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

WEDNESDAY, FEBRUARY 4, 2026

CITY HALL, COUNCIL CHAMBERS

6:00 PM

The public meeting will open at 6:00 p.m.
https://cityofsoledad.zoom.us/j/83116238257
Or Call:
1-669-900-6833 and use Meeting ID: 831 1623 8257

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

Mayor Anna Velazquez
Mayor Pro Tem Fernando Ansaldo-Sánchez
Councilmember Fernando Cabrera
Councilmember Evarista Bañuelos
Councilmember Ben Caldera

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. Soledad Youth Council - Program Update and Street Safety Initiative

Attachments:
Staff Report

VII. COUNCIL PRESENTATIONS

1. A Proclamation of the City Council of the City of Soledad Celebrating Black History Month
This proclamation will be published on the City of Soledad website: https://www.cityofsoledad.com. No formal presentation will be made during the meeting.

2. A Proclamation of the City Council of the City of Soledad Celebrating the Anniversary of the Founding of the Township of Soledad
This proclamation will be published on the City of Soledad website: https://www.cityofsoledad.com. No formal presentation will be made during the meeting.

3. A Proclamation of the City Council of the City of Soledad in Recognition of January 15, 2026 as "No Es Un Engaño Los Pesticidas Hacen Daño"

4. A Certificate of Recognition will be presented to the Soledad Warriors Cheer - Jr. Peewees

VIII. PRESENTATIONS

A Presentation will be presented by the Salinas Valley Solid Waste Authority and Salinas Valley Recycles - Changes to Single-Use Plastic Bag Laws, California

IX. CONSENT CALENDAR

1. Minutes

Attachments:
Staff Report
Minutes of 01/14/2026

COUNCIL ACTION: _____

2. Warrants

Attachments:
Staff Report
01/09/2026 - 01/28/2026

COUNCIL ACTION: _____

3. Human Resources Activity Report

Attachments:
Staff Report

COUNCIL ACTION: _____

4. Community and Economic Development Department Activity Report

Attachments:
Staff Report
Building Permits Log - January 2026

COUNCIL ACTION: _____

5. Public Works Activity Report

Attachments:
Staff Report
PW Activity Report

COUNCIL ACTION: _____

6. Parks and Recreation Activity Report

Attachments:
Staff Report
January Annual Review Report
2025 Annual Review - Email

COUNCIL ACTION: _____

7. Police Department Activity Report

Attachments:
Staff Report
01/2026 Activity Report

COUNCIL ACTION: _____

8. Fire Department Activity Report - January 2026

Attachments:
Staff Report
Soledad Activity Report 01/2026
Call Volume 01/2026

COUNCIL ACTION: _____

9. Resolution No. 6323, A Resolution of The City Council of the City of Soledad Approving Amendment No. 1 to the Non-Exclusive Professional Services Agreement with 4LEAF, Inc.,

Increasing the Contract by $50,000 for a Total Not-to-Exceed Amount of $160,000 for Plan Review, Inspection, Building Official, and Related Services

Attachments:
Staff Report
Resolution No. 6323
Exhibit A - Amendment No. 1
Attachment 1 - Consultant Service Agreement

COUNCIL ACTION: _____

10. Resolution No. 6324, A Resolution of the City Council of the City of Soledad Authorizing the Destruction of Certain City Records as Provided by Section 34090 of the Government Code of the State of California

Attachments:
Staff Report
Resolution No. 6324
Exhibit A - Records for Destruction

COUNCIL ACTION: _____

X. PUBLIC HEARING NO. 1

1. Waiver of Reading, Adoption and Read by Title Only Ordinance No. 776, An Ordinance of the City Council of the City of Soledad Amending Various Sections of Title 17-Zoning of the Soledad Municipal Code to Incorporate New Regulations Pertaining to Allowable Uses and Ordinance No. 778, An Ordinance of the City Council of the City of Soledad Amending Chapter 17.39- Density Bonus of Title 17-Zoning of the Soledad Municipal Code to Incorporate New Regulations Pertaining to State Law and Implementation of the Soledad 6th Cycle Housing Element to City Council of the City of Soledad

Attachments:
Staff Report
Ordinance No. 776 - Permitted Uses
Ordinance No. 778 - Density Bonus
Attachment No. 1 - Planning Commission Resolutions No. 2025-08 2025-09 2025-10
Attachment No. 2 - Letter from CalHDF
Presentation

COUNCIL ACTION: _____

XI. PUBLIC HEARING NO. 2

1. Waiver of Reading, Adoption and Read by Title Only of Ordinance No. 774, Ordinance of the City Council of the City of Soledad Amending the Downtown Specific Plan Section 2.0- Zones of Chapter 5.0- Development Code and Chapter 10.0- Definitions, to Establish Separate Veterinary Services and Animal Boarding Uses and to Conditionally Allow Small-Scale Veterinary Services in the Downtown Core District

Attachments:
Staff Report

Ordinance No. 774
Attachment 1 - Planning Commission Resolution No. 2025-11
Map 1- Downtown Specific Plan Boundary
Presentation 1- Ord No. 774

COUNCIL ACTION: _____

XII. BUSINESS

1. Resolution No. 6325, A Resolution of the City Council of the City of Soledad Selecting Eden Housing, Inc. as the Developer and Authorizing the City Manager to Execute an Exclusive Negotiation Agreement (ENA) for the Development of 540 Gabilan as a 100 Percent Affordable Housing Project

Attachments:
Staff Report
Resolution No. 6325
Exhibit A - ENA
Attachment No. 1 - RFQ
Attachment No. 2 - Eden Housing Submittle

COUNCIL ACTION: _____

XIII. MAYOR'S REPORTS AND ACKNOWLEDGEMENTS

XIV. COUNCILMEMBERS' REPORTS AND ACKNOWLEDGEMENTS

XV. CITY MANAGER'S REPORT

XVI. FUTURE AGENDA ITEMS

XVII. 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.

.

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, January 30, 2026, at 5:00 p.m.

Megan Hunter _____ 01/30/2026

Megan Hunter, City Clerk/Manager

AGENDA ITEM NO. 1.

CITY OF SOLEDAD
STAFF REPORT

SUBJECT: **Soledad Youth Council - Program Update and Street Safety Initiative**

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

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

THROUGH: **Megan Hunter, City Manager**

MEETING DATE: **February 4, 2026**

Recommendation

Receive a presentation providing a program update on the Soledad Youth Council and Youth Commissioner Program.

Executive Summary

The Soledad Youth Council (SYC) is committed to fostering youth leadership, civic engagement, and community collaboration. The SYC continues to demonstrate this commitment through the work completed over the past months and the ongoing implementation of its 2025-26 work plan, with a focus on community outreach, civic engagement, and the inclusion of youth voices in civic decision-making through its primary initiative, *Safer Streets, Safer Futures.* Recent activities include participation in City events, service projects with local senior facilities, and interdepartmental coordination with the Soledad Police Department in preparation for forthcoming presentations to Public Works.

Presenting: Cindy Alcaraz, Giovanni Bravo, and Marilyn Ramirez-Peña

Background

The Soledad Youth Council program promotes civic awareness, community engagement, and leadership among local high school students. Represented by the Soledad Youth Commissioners, the program serves as a youth advisory body to the City Council and is supported by the Parks and Recreation Department. The program is designed to promote youth leadership, civic engagement, and community involvement through structured projects, service activities, and collaboration with City departments and regional partners.

In October, the Youth Council determined that their civic initiative would be focused on street safety, with the intention of creating a foundation this year for an ongoing campaign that the group can build upon to create a lasting impact on Soledad.

Review & Analysis

Community Outreach and Service

On December 6, 2025, seven Youth Council members facilitated a Holiday Rice Krispie decorating activity during the Soledad Christmas Parade. A total of 80 treats were sold, generating $240 in fundraising revenue to support Youth Council projects and operational needs. Proceeds are being allocated toward the Council's street safety initiative.

On December 14, 2025, seven Youth Council members conducted a holiday craft activity at Eden Valley Care Center, reaching more than 45 residents. This activity provided a direct service opportunity while supporting intergenerational engagement and reinforcing civic responsibility among participating youth.

