- The developer must pay an in-lieu fee for the 23 moderate-income units that are no longer being

constructed at the Parcel E site.
- The developer must provide justification for the proposed in-lieu plan.

Updated In-Lieu Plan Proposal (based on Council's direction):

In response to the direction provided by the City Council on May 21st, the developer revised the proposal to include:

- Construction of 1 moderate-income ownership unit with a 45-year affordability restriction;
- Payment of $460,000 in in-lieu fees (23 units x $20,000);
- Dedication of a 15,950 square foot parcel of land (with an estimated value of $218,000) for future affordable housing development.

From the developer's perspective, the combined contribution, valued at $678,000, represents a reasonable and beneficial substitute for the 23 moderate-income ownership units. The justification includes:

1. **Land Use Efficiency**: The developable land offers the City flexibility to pursue future affordable housing projects, potentially using a Density Bonus to exceed the original number of ownership units required. This shifts affordable housing production to more strategic locations and allows the City to control future design and financing.
2. **Value Comparison**: Based on regional benchmarks (e.g., Salinas in-lieu fees at $15.15 per square foot or ~$22,725/unit), the $20,000 per unit fee proposed by HMBY is similar to other in-lieu proposals. Additionally, the combined value of the in-lieu fee and land dedication surpasses the estimated subsidy typically required to construct moderate-income units.
3. **Enhanced Rental Production**: The Eden Housing component provides 11 additional affordable rental units compared to the original requirement (39 vs. 28), further offsetting the reduction in moderate-income ownership units.

Staff Recommendation

Staff believes the updated plan offers a balanced approach that maintains the City's commitment to affordable housing while responding to current market constraints. It enables the City to bank land and funding for targeted affordable housing development with longer-term affordability potential.

Financial Considerations

The proposed amendment to the Affordable Housing Agreement will have no direct impact on the City's General Fund. The $460,000 in-lieu fee to be collected from the developer will be deposited into the City's Affordable Housing Fund, in accordance with Section 17.41.080 of the Soledad Municipal Code. The Community and Economic Development Department will coordinate with the Legal and Finance Departments to ensure that the funds are properly accounted for and used exclusively for the development or support of affordable housing projects within the City. Once funding is received, the City Council could direct staff on how to best use the funding such as a providing down payment assistance to moderate-income residents or to facilitate the construction of moderate rate multi-family units on the donated land.

Alternatives

- Adopt Resolution No. 6242 approving the Second Amended and Restated Affordable Housing Agreement.
- Modify Resolution No. 6242 increasing the in-lieu payment to $25,000 per unit.
- Do not adopt the resolution and provide other direction to staff.

Planning/CEQA

The development of Parcel E was evaluated in an Environmental Impact Report as part of the broader Miravale Partners-Hambey Property, which was completed and certified by the Soledad City Council on May 19, 2000 (State Clearinghouse No. 97121038). For the purposes of the California Environmental Quality Act (CEQA), amending an existing affordable housing plan is not classified as a Project under CEQA, pursuant to Guidelines Section 15378 (b)(4).

Public Notice Requirements

Not applicable.

Attachment(s):
Resolution No. 6242
Exhibit A - Second Amendment to Affordable Housing Agreement
Exhibit B- First Amendment to Original AHA Parcel E
Attachment 1 - Parcel B Proposed Site and Land Transfer
Attachment 2 - Parcel E Affordable Housing Agreement - Recorded

RESOLUTION NO. 6242

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOLEDAD AUTHORIZING THE CITY MANAGER TO EXECUTE A SECOND AMENDED AND RESTATED AFFORDABLE HOUSING AGREEMENT BETWEEN THE CITY OF SOLEDAD AND HMBY, LP FOR PARCEL E

WHEREAS, The Miravale II project was approved by the City Council in 2003 and included the development of three different apartment complexes, with specific Inclusionary Housing requirements; and

WHEREAS, On March 6, 2019, the City Council approved an application for the construction of a Planned Development of 132 Residential Units and related access, parking, landscaping, onsite improvements, and public improvements, and an attendant waiver of certain development requirements, for the Property (the "Project"). and

WHEREAS, Pursuant to the relevant conditions of approval for the Miravale II Project applicable to the instant Project, as well as provisions of the Soledad Municipal Code, OWNER is required to make a percentage of the total project units available to very low, low or moderate income households; and

WHEREAS, On February 5, 2020, City and, HMBY, LP, (the "OWNER") entered into an Affordable Housing Agreement" whereby in order to achieve substantial compliance with the aforesaid relevant conditions of approval, OWNER agreed to include fourteen (14) units for very-low income households, fourteen (14) units for low-income households and twenty four (24) units for moderate income households, totaling 52 "Affordable Units" in the Project, with a remainder of 80 Market Rate Units; and

WHEREAS, as an incentive to the development of affordable housing, City agreed to provide OWNER with an impact fee credit of two hundred eighty thousand ($280,000) dollars, or $10,000 per low and very-low unit, to be applied to the Low and Very-Low Income Affordable Units; and

WHEREAS, on November 27, 2023, the City's Housing Ad-Hoc Subcommittee met with OWNER to discuss the Project's affordable housing requirements due to concerns about constructing the required units, OWNER proposed partnering with Eden Housing, an experienced affordable housing developer, to transfer a "development-ready" portion of the Project Property at a nominal fee for development of Very Low and Low Income units; and

WHEREAS, Eden Housing intends to construct a family-oriented rental project for households earning 30–60% of Area Median Income (AMI), with affordability enforced by the California Tax Credit Allocation Committee (CTCAC) for a minimum of 55 years, and has earmarked nearly $1 million to support the project; and

WHEREAS, on December 13, 2023, the City Council approved a First Amendment to the Affordable Housing Agreement, included as **Exhibit B**, authorizing the partnership and land transfer; and

WHEREAS, on June 19, 2024, the City Council approved a density bonus request by Eden Housing, increasing the number of affordable units from 28 to 40, all of which will be deed-restricted for 55 years; and

WHEREAS, on January 28, 2025, citing the lack of interest from builders in developing moderate-income single-family homes, OWNER presented an in-lieu proposal to the City's Affordable Housing Ad-Hoc Subcommittee as an alternative to constructing 23 affordable moderate-income units, pursuant to Soledad Municipal Code Section 17.38.230; and

WHEREAS, following support from the Subcommittee and deliberation by the City Council on May 21 and June 4, 2025, the Council approved the In-Lieu Plan and directed staff to prepare an amendment to the Affordable Housing Agreement reflecting OWNER's commitment to: (1) pay $460,000 in in-lieu fees, and (2) dedicate a 15,950-square-foot parcel valued at $218,000 to the City for future affordable housing and

WHEREAS, Developer maintains that its combined contribution of $678,000—comprising in-lieu fees and a land dedication—provides a reasonable and beneficial alternative to constructing 23 moderate-income units, offering the City flexibility to support future affordable housing development, aligning with regional cost benchmarks, and further offset by the Eden Housing project's net gain of 11 additional affordable rental units; and

WHEREAS, City staff finds that the updated plan offers a balanced approach that upholds the City's affordable housing goals while addressing current market challenges. This enables the City to bank land and funding for future, targeted affordable housing development with long-term affordability potential.

NOW, THEREFORE BE IT HEREBY RESOLVED, by the City Council of the City of Soledad hereby approves the Second Amended and Restated Affordable Housing Agreement between the City and HMBY, LP attached hetero as **Exhibit A**, and by this reference incorporated herein.

PASSED AND ADOPTED by the City Council of the City of Soledad, at a regular meeting duly held on the 4th day of June 2025, by the following vote:

AYES, and in favor thereof Councilmembers:

NOES, Councilmembers:

ABSENT, Councilmembers:

ABSTAIN, Councilmembers:

ANNA M. VELAZQUEZ, Mayor

ATTEST:

MEGAN HUNTER, City Clerk

Exhibit A

RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO:

CITY OF SOLEDAD
P.O. BOX 156
SOELDAD, CA 93960
ATTN: COMMUNITY AND ECONOMIC
DEVELOPMENT DIRECTOR

(Space Above Provided For Recorder) **Exempt from Recording Fees under Govt. Code Section 27383**

SECOND AMENDED AND RESTATED AFFORDABLE HOUSING AGREEMENT

THIS SECOND AMENDED AND RESTATED AFFORDABLE HOUSING AGREEMENT ("Agreement") is made as of June 4, 2025, by and between the CITY OF SOLEDAD (the "City") and HMBY, LP, ("OWNER"), with respect to certain real property consisting of approximately 8.556 acres, located at APN 022-441-017 on the north side of Santa Clara Street in the City of Soledad, County of Monterey, California, as more fully described in Exhibit "A" attached hereto and incorporated herein by this reference (referred to herein as the "Property" or "Parcel E.").

A. On March 6, 2019, the City Council approved an application for the construction of a Planned Development of 132 Residential Units and related access, parking, landscaping, onsite improvements, and public improvements, and an attendant waiver of certain development requirements, for the Property (the "Project").

B. The City has previously reviewed the Project for compliance with the California Environmental Quality Act (CEQA) and has determined that a Final EIR for development of the larger Miravale Partners-Hamby Property (the "Miravale II Project"), which includes the Project site, was completed and certified by the Soledad City Council on May 19, 2000, (State Clearinghouse No. 97121038), and that the Project is an Infill Development and is categorically exempt from CEQA in accordance with CEQA Guidelines Section 15183.3, and that no further documentation is therefore required under CEQA.

C. Pursuant to the relevant conditions of approval for the Miravale II Project, applicable to the instant Project, OWNER is required to make a percentage of the total project units available to very low, low or moderate income households.

D. On February 5, 2020, City and OWNERr entered into an Affordable Housing Agreement" whereby in order to achieve substantial compliance with the aforesaid relevant condition of approval, OWNER agreed to include fourteen (14) units for very-low income households, fourteen (14) units for low-income households and twenty four (24) units for moderate income households, totaling 52 "Affordable Units" in the Project, with a remainder of 80 Market Rate Units.

E. OWNER also agreed to establish a lottery preference program for existing Soledad residents and employees of the Soledad Unified School District applicable to a percentage of the Affordable Units.

F. As an incentive to the development of affordable housing, City agreed to provide OWNER with an impact fee credit of two hundred eighty thousand ($280,000) dollars, or $10,000 per low and very-low units, to be applied to the Low and Very-Low Income Affordable Units.

G. On November 27, 2023, the City's Housing Ad-Hoc Subcommittee met with OWNER and discussed the Project's affordable housing requirements for Parcel E . Due to OWNER's concerns about its ability to construct said units, OWNER proposed to form a partnership with Eden Housing, an experienced affordable housing developer, to construct said housing. OWNER expressed its intent to transfer a "development ready" portion of Parcel E for a nominal fee to Eden Housing to construct very low and low units, primarily for families. Upon transfer, Eden Housing would assume responsibility for constructing the Very Low and Low Income Affordable Units to fulfill the housing requirements for Parcel E. Eden Housing would apply for tax credits for a project that will serve families with incomes ranging from 30-60% Area Median Income (AMI). The units will remain affordable under regulatory control by the California Tax Credit Allocation Committee ("CTCAC") for a minimum of 55 years. Eden Housing has already earmarked nearly $1 million to facilitate the development of this project. On December 13, 2023, the Soledad City council approved a First Amendment to the Affordable Housing Agreement, a copy of which is attached hereto as Exhibit B, which memorialized and authorized OWNER's proposal to partner with Eden Housing and transfer a development ready parcel of property to construct the afore-referenced affordable units. Eden Housing subsequently requested and was granted a density bonus to increase the number of affordable low and very-low affordable rental units from 28 to 40, which was approved by the City Council on June 19, 2024. As a result of receiving the density bonus, all of said units became subject to a 55-year affordability term to be secured by deed restriction.

H. On January 28, 2025, citing the unwillingness of prospective builders to construct moderate income single family homes, OWNER presented an in-lieu proposal to the City's Affordable Housing Ad-Hoc Subcommittee for an alternative means of meeting its obligation to develop 24 units of affordable moderate income housing. Pursuant to Soledad Municipal Code Section 17.41.070, OWNER proposed a combination of in-lieu fees and the dedication of a parcel of property for future development of affordable units as an alternative to its obligation to develop 23 units of affordable moderate income housing.

I. After receiving support for its proposal from the Affordable Housing Ad-Hoc Subcommittee, and deliberation by the City Council on May 21 and June 4 of 2025, the Council approved the In-Lieu Plan and gave direction to Staff to prepare an amendment to the Affordable Housing Agreement as follows: as an alternative to its previous commitment to construct 23 affordable moderate income units, OWNER will 1) pay City in-lieu fees in the amount of $20,000 per unit, for a total amount of $460,000, and 2) dedicate a 15,950 square foot parcel of land, with an estimated value of $218,000, to City for future affordable housing development.

NOW, THEREFORE, to ensure their mutual compliance with the requirements set forth above and other applicable statutory and regulatory requirements, OWNER and the City agree as follows:

Article I

Recitals; Capitalized Terms and Definitions

Section 1.01. Recitals.

The recitals set forth above are true and correct and incorporated herein by this reference.

Section 1.02. Capitalized Terms and Definitions.

All capitalized terms not otherwise defined herein shall have the same meaning ascribed to them in Soledad Municipal Code Chapter 17, unless the context clearly indicates a different meaning. For purposes of this Agreement, the following terms shall have the meaning set forth below:

Affordable Housing Cost - shall have the meaning set forth in Section 50052.5 of the California Health and Safety Code, namely, the Total Housing Costs paid by an Eligible Household, which does not exceed a specified fraction of the gross monthly income, adjusted for Household Size Appropriate for the Unit, as follows:

- For Low Income Households: thirty percent (30%) of sixty percent (60%) of the Monterey County median income

- For Moderate Income Households: thirty-five percent (35%) of one hundred ten percent (110%) of the Monterey County median income.

Affordable Unit - means a unit described in Recital D above.

Affordable Unit Sales Price - means a sales price for an Affordable Unit such that the total Housing Costs paid by an Eligible Household do not exceed the Affordable Housing Cost limits.

Gross Income - shall have the meaning set forth in Section 4.01 below.

Market Rate Unit - means any of the 80 single-family townhome units that are not designated an Affordable Unit in the Project.

Very Low Income - shall have the meaning set forth in California Health and Safety Code Section 50079.5, provided the incomes of such persons and families shall not exceed fifty percent (50%) of the median income within Monterey County

Low Income - shall have the meaning set forth in California Health and Safety Code Section 50079.5, provided the incomes of such persons and families shall not exceed eighty percent (80%) of the median income within Monterey County

Moderate Income - shall mean and include those persons and families whose incomes exceed eighty percent (80%) but are less than or equal to one hundred twenty percent (120%) of the median income within Monterey County

Principal Residence - shall mean an Affordable Unit occupied by a Qualified Buyer or Renter as his or her primary residence, that is not leased or rented to others for any period of time.

Qualified Buyers - shall have the meaning set forth in Section 4.01 below.

Resale Restriction Agreement - shall have the meaning set forth in Section 4.01 below.

Article II

Number and Location of Affordable Units

Section 2.01. Number of Affordable Units.

OWNER, as a condition to the satisfaction of a portion of OWNER's affordable housing obligations as set forth in the Project Approvals, and subject to a density bonus approved by the City Council on June 19, 2024, shall construct, or cause to be constructed, nineteen (19) Affordable Units for very-low households, twenty (20) Affordable Units for low-income householdsandone (1) Affordable unit for moderate income households, totaling 40 "Affordable Units" in the Project.

Section 2.02. Location of Affordable Units.

Very-Low and Low income Affordable Units shall be located in an apartment building located at the east end of the project site on APN022-532-006. Prior to the issuance of building permits for any phase of the Project, OWNER shall submit a map depicting the location of affordable units in said Phase for City approval, which shall not be unreasonably withheld. Thereafter, the location of said units shall not be changed without the approval of the City. Affordable Units shall have equal access and enjoyment to all common facilities of the Project. The one moderate income affordable unit may be located anywhere in Project.

Section 2.03. Quality, Size and Amenities of Affordable Unit.

The Moderate Income Affordable Unit shall be comparable in quality, size and amenities to all Market Rate Units in the Project. Any proposed variations in quality, size and/or amenities must be reviewed and approved by the City prior to the issuance of Building Permits and/or Certificates of Occupancy.

Section 2.04. Timing of Construction of Affordable Units

The Very Low and Low income Affordable Units on the Project site shall be developed and constructed prior to construction of the single family portion of the Project. OWNER must obtain certificates of occupancy for all 39 Very Low and Low Affordable Rental Units prior to issuance of any building permit for a Market Unit or the Moderate Affordable Unit. Alternatively, the site currently designated for the 39 Very Low and Low Income Affordable Units on Tentative Map PD2018-01/Resolution No. 5482, Parcel E, APN 022-532-006, may be transferred to a non-profit entity who specializes in the construction of low-income housing for a nominal fee. Any such transfer must be approved by the City and must include the transferee's written acknowledgment of, and agreement to abide by, the terms of this Agreement requiring at a minimum the construction of 39 Very Low and Low Income Affordable Units to be constructed on the site. In the event of such transfer, transferee shall

be entitled to seek any development incentive or concession that may be available to its development project. In order to ensure the development of affordable Rental Units, said transfer shall contain a condition whereby the transferee must transfer APN 022-532-006 to the City, without fee, if development does not occur within a specified period of time. Nothing in this Section 2.04 shall absolve OWNER of the requirement to construct 1 Moderate Affordable Unit on the Project site. In the event APN 022-532-006 is transferred to an acceptable non-profit entity for subsequent development of affordable Rental Units, OWNERr shall be relieved of the obligation to develop and construct the affordable Rental Units prior to the issuance of any building permit for a Market or the Moderate Affordable Unit. The Moderate Income Affordable Unit must be constructed prior to construction of more than 50% of the Market Units.

SECTION 2.05 In-Lieu Plan

Pursuant to Soledad Municipal Code Section 17.41.070, as an alternative to its previous commitment to construct 23 affordable moderate-income units on Parcel E, OWNER will pay City an in-lieu fee in the negotiated amount of $20,000 per unit, for a total amount of $460,000. Additionally, OWNER shall dedicate a 15,950 square foot parcel of land to City for future affordable housing development. Owner is required to pay all In Lieu Fees and to make the dedication of the aforesaid property prior to the issuance of any building permit for all or any part of the Project. All in-lieu fees must be deposited in the City's Affordable Housing Fund and used to support future affordable housing development.

Article III

City Incentives

Section 3.01. As an incentive to the development of affordable housing, City hereby agrees to provide OWNER with a two hundred eighty thousand ($280,000) impact fee credit. Unless otherwise agreed by the parties, said credit will be divided evenly between all 28 of the Very-Low and Low Affordable Units. No credits shall be applied to Moderate or market rate units. The credit will be drawn from the City's Housing Fund. The credit will be applied by City as a fee reduction at the time of OWNER's payment of impact fees, and no payment of all or any portion of said credit shall be made by City to Owner.

Article IV

Affordability Covenants

Section 4.01. Affordability-Initial Sales.