Street Safety Initiative – *Safer Streets, Safer Futures*

The Youth Council's primary initiative for the 2025–26 year focuses on pedestrian and traffic safety throughout the City. In support of this effort, eleven Youth Council members met with the Soledad Police Department to review street safety concerns, including emergency response issues, collision trends, and locations identified as having limited visibility.

To further advance the initiative, Youth Commissioners were divided into three working committees:

- **Site Assessment Committee:** Identifying and prioritizing streets and intersections with safety-related concerns.
- **Research Committee:** Reviewing existing City programs such as Safe Routes to School and examining comparable efforts in neighboring jurisdictions.
- **Outreach Committee:** Developing educational strategies for students, residents, and commuters.

Findings from these committees, along with input from the Police Department, will be incorporated into a formal presentation to the Public Works Department, currently in development.

Partnerships and Regional Collaboration

The Youth Council is beginning to identify potential community and agency partners, including the Transportation Agency for Monterey County (TAMC), to support data collection, planning, and future implementation efforts.

In addition, Youth Council representatives recently met with advisors and commissioners from neighboring city youth councils to exchange information on current projects and explore potential collaborative opportunities for regional youth initiatives.

Conclusion

The Soledad Youth Council continues to actively participate in City initiatives through service projects, research-based planning, and interdepartmental coordination. The Council's ongoing work aligns with the City's goals related to civic engagement, youth leadership development, and community safety.

Financial Considerations

Youth Council fundraising activities generated $240 in December 2025. These funds are held within the

Youth Council program account and are designated for program-related projects and outreach activities. No additional fiscal impact is associated with this report.

Strategic Plan Alignment

This item aligns with the City of Soledad Strategic Plan, Pillar: Youth, with a specific focus on Youth Leadership, Civic Engagement, and Mentorship (Objective 7.2.2).

The Soledad Youth Council supports this objective by providing structured opportunities for youth to participate in civic processes, engage directly with City departments, conduct research on community issues, and develop leadership skills through service, advocacy, and public presentation. The Council's current initiative, *Safer Streets, Safer Futures*, reflects this alignment by centering youth perspectives in local policy discussions related to public safety and community wellbeing.

Alternatives

- Receive the presentation and report as recommended
- Request modifications to program reporting or structure
- Decline to receive the presentation or report

Planning/CEQA

N/A

Public Notice Requirements

N/A

AGENDA ITEM NO. 1.

COUNCIL COMMUNICATION

SUBJECT: **Minutes**

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

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

THROUGH: **Megan Hunter, City Manager**

MEETING DATE: **February 4, 2026**

Minutes

City of Soledad
Joint City Council/Successor Agency/Housing Authority/Successor Housing Agency/
Regular Meeting
January 14, 2026

CALL TO ORDER

Mayor Velazquez called the Joint City Council/ Successor Agency/ Housing Authority/ Successor Housing Agency/ Regular Meeting to order at 6:03 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 Ansaldo-Sánchez
Councilmember/Agency Member	Fernando Cabrera
Councilmember/Agency Member	Evarista Bañuelos
Councilmember/Agency Member	Ben Caldera

THE FOLLOWING COUNCILMEMBER WAS ABSENT

None

PLEDGE OF ALLEGIANCE

Mayor Pro Tem Ansaldo-Sánchez led the Pledge of Allegiance.

ADDITIONS/MODIFICATIONS TO THE AGENDA

City Manager Hunter had two modifications:

1. Public Hearing No. 2 will need to be continued to the 02/04/2026 Regular City Council meeting, due to refined language being added.

2. The Proclamation in honor of Martin Luther King Jr. Day will be announced but not presented today.

PUBLIC COMMENT

1. Coelho Ranch Foundation General Manager Chat Deets said Coelho Ranch is a resting place for hurting, struggling people in South Monterey County. He would like to find partners who might know struggling families, foster children, or children with disabilities. He welcomed the council to tour the facilities.

There were no further public comments.

COUNCIL PRESENTATIONS

1. On November 5, 2025, the City Council approved the 2026 Proclamation List, including the Proclamation in honor of Martin Luther King Jr. Day. During this meeting, staff were directed to post the proclamation on the

website and reach out to the City of Seaside and the Monterey County Black Caucus, which organizes the annual Martin Luther King Jr. Day Celebration. No formal presentation will be made during the meeting.

Mayor Velazquez announced the proclamation, which will be displayed on the City's website.

2. A Certificate of Recognition was presented to Elizabeth Medina Mora and Sergio Mora in celebration of the birth of their child, Noah Mora Medina, the first baby born in 2026 in Monterey County

Soledad Resident Elizabeth Medina Mora was present via Zoom and thanked the council for the recognition.

The certificate will be mailed to Mrs. Mora.

COUNCIL PRESENTATIONS

1. A Presentation by Flock Safety Camera External Affairs Director Trevor Chandler.

Lieutenant Arreola introduced the agenda item on the use of Flock Safety cameras and explained their importance as a law-enforcement tool for the Soledad Police Department. He introduced Trevor Chandler, External Affairs Director for Flock Safety, who attended via Zoom and delivered a PowerPoint presentation outlining the technology and its use.

City Manager Hunter added that the City currently has six Flock cameras installed. She noted that several Councilmembers have expressed concerns regarding privacy protections and the potential for access by Immigration and Customs Enforcement (ICE).

Trevor Chandler, External Affairs Director for Flock Safety, presented information on the Flock camera system, including its security measures, data use, and compliance with California law.

There were no questions or comments from the public.

Councilmembers had various questions and comments regarding the use of cameras for public safety.

The City Council directed staff to conduct community outreach to educate residents about the Police Department's use of cameras, emphasizing that these tools are not used for immigration enforcement. The Council also directed staff to develop a formal policy governing the use of the Flock system, explicitly reaffirming that the system will not be used for immigration enforcement purposes.

CONSENT CALENDAR

There were no public comments.

Mayor Pro Tem Ansaldo-Sánchez made a correction to item no. C-8, Page 2; the date December 2026 but should be listed as 2025.

Motion: Councilmember Bañuelos motioned to approve items C-1, C-2, C-3, C-4, C-5, C-6, C-7, C-8, C-9, C-10, C-11, and C-12. Motion was seconded by Councilmember Cabrera and passed by unanimous vote:

Action

Ayes:	Bañuelos, Cabrera, Caldera, Ansaldo-Sánchez, Velazquez
Noes:	None
Abstain:	None
Absent:	None

C-1. Minutes of 12/17/2025

C-2. Warrants 12/07/2025 – 01/08/2026

C-3. Human Resources Activity Report

C-4. Parks and Recreation Activity Report

C-5. Public Works Activity Report

C-6. Community Engagement Department Activity Report

C-7. Community & Economic Development Activity Report

C-8. Police Department Activity Report

C-9. Fire Department Activity Report

C-10. Resolution No. 6318, A Resolution of the City Council of the City of Soledad Accepting the Soledad Fire Department Aerial Apparatus Bay Project (Phase 1) as Complete by Monterey Peninsula Engineering (MPE) and Authorizing the Release of Retention in the Amount of $23,762.14

C-11. Resolution No. 6319, A Resolution of the City Council of the City of Soledad Approving a Consulting Services Agreement with Black & Veatch Corporation, in an Amount not to Exceed $65,820 for a Water Reclamation Facility (WRF) Aeration System Evaluation and Optimization Study

C-12. Resolution No. 6322, A Resolution of the City Council of the City of Soledad Authorizing the City Manager to Finalize and Execute a Memorandum of Understanding with Breathe California for the Establishment and Operation of a Clean Air Center (CAC) at the Soledad Community Center

PUBLIC HEARING NO. 1

1. Waiver of Reading, Adoption and Read by Title Only of Ordinance No. 776, An Ordinance of the City Council of the City of Soledad Amending Various Sections of Title 17-Zoning of the Soledad Municipal Code to Incorporate New Regulations Pertaining to Allowable Uses, Ordinance No. 777, An Ordinance of the City Council of the City of Soledad Amending Chapter 17.38.260- Secondary Residential Units of Title 17-Zoning of the Soledad Municipal Code and Ordinance No. 778, An Ordinance of the City Council of the City of Soledad Amending Chapter 17.39- Density Bonus of Title 17-Zoning of the Soledad Municipal Code to Incorporate New Regulations Pertaining to State Law and Implementation of the Soledad 6th Cycle Housing Element to City Council of the City of Soledad

City Attorney Mike Rodriquez said staff is requesting that this item be continued to the next scheduled Regular meeting of 02/04/2026.