OWNER agrees that the for-sale Moderate Income Affordable Unit shall be deed restricted, in a form approved by the City, so as to be sold to, owned, and occupied by persons and families of moderate-income ("Qualified Buyers"), as defined in the most current version of the Monterey County Housing Affordability Tables. (earning not more than one hundred twenty percent (120%) of HUD's Area Median Income for Monterey County, as adjusted from time to time.) for a period of forty-five years. A Qualified Buyer's income shall be calculated on the basis of "Gross Income," as defined under Title 25, Section 6914, of the California Code of Regulations, as amended from time to time.

In order to ensure compliance with this Agreement in connection with the restricted l sale of the Affordable Unit, OWNER and its successors shall obtain a copy of each

prospective purchaser's federal income tax return for the taxable year immediately preceding the proposed purchase of the Affordable Unit and current income information such as wage statements or, if the prospective purchaser certifies and declares under penalty of perjury that he or she did not file a federal tax return, other evidence of Gross Income for such year, acceptable to the City in its sole discretion, and current income information such as wage statements, to substantiate that the prospective purchaser meets the eligibility requirements of Qualified Buyers. In the event the City is unable to make a determination that a prospective buyer is a Qualified Buyer based upon the information provided, the prospective purchaser shall be determined not to meet the requirements of Qualified Buyers and shall be disqualified from purchase.

Section 4.02. Determining Maximum Affordable Unit Sales Price.

For ease of application, the Parties agree that for determining the affordability limits/maximum sales price and maximum household income limits for the Moderate Income Affordable Unit, OWNER may rely on the most current edition of the "Monterey County Housing Affordability Tables." In the event Monterey County should cease the promulgation of such Tables, or refrain from updating the same on an annual basis, the Parties will agree to the use of another reliable source for determining sales price and household income limits. OWNER shall be solely responsible for ensuring that the Affordable Unit is sold to a Qualified Buyer at the appropriate price.

Section 4.03. Housing Lottery-Initial Sales

OWNER shall make an effort to market the initial sale of the Moderate Income Affordable Unit to a Soledad resident or employee working within the City Limits of the City of Soledad OWNER shall provide City with a marketing plan that at a minimum contains elements providing for local notice and outreach to prospective buyers informing them of income requirements and establishing a time period of at least one month during which time the unit will remain open for purchase exclusively to Soledad residents and/or employees. In the event the unit is not sold to a Soledad resident or employee during the identified sales period, and OWNER provides City with proof of a good faith effort to sell said units, the Affordable Unit may thereafter be marketed as a moderate income affordable unit to the public at-large. Thereafter, all sales of the Moderate Income Affordable Unit will be subject to the sales restriction imposed by the deed restriction referenced in Sections 4.01 and 4.04.

Section 4.04.

Moderate Unit Resale Restriction Agreement

After initial sale of the Moderate Income Affordable Unit, said unit shall be subject to the covenants, restrictions and option to purchase set forth in a "Resale Restriction Agreement" to be prepared by the parties and incorporated herein by this reference by no later than the issuance of building permits. The term of the Restriction Agreement shall be for a period of not less than forty-five (45) years, beginning on the date of the close of escrow for the sale of an Affordable Unit to a Qualified Purchaser. During the restricted term, the owner of an Affordable Unit may only sell the unit to a Qualified Purchaser at the Affordable Housing Cost, generally as described in Sections 4.01-4.02. The Resale Restriction Agreement shall also contain a provision providing the City with a continuing "right of first refusal" to purchase the Affordable Unit upon the proposed resale by a Qualified Buyer during the restriction period. Buyer shall execute and record the Resale Restriction Agreement against said property as part of the close of escrow.

Section 4.05. Affordability-Rental Units.

OWNER agrees that the rental Very Low and Low Income Affordable Units shall be rented to and occupied by persons and families of low and very-low income ("Qualified Renters"), as defined in the most current version of the Monterey County Housing Affordability Tables. (earning not more than eighty percent (80%) of HUD's Area Median Income for Monterey County for low and fifty percent (50%) for very-low, as adjusted from time to time.) A Qualified Renter's income shall be calculated on the basis of "Gross Income," as defined under Title 25, Section 6914, of the California Code of Regulations, as amended from time to time. These restrictions shall be in place for a minimum of forty-five (45) years, subject to covenants and restrictions to be set forth in an "Affordability Agreement" to be prepared by the parties no later than the issuance of building permits for the Very Low and Low Income Affordable Units.

In order to ensure compliance with this Agreement in connection with the rental of each Affordable Unit, OWNER and its successors shall obtain a copy of each prospective renter's federal income tax return for the taxable year immediately preceding the proposed rental of an Affordable Unit and current income information such as wage statements or, if the prospective renter certifies and declares under penalty of perjury that he or she did not file a federal tax return, other evidence of Gross Income for such year, acceptable to the City in its sole discretion, and current income information such as wage statements, to substantiate that the prospective renter meets the eligibility requirements of Qualified Renters . In the event the City is unable to make a determination that a prospective renter is a Qualified Renter based upon the information provided, the prospective renter shall be determined not to meet the requirements of Qualified Renters and shall be disqualified from the proposed rental .

Section 4.06. Determining Maximum Affordable Unit Rental Price.

For ease of application, the Parties agree that for determining the affordability limits/maximum rental prices and maximum household income limits for the Very Low and Low Income Affordable Units, OWNER may rely on the most current edition of the "Monterey County Housing Affordability Tables." In the event Monterey County should cease the promulgation of such Tables, or refrain from updating the same on an annual basis, the Parties will agree to the use of another reliable source for determining rental rates and household income limits. OWNER shall be solely responsible for ensuring that the Affordable Units are rented to Qualified Renters at the appropriate rate for the duration of the 45 year restriction referenced in Section 4.05.

Section 4.07. Housing Lottery-Rentals

OWNER shall make all thirty-nine(39) of the Very Low and Low Income Rental Affordable Units available to Soledad Residents and/or employees working within the City Limits of the City of Soledad via a Lottery Program, to be developed, prepared and submitted by OWNER to City for review and approval prior to the issuance of building permits, which by reference will and is incorporated herein. Once approved, OWNER shall be responsible for the implementation of the Program. At a minimum, said Program should contain a marketing, application and renter selection plan. The marketing plan shall provide for the widest possible outreach within Soledad to inform the public of the availability of the Affordable Units. As part of the marketing plan, OWNER shall publish

notices of availability of the Affordable Units in newspapers circulated in the City of Soledad, with at least two notices in a Spanish language newspaper of general circulation (if available). The notice should provide a brief description of the Affordable Units, state the applicable income requirements, indicate where applications are available, state when the application period opens and closes, and provide a telephone number for questions. OWNER shall also conduct a workshop, in English and Spanish, for all prospective renters selected through the lottery process, explaining the rental terms and conditions for an affordable unit. The Lottery Program shall establish a reasonable time for sales of the Affordable Units to remain open exclusively to Soledad residents and/or employees, in no event less than six (6) weeks, until all units are rented or the restricted sales period expires, whichever occurs first. In the event the units are not rented to Soledad residents or employees during the identified rental period, and OWNER provides CITY with proof of a good faith effort to rent said units, the Very Low and Low Income Affordable Units may thereafter be marketed as Very Low and Low Income Affordable Units to the public at-large.

Section 4.08. Rental Restriction Agreement

Each Very Low and Low Income Affordable Rental Unit shall be subject to the covenants and restrictions set forth in a "Rental Restriction Agreement" to be prepared by the parties and incorporated herein by this reference by no later than the issuance of building permits. The term of the Restriction Agreement shall be for a period of no less than forty-five (45) years, beginning on the date of the first rental of a Very Low and Low Income Affordable Rental Unit. During the restricted term, OWNER may only rent a unit to a Qualified Renter in the manner generally described in Sections 4.05-4.07. OWNER shall execute and record the Rental Restriction Agreement against its rental properties prior to the issuance of occupancy permits for said properties.

Section 4.09. Prohibited Rental of Very Low and Low Income Affordable Units

Any rental of a Very Low and Low Income Affordable Unit by OWNER in violation of the terms and conditions of this Agreement and the above-referenced Rental Restriction Agreement, is expressly and strictly prohibited, shall be null and void, and shall constitute a default of OWNER under this agreement, entitling the City to exercise all remedies available at law or in equity, including without limitation, seeking injunctive relief to prevent or enjoin the prohibited rental and/or damage as provided in this Agreement.

Section 4.10. Release of Property from Agreement

The covenants and conditions contained in this Agreement shall apply to and bind, during their respective periods, OWNER and its heirs, executors, administrators, successors, transferees, and assignees having or acquiring any right, title or interest in or to any part of the Affordable Units within the Property and shall run with and burden such portions of the Property until terminated. Until portions of the Property are released from the burdens of this Agreement, any owner of fee title to the Property shall expressly make the conditions and covenants contained in this Agreement a part of any deed or other instrument conveying any interest in such property.

Section 4.11

In the event that development of the Very Low and Low Income Affordable Units is transferred to a non-profit entity in accordance with Section 2.04, City shall have the discretion to modify the requirements and provisions of Sections 4.05, 4.06. 4.07, 4.08, and

4.09 to accommodate legal and practical restrictions imposed on said development, while maintaining the intent of these referenced provisions.

Article V

General Provisions

Section 5.01. Maintenance of Property.

During such time as the Affordability Covenants set forth in this Agreement are in effect, all improvements developed upon the Property, including without limitation, the Affordable Units, hardscaping and landscaping, shall at all times be maintained in a neat and orderly condition, good order and repair, consistent with good ownership practices, and in accordance with all applicable Federal, State and local laws.

Section 5.01.1 Assignment, Sale, Transfer and/or Conveyance

No voluntary or involuntary successor in interest of Owner shall acquire any rights or powers under this Agreement by assignment, assumption or otherwise, nor shall Owner make any total or partial sale, transfer, conveyance, assignment or lease of the whole or any part of the property without the prior written approval of City. City agrees that it will not unreasonably withhold approval of a request for assignment or transfer provided Owner delivers written notice to City requesting such approval, the proposed assignee or transferee possess a reasonable level of operational experience and capability, including financial capability, with respect to the development and operation of similar types of affordable housing, and the assignee or transferee assumes the obligations of Owner under this Agreement in a form which is reasonable acceptable to City. City shall approve or disapprove the request within thirty (30) days of its receipt of the notice and all information and materials required herein.

Section 5.02. Events of Default; Enforcement.

In the event of a default in the performance or observance of any covenant, agreement or obligation as set forth in this Agreement and, if such default remains uncured for a period of thirty (30) days after notice thereof shall have been given by the City, or such longer period as may be approved by the City in writing in its sole discretion, then the City may declare that an Event of Default has occurred hereunder and, in addition to other default remedies provided under this Agreement, may exercise any one or more of the following, at its option:

(a) By mandamus or other suit, action or proceeding at law or in equity, require OWNER or its successors in interest to perform its obligations and covenants hereunder, or enjoin any acts or things which may be unlawful or in violation of the rights of the City hereunder;

(b) Take whatever other action at law or in equity may appear necessary or desirable to enforce the obligations, covenants and agreements hereunder.

No delay by the City in enforcing the provisions hereof as to any breach or violation shall impair, damage or waive the right against or recover for the continuation or repetition of such breach or violation or any similar breach or violation thereof at any later time or times.

Section 5.03. Prohibition Against Discrimination.

OWNER shall not discriminate against any potential Qualified Buyer on the basis of sex, color, race, religion, ancestry, national origin, age, pregnancy, marital status, family composition, sexual orientation, or the potential or actual occupancy of minor children. OWNER further agrees to take affirmative action to ensure that no such person is discriminated against for any of the above-mentioned reasons.

Section 5.04. Indemnification

OWNER shall defend, indemnify and hold harmless the City of Soledad and its officers, agents and employees (collectively, "Indemnitees") from and against any loss, liability, claim or judgment relating in any manner to the Residential Development of the Project or this Agreement. OWNER shall not be required to indemnify and hold harmless Indemnitees for liability attributable to the negligence or willful misconduct of Indemnitees, provided such negligence is determined by agreement between the parties or by a finding of a court of competent jurisdiction.

Section 5.05. Attorneys' Fees.

In any legal proceeding to enforce the terms of or restrain a violation of this Agreement, the losing party or parties must pay the attorneys' fees of the winning party or parties in the amount fixed by the court in the proceeding.

Section 5.06. Amendments.

This Agreement may only be amended in writing by an instrument signed by the authorized representative of the City or its successor in interest and the then-record owner or owners of the Property.

Section 5.07. Severability.

If any provision of this Agreement shall be held invalid, inoperative or unenforceable as applied in any particular case, in any jurisdiction or jurisdictions or in all jurisdictions, or in all cases because it conflicts with any other provision or provisions hereof or any Constitution or Statute or rule of public policy, or for any other reason, such circumstances shall not have the effect of rendering the provisions in question inoperative or unenforceable in any other case or circumstance, or of rendering any other provision or provisions herein contained invalid, inoperative, or unenforceable to any extent whatsoever. The invalidity of any one or more phrases, sentences, clauses or sections contained in this Agreement shall not affect the remaining portions of this Agreement.

Section 5.08. Headings.

The section headings are not part of this Agreement and will not affect the interpretation of any provisions hereof.

Section 5.09. Time of the Essence.

In each provision of this Agreement which states a specific amount of time within which the requirements thereof are to be satisfied or are to persist, time shall be deemed to be of the essence.

Section 5.10. Notices.

Any notice required to be given hereunder shall be given by personal delivery or by registered or certified mail at the addresses specified below or at such other addresses as may be specified in writing by the parties hereto:

To OWNER: HMBY, LP
449 Alvarado Street
Monterey, CA 93940
Attention: Nader Agha

To CITY: City of Soledad
248 Main Street
Soledad, CA 93960
Attention: City Manager

With a copy to: Michael F. Rodriquez, City Attorney
Jarvis Fay & Gibson
492 Ninth Street Suite 310
Oakland, CA 94607

Notice shall be deemed given three (3) business days after the date of mailing, or, if personally delivered, when received. A party's address for notice may be changed by giving notice to the other party in the manner set forth above and indicating the new address for notice.

Section 5.11. Governing Law.

This Agreement shall be governed by the laws of the State of California. Any legal action brought under this Agreement must be instituted in the Superior Court of the County of Monterey, State of California, in an appropriate municipal court in that county or in the Federal District Court in the District of California in which Monterey County is located.

Section 5.12. Legal Advice.

OWNER represents and warrants the following: OWNER has carefully read this Agreement, and in signing this Agreement and/or agreeing to be bound by the same, OWNER does so with full knowledge of any rights which OWNER may have; OWNER has received independent legal advice from legal counsel as to the matters set forth in this Agreement, or has knowingly chosen not to consult legal counsel as to the matters set forth in this Agreement; and, OWNER has freely signed this Agreement and/or agreed to be

bound by it without any reliance upon any agreement, promise, statement or representation by or on behalf of the City, or its respective agents, employees, or attorneys, except as specifically set forth in this Agreement, and without duress or coercion, whether economic or otherwise. This Agreement shall be interpreted as though prepared jointly by both OWNER and the City.

IN WITNESS WHEREOF, OWNER and City have executed this Agreement as of, although not necessarily on, the date first written above.

OWNER:

HMBY, LP

By: _____
Nader Agha

CITY:

By: _____
Megan Hunter Michael McHatten, City Manager

EXHIBIT “A”

LEGAL DESCRIPTION OF PROPERTY

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF SOLEDAD, COUNTY OF MONTEREY, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL E AS SHOWN ON THE SUBDIVISION MAP ENTITLED “TRACT NO. 1537-SUMMERFIELD 3,” FILED FOR RECORD ON MARCH 19, 2018 IN BOOK 24 OF CITIES AND TOWNS, AT PAGE 59, OF THE OFFICIAL RECORDS OF MONTEREY COUNTY.
APN: 022-441-017-000

Exhibit B

RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO:

CITY OF SOLEDAD
P.O. BOX 156
SOELDAD, CA 93960
ATTN: COMMUNITY AND ECONOMIC DEVELOPMENT DIRECTOR

Exempt from Recording Fees under Govt. Code Section 27383

(Space Above Provided For Recorder)

FIRST AMENDMENT TO AFFORDABLE HOUSING AGREEMENT

THIS FIRST AMENDMENT TO AFFORDABLE HOUSING AGREEMENT ("Agreement") is made as of December 13, 2023, by and between the CITY OF SOLEDAD (the "City") and HMBY, LP ("Owner"), with respect to certain real property consisting of approximately 8.556 acres, located at APN 002-441-017 on the north side of Santa Clara Street in the City of Soledad, County of Monterey, California (the "Property").

A. On March 6, 2019, the City Council approved an application for the construction of a Planned Development of 132 Residential Units and related access, parking, landscaping, onsite improvements, and public improvements, and an attendant waiver of certain development requirements, for the Property (the "Project").

B. On February 5, 2020, City and Owner entered into an Affordable Housing Agreement" providing whereby OWNER agreed to include fourteen (14) units for very-low income households, fourteen (14) units for low-income households (the "Very Low and Low Income Affordable Units") and twenty four (24) units for moderate income households, totaling 52 "Affordable Units" in the Project, with a remainder of 80 Market Rate Residential Units. See Exhibit A, Affordable Housing Agreement.

C. On November 27, 2023, the City's Housing Ad-Hoc Subcommittee met with OWNER and discussed the Project's affordable housing requirements for Parcel E (Santa Clara Street), the site on which the Very Low and Low Income Affordable Units are to be constructed. Due to OWNER's concerns about its ability to construct said units, Owner is proposing to form a partnership with Eden Housing, an experienced affordable housing developer, to construct said housing. Owner desires and intends to transfer the "development ready" Parcel E for a nominal fee to Eden Housing to construct very low and low units, primarily for families. Upon transfer, Eden Housing would assume responsibility for constructing the Very Low and Low Income Affordable Units to fulfill the housing requirements for Parcel E. Eden Housing would apply for tax credits in the summer of 2024, for a project that will serve families with incomes ranging from 30-60% Area Median Income (AMI). The units will remain affordable under regulatory control by the California Tax Credit Allocation Committee ("CTCAC") for a minimum of 55 years. Eden Housing has already earmarked nearly $1 million to facilitate the development of this project.

D. Upon transfer of Parcel E, Eden Housing intends to seek an additional density bonus to increase the number of allowable affordable units, as well as to obtain various incentives and concessions that will allow deviation from certain City development requirements and Code provisions, such as height restrictions.

E. As referenced above, in addition to the Very Low and Low Income Affordable Units, the Agreement requires the construction of 24 for-sale moderate income units to be evenly dispersed among the 80 for-sale market rate units. While this requirement is to remain unchanged by the aforesaid partnership with Eden Housing, Owner has requested that the timing of the development of the moderate income units be modified to allow construction of moderate units prior to the construction of the Very Low and Low Income Affordable Units.

F. To provide assurances that Eden Housing will be diligent in securing tax credits for the development, Eden has agreed to a provision in a subsequent agreement whereby the Parcel E property would be transferred to the City if Eden Housing was unsuccessful in securing tax credits after a specified period of time.

G. OWNER, City and Eden Housing acknowledge that the Planned Unit Development for the overall Project will likely need to be amended to facilitate the proposed transfer and development plan by Eden Housing.