Community & Economic Development Director Beatriz Trujillo clarified that the staff report noted the item would need to be continued to allow time for staff to respond to the letter received.

Motion: Councilmember Bañuelos motioned to continue Public Hearing Item No. 1, Ordinance 776, 777, and 778, to the Regular meeting of 02/04/2026. Motion was seconded by Councilmember Cabrera and passed by unanimous vote:

Action
Ayes: Bañuelos, Cabrera, Caldera, Ansaldo-Sánchez, Velazquez
Noes: None

Abstain: None
Absent: None

PUBLIC HEARING NO. 2

2. Waiver of Reading, Adoption and Read by Title Only of Ordinance No. 774, Ordinance of the City Council of the City of Soledad Amending the Downtown Specific Plan Section 2.0- Zones of Chapter 5.0- Development Code and Chapter 10.0- Definitions, to Establish Separate Veterinary Services and Animal Boarding Uses and to Conditionally Allow Small-Scale Veterinary Services in the Downtown Core District

Community & Economic Development Director Beatriz Trujillo said staff are reintroducing the item given the proposed amendments at the December 17, 2025, meeting. The adoption of the Ordinance will be scheduled at the Regular meeting of 02/04/2026.

City Manager Hunter asked the councilmembers to bring any concerns forward as soon as possible, so there is a way of not having to start the process again.

Motion: Mayor Pro Tem Ansaldo-Sánchez motioned to continue Public Hearing Item No. 2, Ordinance 774, to the Regular meeting of 02/04/2026. Motion was seconded by Councilmember Bañuelos and passed by unanimous vote:

Action
Ayes: Ansaldo-Sánchez, Bañuelos, Cabrera, Caldera, Velazquez
Noes: None
Abstain: None
Absent: None

BUSINESS

1. Resolution No. 6320, A Resolution of the City Council of the City of Soledad Approving the Toledo Basin Park Preferred Concept Plan

Parks and Recreation Department Director Jessica Potts presented the staff report. She also introduced BFS Landscape Architects, Nicole Limesand, and Lead Designer Elizabeth Matz.

BFS Landscape Architect Nicole Limesand presented a PowerPoint.

There were no public comments.

Councilmember Cabrera expressed interest in the development of an amphitheater and inquired about the anticipated timeline for the City to see this project come to fruition.

Parks and Recreation Director Jessica Potts stated that the project is in its initial stages and represents the beginning of efforts to pursue funding opportunities and grant support.

Mayor Velazquez shared her hope that both the amphitheater and Wi-Fi connectivity will be included in the park. She emphasized the importance of inclusive elements, such as exercise equipment, and noted that Toledo Park is located in a critical area of the community. She also expressed a preference for native, drought-tolerant landscaping.

Motion: Councilmember Bañuelos motioned to approve Resolution No. 6320. Motion was seconded by Councilmember Caldera and passed by unanimous vote:

Action
Ayes: Bañuelos, Caldera, Cabrera, Ansaldo-Sánchez, Velazquez
Noes: None
Abstain: None
Absent: None

2. Resolution No. 6321, A Resolution of the City Council of the City of Soledad Reinstating the Assistant City Manager Classification, Adding the Position to the Staffing Allocation Plan, and Approving Amendment No. 3 to the Salary Schedule for Fiscal Year 2025/2026

City Manager Hunter presented the staff report and PowerPoint presentation.

All councilmembers were in support of this addition.

Motion: Councilmember Cabrera motioned to approve Resolution No. 6321. Motion was seconded by Mayor Pro Tem Ansaldo-Sánchez and passed by unanimous vote:

Action
Ayes: Cabrera, Ansaldo-Sánchez, Bañuelos, Caldera, Velazquez
Noes: None
Abstain: None
Absent: None

MAYOR'S REPORTS AND ACKNOWLEDGEMENTS

Mayor Velazquez reported five items:
1. On 01/05, she met with City Manager Hunter regarding the agenda and other City business.
2. On 01/05, she spoke with Community Engagement with the Consulado General de México en San José, Octavia Hernández Farret, regarding collaboration with the City of Soledad.
3. On 01/08, she met with Octavia Hernández Farret from the Community Engagement team at the Consulado General de México en San José during the event. Councilmember Bañuelos was also a part of that meeting.
4. On 01/08, she attended a meeting with the Ground Water Sustainability Agency.
5. On 01/13, she was contacted by Mujeres en Accion, who will be holding their 10th Annual ACOMI conference on February 7, 2026, at Hartnell College in Salinas. This is a free event.

COUNCILMEMBERS' REPORTS AND ACKNOWLEDGEMENTS

Councilmember Caldera reported three items:
1. On 01/08, he attended the Consulado General de México en San José Community event at City Hall.
2. He did a tour of the housing project.
3. On 01/12, he attended the agenda briefing with City Manager Hunter.

Mayor Pro Tem Ansaldo-Sánchez reported three items:
1. On 01/14, He was not able to attend the regularly scheduled AMBAG meeting due to a City Council meeting being scheduled. He did submit a public comment regarding the 2050 Metropolitan Transportation Plan.
2. On 12/18, He and Councilmember Cabrera met with the Soledad Legislative standing meeting.
3. He announced that he was invited to participate on the United Way Monterey County Emerging Leader Society – Young Elected Panel on 01/28/2026 at 11:30 a.m. at the Community Impact Center, 232 Monterey Street, Salinas.

Councilmember Cabrera reported five items:
1. On 12/18, He and Mayor Pro Tem Ansaldo-Sánchez met with the Soledad Legislative standing meeting.
2. On 01/08, he attended the Consulado General de México en San José Community event at City Hall.

3. On 01/12, he attended the MST Board meeting.
4. He congratulated his wife for completing the requirements to receive her B.A.
5. He congratulated his nephew, Marcelo Alvarez, who is a soccer player, and will be playing in the Sub 17.

Councilmember Bañuelos participated in fifteen events but only highlighted seven items:

1. On 12/22, she volunteered at the Lady of Solitude church and hosted the St. Vincent preventative Family Care services.
2. On 01/08, she attended a meeting with Mayor Velazquez and Octavia Hernández Farret from the Community Engagement team at the Consulado General de México en San José during the event. She thanked City Manager Hunter for accommodating the event.
3. She thanked the City's Community Engagement Department for their efforts in highlighting events.
4. She congratulated Sergeant Solis on his accomplishment of graduating from the Supervisor Leadership Institute.
5. She congratulated Lizandro Gondinez for officially being sworn in in order to start his field training program.
6. She honored Olivia Falau, who is a resident of Soledad, but will be returning to Tonga.
7. She honored John Hanbey, who passed away on January 02, 2026. Celebration of Life services will be held on February 13, 2026.

At this time, there was 15 seconds of Silence as requested by Councilmember Bañuelos for Mr. John Hanbey.

CITY MANAGER'S REPORT

1. Henry Aguilar will no longer be with the City of Soledad. His last day was 01/09/2026.
2. Interviews will be done for one remaining position for the Soledad Police Department on Friday, and one person is projected to attend the academy.
3. Interviews will be done for the IT Manager on Thursday, 01/15/2026.
4. Interviews for the Parks and Recreation Director are projected for the end of January.
5. She apologized to Councilmember Cabrera because she has not been able to do adequate follow-up regarding the Talk-To-Me Technologies.
6. Numerous Chiefs have been in conversation with Supervisor Lopez, looking into ways to fund additional Flock cameras.
7. On 01/23/2026, there will be a ribbon cutting for the Narcan machine in Soledad. The Health Department also wants to have a health fair during that time, at the location.

FUTURE AGENDA ITEMS

Councilmember Bañuelos had no request.

Councilmember Cabrera had no request.

Councilmember Caldera had no request.

Mayor Pro Tem Ansaldo-Sánchez had one request:

1. He would like an updated presentation from the Soledad Market Place Developer.

Mayor Velazquez requested that the meeting be adjourned in memory of Minneapolis resident Renee Nicole Good. The Mayor expressed condolences to Ms. Good and her family and extended the City Council's sympathy during this time of loss.

ADJOURNMENT

Meeting adjourned at 9:02 p.m.