H. Time is of the essence, and moving forward in an expedited manner is critical to facilitate the creation of an enhanced number of affordable housing units and to ensure that Eden Housing can apply for tax credits in the summer of 2024.

NOW, THEREFORE, in order to accommodate the development plan referenced above while continuing to ensure general compliance with the requirements and other applicable statutory and regulatory requirements set forth in the Agreement, Owner and City agree to the following amendments to the Affordable Housing Agreement, attached hereto as Exhibit A, as follows:

1. Section 2.04 is deleted in its entirety and replaced as follows:

Section 2.04 Timing of Construction of Affordable Units

The Very Low and Low income Affordable Units on the Project site shall be developed and constructed prior to construction of the single family portion of the Project. OWNER must obtain certificates of occupancy for all 28 Very Low and Low Affordable Rental Units prior to issuance of any building permit for a Market Unit or a Moderate Affordable Unit. Alternatively, the site currently designated for the 28 Very Low and Low Income Affordable Units on Tentative Map PD2018-01/Resolution No. 5482, Parcel E, for the Project may be transferred to a non-profit entity for a nominal fee who specializes in the construction of low-income housing. Any such transfer must be approved by the City and must include the transferee's written acknowledgment of, and agreement to abide by, the terms of this Agreement requiring at a minimum the construction of 28 Very Low and Low Income Affordable Units to be constructed on the site. In the event of such transfer, transferee shall be entitled to seek any density bonus, development incentive or concession that may be available to its development project. In order to ensure the development of affordable Rental Units, said transfer shall contain a condition whereby the transferee must transfer Parcel E to the City, without fee, if development does not occur within a specified period of time. Nothing in this Section 2.04 shall absolve Owner of the requirement to construct 28 Moderate Affordable Units on the Project site. In the event Parcel E is transferred to an acceptable non-profit entity for subsequent development of affordable Rental Units, Owner shall be relieved of the obligation to develop and construct the affordable Rental Units prior to the issuance

of any building permit for a Market or Moderate Affordable Unit and may construct said Moderate Income Affordable Units at the same time and in a manner proportional to the construction of Market Units.

2. New Section 4.11 is added to Article IV as follows:

Section 4.11

In the event that development of the Very Low and Low Income Affordable Units is transferred to a non-profit entity in accordance with Section 2.04, City shall have the discretion to modify the requirements and provisions of Sections 4.05, 4.06. 4.07, 4.08, and 4.09 to accommodate legal and practical restrictions imposed on said development, while maintaining the intent of these referenced provisions.

3. New Section 5.01.1 is added to Article V as follows:

Section 5.01.1 Assignment, Sale, Transfer and/or Conveyance

No voluntary or involuntary successor in interest of Owner shall acquire any rights or powers under this Agreement by assignment, assumption or otherwise, nor shall Owner make any total or partial sale, transfer, conveyance, assignment or lease of the whole or any part of the property without the prior written approval of City. City agrees that it will not unreasonably withhold approval of a request for assignment or transfer provided Owner delivers written notice to City requesting such approval, the proposed assignee or transferee possess a reasonable level of operational experience and capability, including financial capability, with respect to the development and operation of similar types of affordable housing, and the assignee or transferee assumes the obligations of Owner under this Agreement in a form which is reasonable acceptable to City. City shall approve or disapprove the request within thirty (30) days of its receipt of the notice and all information and materials required herein.

IN WITNESS WHEREOF, OWNER and City have executed this Agreement as of, although not necessarily on, the date first written above.

OWNER:

HMBY, LP

By: _____
Nader Agha

CITY: City of Soledad

By: _____
Megan Elizabeth Hunter
City Manager

City of Soledad

Community and Economic Development 248 Main Street Soledad, CA 93960

Exhibit "A" Affordable Housing Agreement, Document 20200012741, was omitted from recordation because it does not meet the legibility requirements as established by the Monterey County recorder's office. The exhibit is hereby incorporated by reference and is on file at the City of Soledad Planning Division.

CALIFORNIA ACKNOWLEDGMENT CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of MONTEREY

On March 6, 2024 (Date) before me, E. Mienders, notary public (Here Insert Name and Title of the Officer)

personally appeared Nader Agha (Name(s) of Signer(s))

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.

E. MIENDERS
Notary Public - California
Monterey County
Commission # 2371679
My Comm. Expires Sep 17, 2025

Place Notary Seal and/or Stamp Above

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 _____ (Signature of Notary Public)

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document
Title or Type of Document: First Amendment to Affordable Housing Agreement
Document Date: 3/06/24 Number of Pages: 4 pages
Signer(s) Other Than Named Above: None

Capacity(ies) Claimed by Signer(s)

Signer's Name: Nader Agha	Signer's Name: N/A
☐ Corporate Officer – Title(s): N/A	☐ Corporate Officer – Title(s):
☐ Partner – ☐ Limited ☐ General	☐ Partner – ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact	☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator	☐ Trustee ☐ Guardian or Conservator
☐ Other: OWNER	☐ Other:
Signer is Representing:	Signer is Representing:

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CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT **CIVIL CODE § 1189**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of Monterey)

On March 8th 2024 before me, Andrea Navarrete, Notary Public,
Date *Here Insert Name and Title of the Officer*

personally appeared Megan Elizabeth Hunter,
Name(s) of Signer(s)

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.

ANDREA NAVARRETE
Notary Public - California
Monterey County
Commission # 2464973
My Comm. Expires Oct 28, 2027

Signature Andrea Navarrete
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document
Title or Type of Document: _____ Document Date: _____
Number of Pages: _____ Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name:	Signer's Name:
☐ Corporate Officer — Title(s):	☐ Corporate Officer — Title(s):
☐ Partner — ☐ Limited ☐ General	☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact	☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator	☐ Trustee ☐ Guardian or Conservator
☐ Other:	☐ Other:
Signer Is Representing:	Signer Is Representing:

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City of Soledad
Planning Division
planning@cityofsoledad.org

OWNERS CONSENT

All Property owner's signatures must be signed/notarized in the presence of a Notary Public. The City of Soledad requires an original signature from all property owners with the "wet" notary stamp. A Notary Acknowledgement is available for your convenience on the following page.

I (We), as Owner(s) of Record, hereby acknowledge our consent to the above-described Conditional Use Permit No. 2023-05.

Present Owner(s) of Record: HMBY LP. Date: 3/06/24

Signature: [signature]

Print Name: [signature]

Signature: _____ Date: _____

Print Name: _____

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT **CIVIL CODE § 1189**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of MONTEREY)

On March 6, 2024 before me, E. Mienders, notary public
Date *Here Insert Name and Title of the Officer*

personally appeared Nader Agha
Name(s) of Signer(s)

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.

E. MIENDERS
Notary Public - California
Monterey County
Commission # 2371679
My Comm. Expires Sep 17, 2025

Signature _____
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document
Title or Type of Document: Owner's Consent Document Date: 3/06/24
Number of Pages: 1 Signer(s) Other Than Named Above: NONE

Capacity(ies) Claimed by Signer(s)

Signer's Name: N/A	Signer's Name: N/A
☐ Corporate Officer — Title(s):	☐ Corporate Officer — Title(s):
☐ Partner — ☐ Limited ☐ General	☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact	☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator	☐ Trustee ☐ Guardian or Conservator
☐ Other:	☐ Other:
Signer Is Representing:	Signer Is Representing:

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Attachment 1 - Proposed Site Plan at Parcel B



37 SINGLE-FAMILY RESIDENCES
20 SFR COURT UNITS - (10) PLAN 1, (10) PLAN 2
17 SFR PERIMETER UNITS - (9) PLAN 3, (8) PLAN 4

24 MULTI-FAMILY RESIDENCES
(12) 2-BED, (12) 3-BED

PARKING PROVIDED

74	ENCLOSED IN GARAGE
34	OFF-STREET IN SF DRIVEWAY
26	OFF-STREET IN MF PARKING LOTS
28	ON-STREET
162	TOTAL PROVIDED

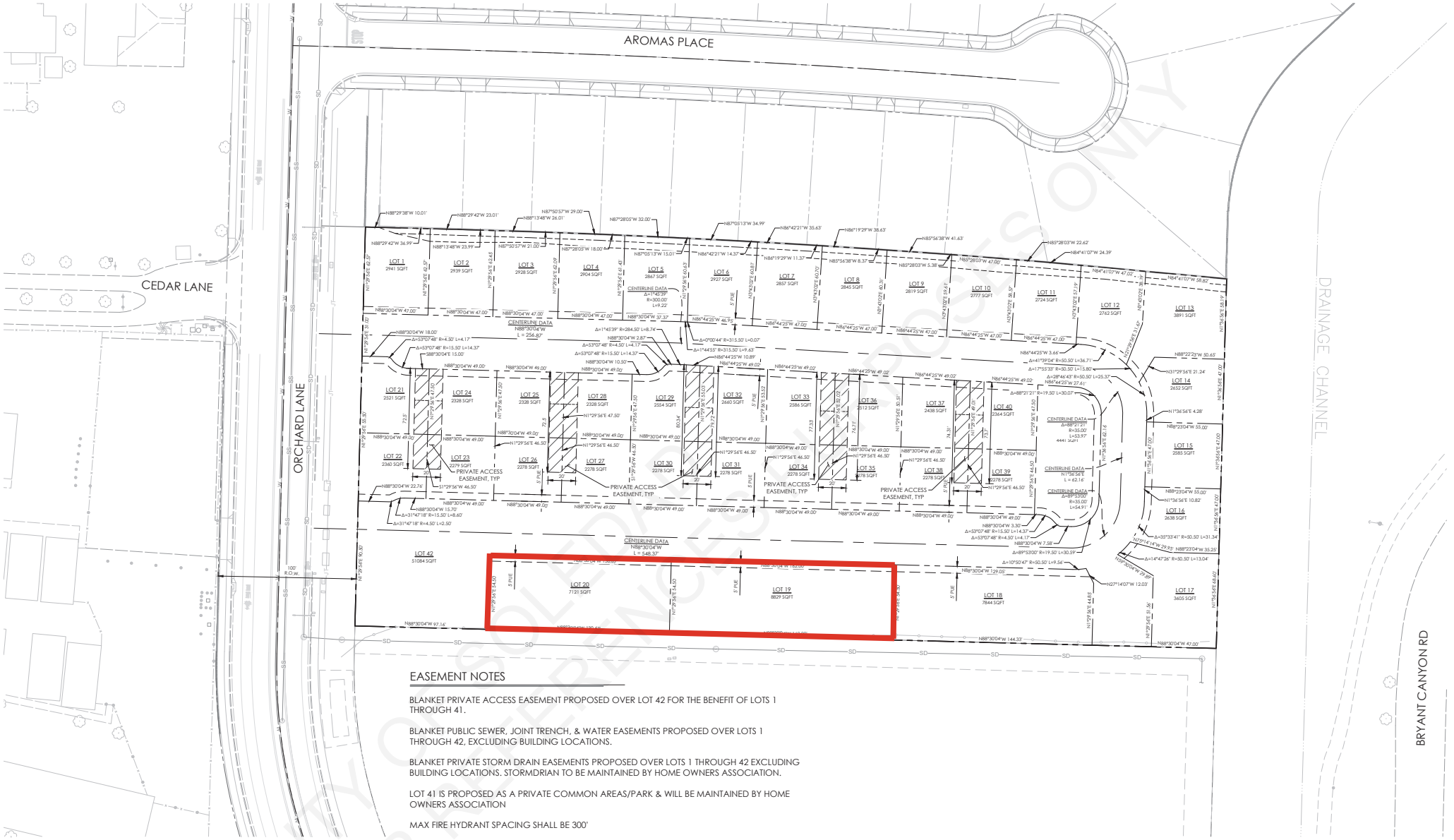
design group

SOLEDAD PARCEL B
PROPOSED SITE PLAN

1" = 20'-0" (24X36 SHEET) 0 10 20 40
1" = 40'-0" (12X18 SHEET)

0047-12-RS19
15 OCTOBER 2024

A3



EASEMENT NOTES

BLANKET PRIVATE ACCESS EASEMENT PROPOSED OVER LOT 42 FOR THE BENEFIT OF LOTS 1 THROUGH 41.

BLANKET PUBLIC SEWER, JOINT TRENCH, & WATER EASEMENTS PROPOSED OVER LOTS 1 THROUGH 42, EXCLUDING BUILDING LOCATIONS.

BLANKET PRIVATE STORM DRAIN EASEMENTS PROPOSED OVER LOTS 1 THROUGH 42 EXCLUDING BUILDING LOCATIONS. STORMDRIAN TO BE MAINTAINED BY HOME OWNERS ASSOCIATION.

LOT 41 IS PROPOSED AS A PRIVATE COMMON AREAS/PARK & WILL BE MAINTAINED BY HOME OWNERS ASSOCIATION

MAX FIRE HYDRANT SPACING SHALL BE 300'

CITY COPY
FOR REFERENCE PURPOSES ONLY

0 30 60 90 feet
1" = 30'

rrm design group

PROPOSED SUBDIVISION

SOLEDAD PARCEL B

DATE: September 20, 2023 REVISED: February 22, 2024;
REVISED: September 27,2024 #0047-12-RS19

C-3

Attachment 2

2020012741
Stephen L. Vagnini
Monterey County Clerk-Recorder
03/13/2020 10:45 AM
Recorded at the request of:
CITY OF SOLEDAD
Titles: 1 Pages: 13
Fees: $0.00
Taxes: $0.00
AMT PAID: $0.00

RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO:

CITY OF SOLEDAD
P.O. BOX 156
SOELDAD, CA 93960
ATTN: COMMUNITY AND ECONOMIC DEVELOPMENT DIRECTOR

(Space Above Provided For Recorder) **Exempt from Recording Fees under Govt. Code Section 27383**

AFFORDABLE HOUSING AGREEMENT

THIS AFFORDABLE HOUSING AGREEMENT ("Agreement") is made as of February 5, 2020, by and between the CITY OF SOLEDAD (the "City") and HMBY, LP, ("OWNER"), with respect to certain real property consisting of approximately 8.556 acres, located at APN 022-441-017 on the north side of Santa Clara Street in the City of Soledad, County of Monterey, California, as more fully described in Exhibit "A" attached hereto and incorporated herein by this reference (the "Property").

A. On March 6, 2019, the City Council approved an application for the construction of a Planned Development of 132 Residential Units and related access, parking, landscaping, onsite improvements, and public improvements, and an attendant waiver of certain development requirements, for the Property (the "Project").

B. The City has previously reviewed the Project for compliance with the California Environmental Quality Act (CEQA) and has determined that a Final EIR for development of the larger Miravale Partners-Hamby Property (the "Miravale II Project"), which includes the Project site, was completed and certified by the Soledad City Council on May 19, 2000, (State Clearinghouse No. 97121038), and that the Project is an Infill Development and is categorically exempt from CEQA in accordance with CEQA Guidelines Section 15183.3, and that no further documentation is therefore required under CEQA.

C. Pursuant to the relevant conditions of approval for the Miravale II Project, applicable to the instant Project, OWNER is required to make a percentage of the total project units available to very low, low or moderate income households.

D. After completing negotiations with a Council sub-committee formed to assist OWNER in achieving substantial compliance with the aforesaid relevant condition of approval, OWNER has agreed to include fourteen (14) units for very-low income households, fourteen (14) units for low-income households and twenty four (24) units for moderate income households, totaling 52 "Affordable Units" in the Project, with a remainder of 80 Market Rate Units.

E. OWNER has also agreed to establish a lottery preference program for existing Soledad residents and employees of the Soledad Unified School District applicable to a percentage of the Affordable Units.

F. As an incentive to the development of affordable housing, City has agreed to provide OWNER with an impact fee credit of two hundred eighty thousand ($280,000) dollars, or $10,000 per low and very-low units, to be applied to the Low and Very-Low Income Affordable Units.

NOW, THEREFORE, to ensure their mutual compliance with the requirements set forth above and other applicable statutory and regulatory requirements, OWNER and the CITY agree as follows:

Article I

Recitals; Capitalized Terms and Definitions

Section 1.01. Recitals.

The recitals set forth above are true and correct and incorporated herein by this reference.

Section 1.02. Capitalized Terms and Definitions.

All capitalized terms not otherwise defined herein shall have the same meaning ascribed to them in Soledad Municipal Code Chapter 17, unless the context clearly indicates a different meaning. For purposes of this Agreement, the following terms shall have the meaning set forth below:

Affordable Housing Cost - shall have the meaning set forth in Section 50052.5 of the California Health and Safety Code, namely, the Total Housing Costs paid by an Eligible Household, which does not exceed a specified fraction of the gross monthly income, adjusted for Household Size Appropriate for the Unit, as follows:

- For Low Income Households: thirty percent (30%) of sixty percent (60%) of the Monterey County median income
- For Moderate Income Households: thirty-five percent (35%) of one hundred ten percent (110%) of the Monterey County median income.

Affordable Unit - means a unit described in Recital D above.

Affordable Unit Sales Price - means a sales price for an Affordable Unit such that the total Housing Costs paid by an Eligible Household do not exceed the Affordable Housing Cost limits.

Gross Income - shall have the meaning set forth in Section 4.01 below.

Market Rate Unit - means any of the 80 single-family townhome units that are not designated an Affordable Unit in the Project.

Very Low Income - shall have the meaning set forth in California Health and Safety Code Section 50079.5, provided the incomes of such persons and families shall not exceed fifty percent (50%) of the median income within Monterey County

Low Income - shall have the meaning set forth in California Health and Safety Code Section 50079.5, provided the incomes of such persons and families shall not exceed eighty percent (80%) of the median income within Monterey County

Moderate Income - shall mean and include those persons and families whose incomes exceed eighty percent (80%) but are less than or equal to one hundred twenty percent (120%) of the median income within Monterey County

Principal Residence - shall mean an Affordable Unit occupied by a Qualified Buyer or Renter as his or her primary residence, that is not leased or rented to others for any period of time.

Qualified Buyers - shall have the meaning set forth in Section 4.01 below.

Resale Restriction Agreement - shall have the meaning set forth in Section 4.01 below.

Article II

Number and Location of Affordable Units

Section 2.01. Number of Affordable Units.

OWNER, as a condition to the satisfaction of OWNER's affordable housing obligations as set forth in the Project Approvals, shall construct, or cause to be constructed, fourteen (14) Affordable Units for very-low households, fourteen (14) Affordable Units for low-income households and twenty-four (24) Affordable Units for moderate income households, totaling 52 "Affordable Units" in the Project.

Section 2.02. Location of Affordable Units.

Pursuant to Soledad Municipal Code Chapter 17.41, the for-sale Moderate Income Affordable Units shall be evenly dispersed throughout the single-family portion of the Project. Very-Low and Low income Affordable Units shall be located in an apartment building generally located at the east end of the project site. Prior to the issuance of building permits for any phase of the Project, OWNER shall submit a map depicting the location of affordable units in said Phase for City approval, which shall not be unreasonably withheld. Thereafter, the location of said units shall not be changed without the approval of the City. Affordable Units shall have equal access and enjoyment to all common facilities of the Project.