Minutes Approved: February 04, 2026

_____
ANNA M. VELAZQUEZ, Mayor/Chair

_____
MEGAN HUNTER, City Clerk

AGENDA ITEM NO. 2.

COUNCIL COMMUNICATION

SUBJECT: **Warrants**

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

FROM: **Mike Howard, Finance Director**

THROUGH: **Megan Hunter, City Manager**

MEETING DATE: **February 4, 2026**

Soledad, CA

Check Report

By Check Number

Date Range: 01/09/2026 - 01/28/2026

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Bank Code: APRAB-Mechanics Bank						
BENITEZ	BENITEZ SECURITY SERVICE INC	01/12/2026	EFT	0.00	11,136.00	10432

Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount
3387	Invoice	01/09/2026	Encampment Security	0.00	5,760.00
3408	Invoice	01/09/2026	Encampment Security	0.00	5,376.00

Account Number	Account Name	Item Description	Distribution Amount
121-0000-52200	PROFESSIONAL SERVICES...	Encampment Security	5,760.00
121-0000-52200	PROFESSIONAL SERVICES...	Encampment Security	5,376.00

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
CIVICP	CIVICPLUS LLC	01/12/2026	EFT	0.00	3,772.09	10433

Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount
348818	Invoice	01/09/2026	Municipal Code Updates	0.00	3,772.09

Account Number	Account Name	Item Description	Distribution Amount
100-1100-52020	MUNICIPAL CODE UPDAT...	Municipal Code Updates	3,772.09

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
DASH M	DASH MEDICAL GLOVES, LLC	01/12/2026	EFT	0.00	168.99	10434

Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount
INV1343829	Invoice	01/09/2026	Gloves	0.00	168.99

Account Number	Account Name	Item Description	Distribution Amount
100-1400-52050	PROPERTY EVIDENCE RO...	Gloves	168.99

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
FIRST	FIRST ALARM	01/12/2026	EFT	0.00	19,573.90	10435

Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount
922669	Invoice	01/09/2026	Alarm Services	0.00	2,137.35
927356	Invoice	01/09/2026	WRF Metal Bldg. Alarm	0.00	9,651.17
927357	Invoice	01/09/2026	Fire App Alarm	0.00	7,785.38

Account Number	Account Name	Item Description	Distribution Amount
100-1200-52200	PROFESSIONAL SERVICES...	Alarm Services	621.03
100-2100-52520	MAINTENANCE AGREEM...	Alarm Services	173.67
100-2100-52520	MAINTENANCE AGREEM...	Alarm Services	125.65
100-8000-52520	MAINTENANCE AGREEM...	Alarm Services	199.98
309-0000-52520	MAINTENANCE AGREEM...	Alarm Services	350.14
310-0000-52520	MAINTENANCE AGREEM...	Alarm Services	525.20
312-0000-52520	MAINTENANCE AGREEM...	Alarm Services	26.73
410-0000-52520	MAINTENANCE AGREEM...	Alarm Services	114.95
310-0000-57000	CAPITAL OUTLAY - IMPR...	WRF Metal Bldg. Alarm	9,651.17
772-0000-52200	PROFESSIONAL SERVICES...	Fire App Alarm	7,785.38

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
HAENER	FOUNDATION HA ENERGY GENERATION, LLC	01/12/2026	EFT	0.00	31,735.62	10436

Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount
4155	Invoice	01/09/2026	Windpower WWTP Dec 25	0.00	31,735.62

Account Number	Account Name	Item Description	Distribution Amount
310-0000-52400	UTILITIES	Windpower WWTP Dec 25	31,735.62

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
PARTST	HCOP, LLC/PARTS TREE.COM	01/12/2026	EFT	0.00	824.31	10437

Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount
2-258742	Invoice	01/09/2026	PTO Belts	0.00	824.31

Account Number	Account Name	Item Description	Distribution Amount
100-2100-52525	REPAIRS & MAINTENANCE..	PTO Belts	824.31

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
MISLAW	MISSION LAWN AND GARDEN CARE	01/12/2026	EFT	0.00	6,460.00	10438

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**		
8670	Invoice	01/09/2026	Landscape Maint.		0.00	2,800.00	
	651-0000-52516		LANDSCAPE MAINT. (EAS...	Landscape Maint.	2,800.00		
8673	Invoice	01/09/2026	Liberty Ct. Maint.		0.00	400.00	
	651-0000-52516		LANDSCAPE MAINT. (EAS...	Liberty Ct. Maint.	400.00		
8674	Invoice	01/09/2026	Gabilan Maint.		0.00	780.00	
	651-0000-52516		LANDSCAPE MAINT. (EAS...	Gabilan Maint.	780.00		
8677	Invoice	01/09/2026	Fire Dept. Monthly Maint.		0.00	150.00	
	100-1450-52518		FACILITIES EXPENSE	Fire Dept. Monthly Maint.	150.00		
8684	Invoice	01/09/2026	Front St & RSV		0.00	1,650.00	
	410-0000-52531		STREET MAINTENANCE	Front St	1,350.00		
	647-0000-52530		STREET LANDSCAPING	RSV	300.00		
8685	Invoice	01/09/2026	Gabilan Maint.		0.00	680.00	
	410-0000-52531		STREET MAINTENANCE	Gabilan Maint.	680.00		
CULLIG	QUALITY WATER ENTERPRISES, INC.		01/12/2026	EFT	0.00	12,214.41	10439
Payable #	**Payable Type**	**Post Date**	**Payable Description**		**Discount Amount**	**Payable Amount**	
	Account Number		**Account Name**	**Item Description**	**Distribution Amount**		
1265700	Invoice	01/09/2026	Water Services		0.00	118.51	
	100-2100-52520		MAINTENANCE AGREEM...	Water Services	35.55		
	309-0000-52520		MAINTENANCE AGREEM...	Water Services	82.96		
1266030	Invoice	01/09/2026	DI/ POU Rental		0.00	154.90	
	309-0000-52518		FACILITIES EXPENSE	DI/ POU Rental	30.98		
	310-0000-52518		FACILITIES EXPENSE	DI/ POU Rental	123.92		
1266145	Invoice	01/09/2026	Water Softener Upgrade		0.00	4,546.00	
	310-0000-52518		FACILITIES EXPENSE	Water Softener Upgrade	4,546.00		
1266146	Invoice	01/09/2026	Lab H20 - Recirculation Pump Replacement		0.00	5,194.00	
	310-0000-52053		LAB ANALYSIS & TESTING	Lab H20 - Recirculation Pump R...	5,194.00		
1266147	Invoice	01/09/2026	POU Cooler Upgrade		0.00	2,200.00	
	310-0000-52520		MAINTENANCE AGREEM...	POU Cooler Upgrade	2,200.00		
1266776	Invoice	01/09/2026	Finance Charge		0.00	1.00	
	100-2100-52520		MAINTENANCE AGREEM...	Finance Charge	1.00		
WARBEY	ROBIN WARBEY		01/12/2026	EFT	0.00	3,330.00	10440
Payable #	**Payable Type**	**Post Date**	**Payable Description**		**Discount Amount**	**Payable Amount**	
	Account Number		**Account Name**	**Item Description**	**Distribution Amount**		
3842	Invoice	01/09/2026	IT Services - Dec 2025		0.00	3,330.00	
	100-1320-52200		PROFESSIONAL SERVICES...	IT Services - Dec 2025	3,330.00		
SHREDD	SHREDDING SOURCE SOLUTIONS		01/12/2026	EFT	0.00	110.00	10441
Payable #	**Payable Type**	**Post Date**	**Payable Description**		**Discount Amount**	**Payable Amount**	
	Account Number		**Account Name**	**Item Description**	**Distribution Amount**		
9943	Invoice	01/09/2026	Conf. Document Shreding		0.00	110.00	
	100-1400-52200		PROFESSIONAL SERVICES...	Conf. Document Shreding	110.00		
TORPET	TORO PETROLEUM CORP.		01/12/2026	EFT	0.00	7,065.39	10442
Payable #	**Payable Type**	**Post Date**	**Payable Description**		**Discount Amount**	**Payable Amount**	
	Account Number		**Account Name**	**Item Description**	**Distribution Amount**		
0723741-IN	Invoice	01/09/2026	Fuel		0.00	1,167.25	
	100-1400-52085		FUEL	Fuel	1,167.25		
0723966-IN	Invoice	01/09/2026	Encampment Diesel		0.00	399.97	
	121-0000-52200		PROFESSIONAL SERVICES...	Encampment Diesel	399.97		
0723977-IN	Invoice	01/09/2026	Encampment Diesel		0.00	541.99	
	121-0000-52200		PROFESSIONAL SERVICES...	Encampment Diesel	541.99		
0724011-IN	Invoice	01/09/2026	Encampment Diesel		0.00	407.44	