Section 2.03. Quality, Size and Amenities of Affordable Units.

The Moderate Income Affordable Units shall be comparable in quality, size and amenities to all Market Rate Units in the Project. Any proposed variations in quality, size and/or amenities must be reviewed and approved by the City prior to the issuance of Building Permits and/or Certificates of Occupancy.

Section 2.04. Timing of Construction of Affordable Units

The Very Low and Low Income Affordable Units on the Project site shall be developed and constructed concurrent with the construction of the first 25% of the Moderate Income Affordable and Market Rate units in the Project. OWNER must obtain certificates of occupancy for all 28 Very Low and Low Income Affordable Units prior to issuance of any occupancy permit for a Market Rate Unit or a Moderate Income Affordable Unit, or the issuance of any building permit for any unit in excess of the 25% unit cap referenced above. The site currently designated for the 28 Very Low and Low Income Affordable Units on Tentative Map PD2018-01/Resolution No. 5482 for the Project may be transferred to a non-profit entity approved by the City who specializes in the construction of low-income housing. Any such transfer must be approved by the City and must include the transferee's written acknowledgment of, and agreement to abide by, the terms of this Agreement requiring 28 Very Low and Low Income Affordable Units to be constructed on the site. Notwithstanding such transfer, OWNER will still be precluded from obtaining building permits for more than 25% of the Moderate Income Affordable and Market Rate Units, or occupancy permits for any Moderate Income Affordable and Market Rate unit within the first 25% of units constructed, until the involved non-profit transferee has obtained certificates of occupancy for all 28 Very Low and Low Income Affordable units. Additionally, nothing in this Section 2.04 shall absolve OWNER of the requirement to construct 28 Moderate Affordable Units on the Project site. Regardless of any such transfer of the site designated for the Very Low and Low Affordable Units, all 28 Moderate Income Affordable Units shall be developed and constructed at the same time and in a manner proportional to the construction of Market Rate Units.

Article III

City Incentives

Section 3.01. As an incentive to the development of affordable housing, City hereby agrees to provide OWNER with a two hundred eighty thousand ($280,000) impact fee credit. Unless otherwise agreed by the parties, said credit will be divided evenly between all 28 of the Very-Low and Low Affordable Units. No credits shall be applied to Moderate or market rate units. The credit will be drawn from the City's Housing Fund. The credit will be applied by City as a fee reduction at the time of OWNER's payment of impact fees, and no payment of all or any portion of said credit shall be made by City to Owner.

Article IV

Affordability Covenants

Section 4.01. Affordability-Initial Sales.

OWNER agrees that the for-sale Moderate Income Affordable Units shall initially be sold to, owned, and occupied by persons and families of moderate-income ("Qualified Buyers"), as defined in the most current version of the Monterey County Housing Affordability Tables. (earning not more than one hundred twenty percent (120%) of HUD's Area Median Income for Monterey County, as adjusted from time to time.) A Qualified Buyer's income shall be calculated on the basis of "Gross Income," as defined under Title 25, Section 6914, of the California Code of Regulations, as amended from time to time. This requirement shall only apply to the initial sale of a new Moderate Income Affordable Unit and shall not continue as a restriction on subsequent sales of such units.

In order to ensure compliance with this Agreement in connection with the initial sale of each Affordable Unit, OWNER and its successors shall obtain a copy of each prospective purchaser's federal income tax return for the taxable year immediately preceding the proposed purchase of an Affordable Unit and current income information such as wage statements or, if the prospective purchaser certifies and declares under penalty of perjury that he or she did not file a federal tax return, other evidence of Gross Income for such year, acceptable to the City in its sole discretion, and current income information such as wage statements, to substantiate that the prospective purchaser meets the eligibility requirements of Qualified Buyers. In the event the City is unable to make a determination that a prospective buyer is a Qualified Buyer based upon the information provided, the prospective purchaser shall be determined not to meet the requirements of Qualified Buyers and shall be disqualified from purchase.

Section 4.02. Determining Maximum Affordable Unit Sales Price.

For ease of application, the Parties agree that for determining the affordability limits/maximum sales prices and maximum household income limits for the Moderate Income Affordable Units, OWNER may rely on the most current edition of the "Monterey County Housing Affordability Tables." In the event Monterey County should cease the promulgation of such Tables, or refrain from updating the same on an annual basis, the Parties will agree to the use of another reliable source for determining sales prices and household income limits. OWNER shall be solely responsible for ensuring that the Affordable Units are sold to Qualified Buyers at the appropriate price.

Section 4.03. Housing Lottery-Initial Sales

OWNER shall make all twenty four (24) of the Moderate Income Affordable Units available to Soledad Residents and/or employees working within the City Limits of the City of Soledad via a Lottery Program, to be developed, prepared and submitted by OWNER to City for review and approval prior to the issuance of building permits, which by reference will and is incorporated herein. Once approved, OWNER shall be responsible for the implementation of the Program. At a minimum, said Program should contain a marketing, application and buyer selection plan. The marketing plan shall provide for the widest possible outreach within Soledad to inform the public of the availability of the Affordable Units. As part of the marketing plan, OWNER shall publish notices of availability of the Affordable Units in newspapers circulated in the City of Soledad, with at least two notices in a Spanish language newspaper of general circulation (if available). The notice should provide a brief description of the Affordable Units, state the applicable income requirements, indicate where applications are available, state when the application period opens and closes, and provide a telephone number for questions. OWNER shall also conduct a workshop, in English and Spanish, for all prospective purchasers selected through the lottery process, explaining the terms and conditions of the purchase of an affordable unit. The Lottery Program shall establish a reasonable time for sales of the Affordable Units to remain open exclusively to Soledad residents and/or employees, in no event less than five (5) weeks, until all units are sold or the restricted sales period expires, whichever occurs first. In the event the units are not sold to Soledad residents or employees during the identified sales period, and OWNER provides CITY with proof of a good faith effort to sell said units, the Affordable Units may thereafter be marketed as moderate income affordable units to the public at-large. If the Moderate Income Affordable Units are constructed in phases separate lottery shall be held for the units in each phase.

Section 4.04. Prohibited Sales of Moderate Income Affordable Units

Any sale of a Moderate Income Affordable Unit by OWNER in violation of the terms and conditions of this Agreement is expressly and strictly prohibited, shall be null and void, and shall constitute a default of OWNER under this agreement, entitling the City to exercise all remedies available at law or in equity, including without limitation, seeking injunctive relief to prevent or enjoin the prohibited transfer and/or damage as provided in this Agreement.

Section 4.05. Affordability-Rental Units.

OWNER agrees that the rental Very Low and Low Income Affordable Units shall be rented to and occupied by persons and families of low and very-low income ("Qualified Renters"), as defined in the most current version of the Monterey County Housing Affordability Tables. (earning not more than eighty percent (80%) of HUD's Area Median Income for Monterey County for low and fifty percent (50%) for very-low, as adjusted from time to time.) A Qualified Renter's income shall be calculated on the basis of "Gross Income," as defined under Title 25, Section 6914, of the California Code of Regulations, as amended from time to time. These restrictions shall be in place for a minimum of 45 years, subject to covenants and restrictions to be set forth in an "Affordability Agreement" to be prepared by the parties no later than the issuance of building permits for the Very Low and Low Income Affordable Units.

In order to ensure compliance with this Agreement in connection with the rental of each Affordable Unit, OWNER and its successors shall obtain a copy of each prospective renter's federal income tax return for the taxable year immediately preceding the proposed rental of an Affordable Unit and current income information such as wage statements or, if the prospective renter certifies and declares under penalty of perjury that he or she did not file a federal tax return, other evidence of Gross Income for such year, acceptable to the City in its sole discretion, and current income information such as wage statements, to substantiate that the prospective renter meets the eligibility requirements of Qualified Renters . In the event the City is unable to make a determination that a prospective renter is a Qualified Renter based upon the information provided, the prospective renter shall be determined not to meet the requirements of Qualified Renters and shall be disqualified from the proposed rental .

Section 4.06. Determining Maximum Affordable Unit Rental Price.

For ease of application, the Parties agree that for determining the affordability limits/maximum rental prices and maximum household income limits for the Very Low and Low Income Affordable Units, OWNER may rely on the most current edition of the "Monterey County Housing Affordability Tables." In the event Monterey County should cease the promulgation of such Tables, or refrain from updating the same on an annual basis, the Parties will agree to the use of another reliable source for determining rental rates and household income limits. OWNER shall be solely responsible for ensuring that the Affordable Units are rented to Qualified Renters at the appropriate rate for the duration of the 45 year restriction referenced in Section 4.04.

Section 4.07. Housing Lottery-Rentals

OWNER shall make all twenty eight (28) of the Very Low and Low Income Rental Affordable Units available to Soledad Residents and/or employees working within the City Limits of the City of Soledad via a Lottery Program, to be developed, prepared and submitted by OWNER to City for review and approval prior to the issuance of building permits, which by reference will and is incorporated herein. Once approved, OWNER

shall be responsible for the implementation of the Program. At a minimum, said Program should contain a marketing, application and renter selection plan. The marketing plan shall provide for the widest possible outreach within Soledad to inform the public of the availability of the Affordable Units. As part of the marketing plan, OWNER shall publish notices of availability of the Affordable Units in newspapers circulated in the City of Soledad, with at least two notices in a Spanish language newspaper of general circulation (if available). The notice should provide a brief description of the Affordable Units, state the applicable income requirements, indicate where applications are available, state when the application period opens and closes, and provide a telephone number for questions. OWNER shall also conduct a workshop, in English and Spanish, for all prospective renters selected through the lottery process, explaining the rental terms and conditions for an affordable unit. The Lottery Program shall establish a reasonable time for sales of the Affordable Units to remain open exclusively to Soledad residents and/or employees, in no event less than six (6) weeks, until all units are rented or the restricted sales period expires, whichever occurs first. In the event the units are not rented to Soledad residents or employees during the identified rental period, and OWNER provides CITY with proof of a good faith effort to rent said units, the Very Low and Low Income Affordable Units may thereafter be marketed as Very Low and Low Income Affordable Units to the public at-large.