Vendor Number	Vendor Name		Payment Date	Payment Type	Discount Amount	Payment Amount	Number
	121-0000-52200	PROFESSIONAL SERVICES...		Encampment Diesel		407.44	
0724013-IN	Invoice	01/09/2026	Diesel Plant		0.00	2,230.37	
	310-0000-52085	FUEL		Diesel Plant		2,230.37	
0724016-IN	Invoice	01/09/2026	Encampment Diesel		0.00	403.70	
	121-0000-52200	PROFESSIONAL SERVICES...		Encampment Diesel		403.70	
0724022-IN	Invoice	01/09/2026	Encampment Diesel		0.00	564.40	
	121-0000-52200	PROFESSIONAL SERVICES...		Encampment Diesel		564.40	
0724050-IN	Invoice	01/09/2026	Encampment Diesel		0.00	407.44	
	121-0000-52200	PROFESSIONAL SERVICES...		Encampment Diesel		407.44	
0724052-IN	Invoice	01/09/2026	Encampment Diesel		0.00	384.87	
	121-0000-52200	PROFESSIONAL SERVICES...		Encampment Diesel		384.87	
0724056-IN	Invoice	01/09/2026	Encampment Diesel		0.00	557.96	
	121-0000-52200	PROFESSIONAL SERVICES...		Encampment Diesel		557.96	
URETSK	URETSKY INVESTIGATIONS		01/12/2026	EFT	0.00	1,734.00	10443
Payable #	**Payable Type**	**Post Date**	**Payable Description**		**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**		**Item Description**	**Distribution Amount**		
January 2026 #1	Invoice	01/09/2026	Pre Employment - E		0.00	1,734.00	
	100-1400-52200	PROFESSIONAL SERVICES...		Pre Employment - E		1,734.00	
USABLU	USABLUE BOOK		01/12/2026	EFT	0.00	543.62	10444
Payable #	**Payable Type**	**Post Date**	**Payable Description**		**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**		**Item Description**	**Distribution Amount**		
INV00922180	Invoice	01/09/2026	Lab Supplies		0.00	543.62	
	310-0000-52053	LAB ANALYSIS & TESTING		Lab Supplies		543.62	
VASQUEZ SHOT	VASQUES SHOTOKAN KARATE ACADEMY LLC		01/12/2026	EFT	0.00	2,006.55	10445
Payable #	**Payable Type**	**Post Date**	**Payable Description**		**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**		**Item Description**	**Distribution Amount**		
010226	Invoice	01/09/2026	Karate Instructor Dec 2025		0.00	1,376.55	
	100-2200-52200	PROFESSIONAL SERVICES...		Karate Instructor Dec 2025		1,376.55	
010226B	Invoice	01/09/2026	Karate Instructor Nov 2025		0.00	630.00	
	100-2200-52200	PROFESSIONAL SERVICES...		Karate Instructor Nov 2025		630.00	
ADQUAL	A&D AGRICULTURAL & SAFETY SUPPLIES		01/26/2026	EFT	0.00	51.78	10446
Payable #	**Payable Type**	**Post Date**	**Payable Description**		**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**		**Item Description**	**Distribution Amount**		
281246	Invoice	01/23/2026	Safety Vests		0.00	51.78	
	100-2100-52052	SAFETY EQUIPMENT		Safety Vests		51.78	
BENITEZ	BENITEZ SECURITY SERVICE INC		01/26/2026	EFT	0.00	5,376.00	10447
Payable #	**Payable Type**	**Post Date**	**Payable Description**		**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**		**Item Description**	**Distribution Amount**		
3414	Invoice	01/23/2026	Encampment Security		0.00	5,376.00	
	121-0000-52200	PROFESSIONAL SERVICES...		Encampment Security		5,376.00	
CANNOA	CANNON CORPORATION		01/26/2026	EFT	0.00	5,353.13	10448
Payable #	**Payable Type**	**Post Date**	**Payable Description**		**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**		**Item Description**	**Distribution Amount**		
93431	Invoice	01/23/2026	Water System Reliability		0.00	1,452.00	
	309-0000-57000	CAPITAL OUTLAY - IMPR...		Water System Reliability		1,452.00	
93753	Invoice	01/23/2026	Well Upgrades No. 4		0.00	3,901.13	
	309-0000-57000	CAPITAL OUTLAY - IMPR...		Well Upgrades No. 4		3,901.13	
BONNER	CAROLYN JOY BONNER		01/26/2026	EFT	0.00	200.00	10449

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**		
021026	Invoice	01/23/2026	Musician - South County Senior Social 2.10...		0.00	200.00	
	100-2200-52200		PROFESSIONAL SERVICES...	Musician - South County Senior ...	200.00		
FASTEN	FASTENAL COMPANY		01/26/2026	EFT	0.00	104.98	10450
Payable #	**Payable Type**	**Post Date**	**Payable Description**		**Discount Amount**	**Payable Amount**	
	Account Number		**Account Name**	**Item Description**	**Distribution Amount**		
CASAL175934	Invoice	01/23/2026	Shop Absorbent Pads		0.00	104.98	
	310-0000-52051		TOOLS & MINOR EQUIPM...	Shop Absorbent Pads	104.98		
FIRST	FIRST ALARM		01/26/2026	EFT	0.00	525.69	10451
Payable #	**Payable Type**	**Post Date**	**Payable Description**		**Discount Amount**	**Payable Amount**	
	Account Number		**Account Name**	**Item Description**	**Distribution Amount**		
917206	Invoice	01/23/2026	Quarterly Fire System		0.00	525.69	
	100-2200-52520		MAINTENANCE AGREEM...	Quarterly Fire System	525.69		
GOLDENVALLEY	GOLDEN VALLEY PUMPING CO		01/26/2026	EFT	0.00	150.00	10452
Payable #	**Payable Type**	**Post Date**	**Payable Description**		**Discount Amount**	**Payable Amount**	
	Account Number		**Account Name**	**Item Description**	**Distribution Amount**		
11665	Invoice	01/23/2026	Grease Trap Maint.		0.00	150.00	
	100-2200-52518		FACILITIES EXPENSE	Grease Trap Maint.	150.00		
GYMREP	GUILLIEMO GARCIA		01/26/2026	EFT	0.00	3,720.00	10453
Payable #	**Payable Type**	**Post Date**	**Payable Description**		**Discount Amount**	**Payable Amount**	
	Account Number		**Account Name**	**Item Description**	**Distribution Amount**		
01580	Invoice	01/23/2026	Treadmill Maintenance - FD		0.00	570.00	
	100-1450-52525		REPAIRS & MAINTENANCE..	Treadmill Maintenance - FD	570.00		
01583	Invoice	01/23/2026	Fitness Repairs		0.00	3,150.00	
	100-2200-52518		FACILITIES EXPENSE	Fitness Repairs	3,150.00		
MISLAW	MISSION LAWN AND GARDEN CARE		01/26/2026	EFT	0.00	3,095.00	10454
Payable #	**Payable Type**	**Post Date**	**Payable Description**		**Discount Amount**	**Payable Amount**	
	Account Number		**Account Name**	**Item Description**	**Distribution Amount**		
8707	Invoice	01/23/2026	Landscape Maint. Stormwater		0.00	2,800.00	
	651-0000-52516		LANDSCAPE MAINT. (EAS...	Landscape Maint. Stormwater	2,800.00		
8710	Invoice	01/23/2026	Well #11 Landscape		0.00	295.00	
	309-0000-52200		PROFESSIONAL SERVICES...	Well #11 Landscape	295.00		
TORPET	TORO PETROLEUM CORP.		01/26/2026	EFT	0.00	1,714.38	10455
Payable #	**Payable Type**	**Post Date**	**Payable Description**		**Discount Amount**	**Payable Amount**	
	Account Number		**Account Name**	**Item Description**	**Distribution Amount**		
0723925-IN	Invoice	01/23/2026	Encampment Diesel		0.00	591.92	
	121-0000-52200		PROFESSIONAL SERVICES...	Encampment Diesel	591.92		
0723934-IN	Invoice	01/23/2026	Encampment Security		0.00	363.03	
	121-0000-52200		PROFESSIONAL SERVICES...	Encampment Security	363.03		
0724060-IN	Invoice	01/23/2026	Encampment Security		0.00	403.59	
	121-0000-52200		PROFESSIONAL SERVICES...	Encampment Security	403.59		
0724076-IN	Invoice	01/23/2026	Encampment Diesel		0.00	355.84	
	121-0000-52200		PROFESSIONAL SERVICES...	Encampment Diesel	355.84		
USABLU	USABLUE BOOK		01/26/2026	EFT	0.00	360.66	10456
Payable #	**Payable Type**	**Post Date**	**Payable Description**		**Discount Amount**	**Payable Amount**	
	Account Number		**Account Name**	**Item Description**	**Distribution Amount**		
INV00926015	Invoice	01/23/2026	Op. Lab Process Control		0.00	360.66	
	310-0000-52053		LAB ANALYSIS & TESTING	Op. Lab Process Control	360.66		