Section 4.08. Rental Restriction Agreement

Each Very Low and Low Income Affordable Rental Unit shall be subject to the covenants and restrictions set forth in a "Rental Restriction Agreement" to be prepared by the parties and incorporated herein by this reference by no later than the issuance of building permits. The term of the Restriction Agreement shall be for a period of no less than forty-five (45) years, beginning on the date of the first rental of a Very Low and Low Income Affordable Rental Unit. During the restricted term, OWNER may only rent a unit to a Qualified Renter in the manner generally described in Sections 4.05-4.06. OWNER shall execute and record the Rental Restriction Agreement against its rental properties prior to the issuance of occupancy permits for said properties.

Section 4.09. Prohibited Rental of Very Low and Low Income Affordable Units

Any rental of a Very Low and Low Income Affordable Unit by OWNER in violation of the terms and conditions of this Agreement and the above-referenced Rental Restriction Agreement, is expressly and strictly prohibited, shall be null and void, and shall constitute a default of OWNER under this agreement, entitling the City to exercise all remedies available at law or in equity, including without limitation, seeking injunctive relief to prevent or enjoin the prohibited rental and/or damage as provided in this Agreement.

Section 4.10. Release of Property from Agreement

The covenants and conditions contained in this Agreement shall apply to and bind, during their respective periods, OWNER and its heirs, executors, administrators, successors, transferees, and assignees having or acquiring any right, title or interest in or to any part of the Affordable Units within the Property and shall run with and burden such portions of the Property until terminated. Until portions of the Property are released from the burdens of this Agreement, any owner of fee title to the Property shall expressly make the conditions and covenants contained in this Agreement a part of any deed or other instrument conveying any interest in such property. As each Moderate Income Affordable

Unit is sold to a Qualified Buyer in compliance with this Agreement it shall be released from any further burdens under this Agreement.

Article V

General Provisions

Section 5.01. Maintenance of Property.

During such time as the Affordability Covenants set forth in this Agreement are in effect, all improvements developed upon the Property, including without limitation, the Affordable Units, hardscaping and landscaping, shall at all times be maintained in a neat and orderly condition, good order and repair, consistent with good ownership practices, and in accordance with all applicable Federal, State and local laws.

Section 5.02. Events of Default; Enforcement.

In the event of a default in the performance or observance of any covenant, agreement or obligation as set forth in this Agreement and, if such default remains uncured for a period of thirty (30) days after notice thereof shall have been given by the City, or such longer period as may be approved by the City in writing in its sole discretion, then the City may declare that an Event of Default has occurred hereunder and, in addition to other default remedies provided under this Agreement, may exercise any one or more of the following, at its option:

(a) By mandamus or other suit, action or proceeding at law or in equity, require OWNER or its successors in interest to perform its obligations and covenants hereunder, or enjoin any acts or things which may be unlawful or in violation of the rights of the City hereunder;

(b) Take whatever other action at law or in equity may appear necessary or desirable to enforce the obligations, covenants and agreements hereunder.

No delay by the City in enforcing the provisions hereof as to any breach or violation shall impair, damage or waive the right against or recover for the continuation or repetition of such breach or violation or any similar breach or violation thereof at any later time or times.

Section 5.03. Prohibition Against Discrimination.

OWNER shall not discriminate against any potential Qualified Buyer on the basis of sex, color, race, religion, ancestry, national origin, age, pregnancy, marital status, family composition, sexual orientation, or the potential or actual occupancy of minor children. OWNER further agrees to take affirmative action to ensure that no such person is discriminated against for any of the above-mentioned reasons.

Section 5.04. Indemnification

OWNER shall defend, indemnify and hold harmless the City of Soledad and its officers, agents and employees (collectively, "Indemnitees") from and against any loss, liability, claim or judgment relating in any manner to the Residential Development of the

Project or this Agreement. OWNER shall not be required to indemnify and hold harmless Indemnitees for liability attributable to the negligence or willful misconduct of Indemnitees, provided such negligence is determined by agreement between the parties or by a finding of a court of competent jurisdiction.

Section 5.05. Attorneys' Fees.

In any legal proceeding to enforce the terms of or restrain a violation of this Agreement, the losing party or parties must pay the attorneys' fees of the winning party or parties in the amount fixed by the court in the proceeding.

Section 5.06. Amendments.

This Agreement may only be amended in writing by an instrument signed by the authorized representative of the City or its successor in interest and the then-record owner or owners of the Property.

Section 5.07. Severability.

If any provision of this Agreement shall be held invalid, inoperative or unenforceable as applied in any particular case, in any jurisdiction or jurisdictions or in all jurisdictions, or in all cases because it conflicts with any other provision or provisions hereof or any Constitution or Statute or rule of public policy, or for any other reason, such circumstances shall not have the effect of rendering the provisions in question inoperative or unenforceable in any other case or circumstance, or of rendering any other provision or provisions herein contained invalid, inoperative, or unenforceable to any extent whatsoever. The invalidity of any one or more phrases, sentences, clauses or sections contained in this Agreement shall not affect the remaining portions of this Agreement.

Section 5.08. Headings.

The section headings are not part of this Agreement and will not affect the interpretation of any provisions hereof.

Section 5.09. Time of the Essence.

In each provision of this Agreement which states a specific amount of time within which the requirements thereof are to be satisfied or are to persist, time shall be deemed to be of the essence.

Section 5.10. Notices.

Any notice required to be given hereunder shall be given by personal delivery or by registered or certified mail at the addresses specified below or at such other addresses as may be specified in writing by the parties hereto:

To OWNER: HMBY, LP
449 Alvarado Street
Monterey, CA 93940
Attention: Nader Agha

To CITY: City of Soledad

248 Main Street
Soledad, CA 93960
Attention: City Manager

With a copy to: Michael F. Rodriquez, City Attorney
Jarvis Fay & Gibson
492 Ninth Street Suite 310
Oakland, CA 94607

Notice shall be deemed given three (3) business days after the date of mailing, or, if personally delivered, when received. A party's address for notice may be changed by giving notice to the other party in the manner set forth above and indicating the new address for notice.

Section 5.11. Governing Law.

This Agreement shall be governed by the laws of the State of California. Any legal action brought under this Agreement must be instituted in the Superior Court of the County of Monterey, State of California, in an appropriate municipal court in that county or in the Federal District Court in the District of California in which Monterey County is located.

Section 5.12. Legal Advice.

OWNER represents and warrants the following: OWNER has carefully read this Agreement, and in signing this Agreement and/or agreeing to be bound by the same, OWNER does so with full knowledge of any rights which OWNER may have; OWNER has received independent legal advice from legal counsel as to the matters set forth in this Agreement, or has knowingly chosen not to consult legal counsel as to the matters set forth in this Agreement; and, OWNER has freely signed this Agreement and/or agreed to be bound by it without any reliance upon any agreement, promise, statement or representation by or on behalf of the City, or its respective agents, employees, or attorneys, except as specifically set forth in this Agreement, and without duress or coercion, whether economic or otherwise. This Agreement shall be interpreted as though prepared jointly by both OWNER and the City.

IN WITNESS WHEREOF, OWNER and City have executed this Agreement as of, although not necessarily on, the date first written above.

OWNER:

HMBY, LP

By: _____
Nader Agha

CITY:

By: _____
Michael McHatten, City Manager
CITY OF SOLEDAD

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Monterey)

On March 11, 2020 before me, Cindy Fogleman Virtue, Notary Public
(insert name and title of the officer)

personally appeared Nader Agha,
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.

ASP1 CINDY FOGLEMAN VIRTUE
COMM. #2279928
Notary Public-California
County of Monterey
My Comm. Exp. Apr 4, 2023 ASP1

Signature _____ (Seal)

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT **CIVIL CODE § 1189**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of Monterey)

On March 17, 2020 before me, Sherie A. Colesberry, Notary Public,
Date *Here Insert Name and Title of the Officer*

personally appeared Michael McHatten
Name(s) of Signer(s)

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.

SHERIE A. COLESBERRY
Notary Public - California
Monterey County
Commission # 2182281
My Comm. Expires Mar 4, 2021

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 Sherie A. Colesberry
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator
☐ Other: _____
Signer Is Representing: _____

Signer's Name: _____
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator
☐ Other: _____
Signer Is Representing: _____

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EXHIBIT "A"

LEGAL DESCRIPTION OF PROPERTY

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF SOLEDAD, COUNTY OF MONTEREY, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

THAT PORTION OF PARCEL 4, INCREMENT 1-B, DESIGNATED "FUTURE APARTMENT SITE" AS SHOWN ON THAT CERTAIN MAP FILED FOR RECORD MAY 26, 2005 IN VOLUME 22 OF PARCEL MAPS AT PAGE 2, FILED IN THE OFFICE OF THE COUNTY RECORDER, COUNTY OF MONTEREY, STATE OF CALIFORNIA AND FURTHER DESCRIBED AS " DESIGNATED REMAINDER - NOT A PART OF THIS SUBDIVISION" ON THE MAP ENTITLED TRACT NO. 1469, MIRAVALE II - UNIT I FILED FOR RECORD JULY 12, 2006 IN VOLUME 23 OF MAPS, "CITIES AND TOWNS" AT PAGE 33 THEREIN.

APN: 022-441-017-000