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
4LEAF	4LEAF, INC.	01/09/2026	Regular	0.00	4,032.50	59204

Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount
J0878-25E	Invoice	01/09/2026	Front St, Los Coches Rd, Monterey St, Mor...	0.00	4,032.50

Account Number	Account Name	Item Description	Distribution Amount
100-1250-52200	PROFESSIONAL SERVICES...	Front St, Los Coches Rd, Monter...	4,032.50

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
ACCBUS	ACC BUSINESS	01/09/2026	Regular	0.00	2,048.49	59205

Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount
5289300114	Invoice	01/09/2026	Internet - CH	0.00	2,048.49

Account Number	Account Name	Item Description	Distribution Amount
100-8000-52400	UTILITIES	Internet - CH	2,048.49

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
ACCBUS	ACC BUSINESS	01/09/2026	Regular	0.00	1,353.09	59206

Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount
5329740113	Invoice	01/09/2026	WWTP Internet Service	0.00	1,353.09

Account Number	Account Name	Item Description	Distribution Amount
310-0000-52410	TELEPHONE/DATA/PAGER	WWTP Internet Service	1,353.09

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
ALCANA	ALCANTAR ACE HARDWARE	01/09/2026	Regular	0.00	1,696.07	59207

Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount
11300	Invoice	01/09/2026	Paint Roller	0.00	12.01
11453	Invoice	01/09/2026	Flash Light	0.00	76.46
11480	Invoice	01/09/2026	Bucket Lids	0.00	8.72
11507	Invoice	01/09/2026	Paint Rollers, Scour Pads	0.00	17.34
11551	Invoice	01/09/2026	Trailer Janitorial Supplies	0.00	12.21
11567	Invoice	01/09/2026	Pulleys - Shop Restock	0.00	67.22
11568	Invoice	01/09/2026	Rake & Flash Light	0.00	54.60
11590	Invoice	01/09/2026	Oil	0.00	7.84
11592	Invoice	01/09/2026	Padlock & Bungee Cord	0.00	22.93
11597	Invoice	01/09/2026	Shop Restock	0.00	208.59
11600	Invoice	01/09/2026	Disc Attachment Repairs	0.00	206.18
11610	Invoice	01/09/2026	Shovel	0.00	32.76
11618	Invoice	01/09/2026	Air Filters Well 9	0.00	187.83
11623	Invoice	01/09/2026	Graffiti Removal	0.00	51.09
11636	Invoice	01/09/2026	Lopper Bypass	0.00	37.13
11646	Invoice	01/09/2026	Repairs - S. Vicente	0.00	17.47
11647	Invoice	01/09/2026	Shop Cleaning Supplies + Filter Tool	0.00	56.97

Account Number	Account Name	Item Description	Distribution Amount
100-2100-52525	REPAIRS & MAINTENANCE..	Paint Roller	12.01
100-2100-52051	TOOLS & MINOR EQUIPM...	Flash Light	76.46
310-0000-52051	TOOLS & MINOR EQUIPM...	Bucket Lids	8.72
100-2100-52525	REPAIRS & MAINTENANCE..	Paint Rollers, Scour Pads	17.34
310-0000-52518	FACILITIES EXPENSE	Trailer Janitorial Supplies	12.21
310-0000-52051	TOOLS & MINOR EQUIPM...	Pulleys - Shop Restock	67.22
100-2100-52525	REPAIRS & MAINTENANCE..	Rake & Flash Light	54.60
310-0000-52051	TOOLS & MINOR EQUIPM...	Oil	7.84
310-0000-52051	TOOLS & MINOR EQUIPM...	Padlock & Bungee Cord	22.93
310-0000-52051	TOOLS & MINOR EQUIPM...	Shop Restock	208.59
310-0000-52525	REPAIRS & MAINTENANCE..	Disc Attachment Repairs	206.18
310-0000-52134	COLLECTION SYSTEM MA...	Shovel	32.76
309-0000-52533	WELL MAINTENANCE PR...	Air Filters Well 9	187.83
312-0000-52525	REPAIRS & MAINTENANCE..	Graffiti Removal	51.09
650-0000-52421	PARK/LANDSCAPE ELECTR...	Lopper Bypass	37.13
310-0000-52134	COLLECTION SYSTEM MA...	Repairs - S. Vicente	17.47
310-0000-52051	TOOLS & MINOR EQUIPM...	Shop Cleaning Supplies + Filter T...	15.28

Vendor Number	Vendor Name		Payment Date	Payment Type	Discount Amount	Payment Amount	Number
	310-0000-52518	FACILITIES EXPENSE		Shop Cleaning Supplies + Filter T...		41.69	
11651	Invoice	01/09/2026	Wall Texture		0.00	44.76	
	100-1400-52518	FACILITIES EXPENSE		Wall Texture		44.76	
11654	Invoice	01/09/2026	Cleaning Supplies		0.00	13.31	
	100-1500-52525	REPAIRS & MAINTENANCE..		Cleaning Supplies		13.31	
11658	Invoice	01/09/2026	Fittings		0.00	24.04	
	310-0000-52525	REPAIRS & MAINTENANCE..		Fittings		24.04	
11661	Invoice	01/09/2026	Nuts & Bolts		0.00	24.10	
	100-2100-52525	REPAIRS & MAINTENANCE..		Nuts & Bolts		24.10	
11662	Invoice	01/09/2026	Sawzall Blades		0.00	57.87	
	650-0000-52421	PARK/LANDSCAPE ELECTR...		Sawzall Blades		57.87	
11663	Invoice	01/09/2026	Tarps / Cleaning Wipes		0.00	114.22	
	310-0000-52051	TOOLS & MINOR EQUIPM...		Tarps / Cleaning Wipes		104.84	
	310-0000-52518	FACILITIES EXPENSE		Tarps / Cleaning Wipes		9.38	
11675	Invoice	01/09/2026	Shop Supplies		0.00	42.57	
	310-0000-52051	TOOLS & MINOR EQUIPM...		Shop Supplies		42.57	
11679	Invoice	01/09/2026	Headworks Repairs		0.00	10.91	
	310-0000-52525	REPAIRS & MAINTENANCE..		Headworks Repairs		10.91	
11682	Invoice	01/09/2026	Sewer Monitor Test Alarm Triggering		0.00	41.37	
	310-0000-52134	COLLECTION SYSTEM MA...		Sewer Monitor Test Alarm Trigg...		41.37	
11701	Invoice	01/09/2026	Boot Scrubber		0.00	32.76	
	100-1500-52518	FACILITIES EXPENSE		Boot Scrubber		16.38	
	309-0000-52518	FACILITIES EXPENSE		Boot Scrubber		16.38	
11727	Invoice	01/09/2026	Pruner Blade		0.00	31.67	
	100-2100-52525	REPAIRS & MAINTENANCE..		Pruner Blade		31.67	
11729	Invoice	01/09/2026	Restroom Repairs		0.00	68.30	
	100-2100-52525	REPAIRS & MAINTENANCE..		Restroom Repairs		68.30	
11739	Invoice	01/09/2026	Nuts & Bolts		0.00	5.86	
	100-2100-52525	REPAIRS & MAINTENANCE..		Nuts & Bolts		5.86	
11744	Invoice	01/09/2026	Shop Supplies Restock		0.00	106.98	
	310-0000-52051	TOOLS & MINOR EQUIPM...		Shop Supplies Restock		106.98	
	Void		01/09/2026	Regular	0.00	0.00	59208
AMAZON	AMAZON CAPITAL SERVICES		01/09/2026	Regular	0.00	2,757.75	59209

Payable #	Payable Type	Post Date	Payable Description		Discount Amount	Payable Amount
	Account Number	**Account Name**		**Item Description**	**Distribution Amount**	
11VP-HL9L-4YJC	Credit Memo	01/09/2026	Credit Memo		0.00	-10.91
	100-1310-52100	EMPLOYEE FUNCTIONS		Credit Memo		-10.91
13XM-QK96-NJFM	Invoice	01/09/2026	YHDP		0.00	96.84
	122-0000-52190	RENT/UTILITY ASSISTANCE		YHDP		96.84
19FL-PD1F-CT9W	Invoice	01/09/2026	Wheel Chucks		0.00	196.62
	310-0000-52134	COLLECTION SYSTEM MA...		Wheel Chucks		196.62
1CXG-MVY1-9VHH	Invoice	01/09/2026	Camera For Collection System		0.00	435.91
	310-0000-52134	COLLECTION SYSTEM MA...		Camera For Collection System		435.91
1DKT-4LK6-MNMY	Invoice	01/09/2026	Replacement Parts		0.00	167.93
	100-2100-52525	REPAIRS & MAINTENANCE..		Replacement Parts		167.93
1JK3-7TVT-D4FK	Invoice	01/09/2026	YHDP		0.00	295.92
	122-0000-52190	RENT/UTILITY ASSISTANCE		YHDP		295.92
1M1V-LT69-THMY	Credit Memo	01/09/2026	Credit Memo		0.00	-21.78
	100-1310-52100	EMPLOYEE FUNCTIONS		Credit Memo		-21.78
1NL6-4K37-MTNX	Invoice	01/09/2026	Lights - UV Conex		0.00	74.09
	310-0000-52525	REPAIRS & MAINTENANCE..		Lights - UV Conex		74.09
1NML-CMGG-C...	Invoice	01/09/2026	YHDP		0.00	295.88

Vendor Number	Vendor Name		Payment Date	Payment Type	Discount Amount	Payment Amount	Number
	122-0000-52190		RENT/UTILITY ASSISTANCE	YHDP		295.88	
1QDF-DHQM-R9...	Invoice	01/09/2026	Paper Clips		0.00	24.02	
	100-2200-52040		OFFICE SUPPLIES	Paper Clips		24.02	
1QXF-NFKK-DRTY	Invoice	01/09/2026	Asphalt Blade		0.00	108.15	
	309-0000-52051		TOOLS & MINOR EQUIPM...	Asphalt Blade		108.15	
1RDN-DF1F-FWNY	Invoice	01/09/2026	Camera Van Lights		0.00	477.40	
	310-0000-52134		COLLECTION SYSTEM MA...	Camera Van Lights		477.40	
1RRF-MM91-7DC3	Invoice	01/09/2026	Riser & Stand		0.00	43.82	
	100-1400-52040		OFFICE SUPPLIES	Riser & Stand		43.82	
1TKV-VJMM-MG...	Invoice	01/09/2026	VA Supplies		0.00	80.81	
	100-3100-52200		PROFESSIONAL SERVICES...	VA Supplies		80.81	
1XLM-X1H1-DQ73	Invoice	01/09/2026	Wheel Chocks - Flush Truck		0.00	393.24	
	310-0000-52134		COLLECTION SYSTEM MA...	Wheel Chocks - Flush Truck		393.24	
1XXW-CVWL-7JCG	Invoice	01/09/2026	YHDP		0.00	99.81	
	122-0000-52190		RENT/UTILITY ASSISTANCE	YHDP		99.81	
AMESUP	AMERICAN SUPPLY COMPANY		01/09/2026	Regular	0.00	345.50	59210
Payable #	**Payable Type**	**Post Date**	**Payable Description**		**Discount Amount**	**Payable Amount**	
	Account Number		**Account Name**	**Item Description**	**Distribution Amount**		
3078163	Invoice	01/09/2026	Cleaning Supplies		0.00	288.34	
	100-1400-52518		FACILITIES EXPENSE	Cleaning Supplies		288.34	
3079037	Invoice	01/09/2026	Cleaning Supplies		0.00	57.16	
	310-0000-52518		FACILITIES EXPENSE	Cleaning Supplies		57.16	
ASSURE	ASSURED AGGREGATES COMPANY, INC.		01/09/2026	Regular	0.00	634.80	59211
Payable #	**Payable Type**	**Post Date**	**Payable Description**		**Discount Amount**	**Payable Amount**	
	Account Number		**Account Name**	**Item Description**	**Distribution Amount**		
77025	Invoice	01/09/2026	Emergency Sand		0.00	634.80	
	100-8000-52525		REPAIRS & MAINTENANCE..	Emergency Sand		634.80	
AUTOZO	AUTOZONE LLC		01/09/2026	Regular	0.00	481.02	59212
Payable #	**Payable Type**	**Post Date**	**Payable Description**		**Discount Amount**	**Payable Amount**	
	Account Number		**Account Name**	**Item Description**	**Distribution Amount**		
06290193881	Invoice	01/09/2026	Oil Change		0.00	64.86	
	310-0000-52134		COLLECTION SYSTEM MA...	Oil Change		64.86	
06290195162	Invoice	01/09/2026	Encampment Supply		0.00	20.12	
	121-0000-52525		REPAIRS & MAINTENANCE..	Encampment Supply		20.12	
06290197530	Invoice	01/09/2026	Battery - PW 15		0.00	216.12	
	310-0000-52080		FLEET SERVICES	Battery - PW 15		216.12	
06290197641	Invoice	01/09/2026	Battery - PW 15		0.00	201.92	
	310-0000-52080		FLEET SERVICES	Battery - PW 15		201.92	
06290197645	Credit Memo	01/09/2026	Core Return		0.00	-22.00	
	310-0000-52080		FLEET SERVICES	Core Return		-22.00	
AXON	AXON ENTERPRISE, INC.		01/09/2026	Regular	0.00	462.24	59213
Payable #	**Payable Type**	**Post Date**	**Payable Description**		**Discount Amount**	**Payable Amount**	
	Account Number		**Account Name**	**Item Description**	**Distribution Amount**		
INUS411317	Invoice	01/09/2026	Taser 10		0.00	462.24	
	100-1400-52520		MAINTENANCE AGREEM...	Taser 10		462.24	
BADGER	BADGER METER, INC.		01/09/2026	Regular	0.00	1,407.47	59214
Payable #	**Payable Type**	**Post Date**	**Payable Description**		**Discount Amount**	**Payable Amount**	
	Account Number		**Account Name**	**Item Description**	**Distribution Amount**		
80221618	Invoice	01/09/2026	Badger Cell Signal		0.00	1,407.47	
	309-0000-52521		METER REPAIR/REPLACE...	Badger Cell Signal		1,407.47	
PRIMO	BLUE TRITON BRANDS INC		01/09/2026	Regular	0.00	245.21	59215

Vendor Number / Payable #	Vendor Name / Payable Type / Account Number	Post Date / Account Name	Payment Date / Payable Description / Item Description	Payment Type	Discount Amount / Discount Amount / Distribution Amount	Payment Amount / Payable Amount	Number
05L6710027081	Invoice	01/09/2026	Encampment Water		0.00	245.21	
	121-0000-52200	PROFESSIONAL SERVICES...	Encampment Water		245.21		
BPSTACTICAL	BPS TACTICAL INC		01/09/2026	Regular	0.00	3,761.26	59216
25042070	Invoice	01/09/2026	Outer Vests		0.00	3,761.26	
	100-1400-52048	UNIFORM PURCHASE	Outer Vests		3,761.26		
BRENNT	BRENNTAG PACIFIC INC		01/09/2026	Regular	0.00	3,630.31	59217
BPI571703	Invoice	01/09/2026	Well #7 Cl2		0.00	1,000.82	
	309-0000-52044	CHEMICAL	Well #7 Cl2		1,000.82		
BPI571704	Invoice	01/09/2026	Well #9 Cl2		0.00	1,707.15	
	309-0000-52044	CHEMICAL	Well #9 Cl2		1,707.15		
BPI571705	Invoice	01/09/2026	Well #11 Cl2		0.00	922.34	
	309-0000-52044	CHEMICAL	Well #11 Cl2		922.34		
BURKE	BURKE, WILLIAMS & SORENSEN, LLP		01/09/2026	Regular	0.00	33.50	59218
357335	Invoice	01/09/2026	EE Relations		0.00	33.50	
	100-1310-52200	PROFESSIONAL SERVICES...	EE Relations		33.50		
LOZANO	CECILIO LOZANO		01/09/2026	Regular	0.00	200.00	59219
010726	Invoice	01/09/2026	Less Lethal Instructors Course		0.00	200.00	
	100-1400-52091	TRAVEL, MEETINGS & TRA...	Less Lethal Instructors Course		200.00		
CINTAS	CINTAS CORPORATION NO. 3		01/09/2026	Regular	0.00	609.66	59220
4254540678	Invoice	01/09/2026	WW/Water Uniforms		0.00	251.21	
	309-0000-52520	MAINTENANCE AGREEM...	WW/Water Uniforms		38.56		
	310-0000-52520	MAINTENANCE AGREEM...	WW/Water Uniforms		212.65		
4255256360	Invoice	01/09/2026	WW/Water Uniforms		0.00	358.45	
	309-0000-52520	MAINTENANCE AGREEM...	WW/Water Uniforms		60.01		
	310-0000-52520	MAINTENANCE AGREEM...	WW/Water Uniforms		298.44		
CISO	CITY OF SOLEDAD		01/09/2026	Regular	0.00	14,686.30	59221
121425	Invoice	01/09/2026	Water Services		0.00	14,686.30	
	100-1200-52400	UTILITIES	Visitor Center		225.41		
	100-1400-52400	UTILITIES	Water/Facilities (PD)		447.70		
	100-1450-52400	UTILITIES	Water/Facilities (Fire)		226.23		
	100-2100-52400	UTILITIES	Water/Parks		4,315.80		
	100-2200-52400	UTILITIES	Community Center		412.05		
	100-8000-52400	UTILITIES	Water/Facilities		843.97		
	410-0000-52400	UTILITIES	Water/Landscaping		2,056.20		
	410-0000-52400	UTILITIES	Water/Sweeper		331.26		
	647-0000-52430	PARK WATER CHARGES	Water/Rancho San Vicente		255.87		
	647-0000-52431	PARKWAY WATER CHARG...	Water/Rancho San Vicente		423.08		
	650-0000-52430	PARK WATER CHARGES	Water/Diamond Ridge		926.32		
	651-0000-52516	LANDSCAPE MAINT. (EAS...	Water/Orchard		4,222.41		

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
NAMTAG	COLLER INDUSTRIES INCORPORATED	01/09/2026	Regular	0.00	15.58	59222

Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount
781293A	Invoice	01/09/2026	Office Supplies - Name Tag	0.00	15.58

Account Number	Account Name	Item Description	Distribution Amount
100-2400-52040	OFFICE SUPPLIES	Office Supplies - Name Tag	15.58

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
CED	CONSOLIDATED ELECTRICAL DISTRIBUTORS, INC	01/09/2026	Regular	0.00	270.94	59223

Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount
6669-1027497	Invoice	01/09/2026	Grinder Shop	0.00	270.94

Account Number	Account Name	Item Description	Distribution Amount
310-0000-52051	TOOLS & MINOR EQUIPM...	Grinder Shop	270.94

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
COMOSH	COUNTY OF MONTEREY SHERIFF-CORONER	01/09/2026	Regular	0.00	12,490.29	59224

Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount
3208	Invoice	01/09/2026	CJIS - July-Sept	0.00	12,490.29

Account Number	Account Name	Item Description	Distribution Amount
100-1400-52520	MAINTENANCE AGREEM...	CJIS - July-Sept	12,490.29

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
CSG CO	CSG CONSULTANTS, INC.	01/09/2026	Regular	0.00	7,280.00	59225

Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount
64231	Invoice	01/09/2026	CSG Consultants	0.00	525.00
64255	Invoice	01/09/2026	CSG Consultants	0.00	6,755.00

Account Number	Account Name	Item Description	Distribution Amount
100-1250-52200	PROFESSIONAL SERVICES...	CSG Consultants	525.00
100-1250-52200	PROFESSIONAL SERVICES...	CSG Consultants	6,755.00

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
GUERR	DAMIAN GUERRERO	01/09/2026	Regular	0.00	17,000.00	59226

Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount
329	Invoice	01/09/2026	Orchard Lane	0.00	3,500.00
330	Invoice	01/09/2026	Monthly Maint.	0.00	1,500.00
331	Invoice	01/09/2026	Serra Bioswell	0.00	1,750.00
332	Invoice	01/09/2026	Serra Cul de Sac	0.00	250.00
333	Invoice	01/09/2026	Davalos Bioswell	0.00	1,750.00
334	Invoice	01/09/2026	Monthly Maint.	0.00	1,750.00
335	Invoice	01/09/2026	Orchard Park Maint.	0.00	4,000.00
336	Invoice	01/09/2026	Monthly Maint.	0.00	2,500.00

Account Number	Account Name	Item Description	Distribution Amount
650-0000-52519	MAINTENANCE	Orchard Lane	3,500.00
647-0000-52522	PARK MAINTENANCE	Monthly Maint.	1,500.00
651-0000-52516	LANDSCAPE MAINT. (EAS...	Serra Bioswell	1,750.00
651-0000-52516	LANDSCAPE MAINT. (EAS...	Serra Cul de Sac	250.00
651-0000-52516	LANDSCAPE MAINT. (EAS...	Davalos Bioswell	1,750.00
651-0000-52516	LANDSCAPE MAINT. (EAS...	Monthly Maint.	1,750.00
651-0000-52522	PARK MAINTENANCE	Orchard Park Maint.	4,000.00
647-0000-52530	STREET LANDSCAPING	Monthly Maint.	2,500.00

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
DATASU	DATA SUPPORT CO	01/09/2026	Regular	0.00	415.00	59227

Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount
127451	Invoice	01/09/2026	Calibration IR120	0.00	415.00

Account Number	Account Name	Item Description	Distribution Amount
310-0000-52520	MAINTENANCE AGREEM...	Calibration IR120	415.00

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
DATA	DATAFLOW BUSINESS SYSTEMS, INC.	01/09/2026	Regular	0.00	303.15	59228

Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount
441817	Invoice	01/09/2026	Copier - CH	0.00	303.15

Account Number	Account Name	Item Description	Distribution Amount
100-8000-52520	MAINTENANCE AGREEM...	Copier - CH	303.15

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
DEPJUS	DEPARTMENT OF JUSTICE-STATE OF CA.	01/09/2026	Regular	0.00	326.00	59229

Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount
010307	Invoice	01/09/2026	HR Public Works	0.00	326.00

Account Number	Account Name	Item Description	Distribution Amount
100-1310-52110	RECRUITMENT & ADVERT...	HR	32.00
100-1400-52200	PROFESSIONAL SERVICES...	Peddler & PD	230.00
213-0000-52200	PROFESSIONAL SERVICES...	Public Works	64.00

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
EASTECH	EASTECH FLOW CONTROLS, INC	01/09/2026	Regular	0.00	505.22	59230

Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount
1450	Invoice	01/09/2026	Spare Parts - Sewer Watch Monitors	0.00	505.22

Account Number	Account Name	Item Description	Distribution Amount
310-0000-52134	COLLECTION SYSTEM MA...	Spare Parts - Sewer Watch Moni...	505.22

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
EDGES	EDGES ELECTRICAL GROUP, LLC	01/09/2026	Regular	0.00	36,831.45	59231

Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount
S6537544.001	Invoice	01/09/2026	Electrical - New Metal	0.00	7,913.12
S6537544.002	Invoice	01/09/2026	Electrical - New Metal Building	0.00	1,308.53
S6609410.001	Invoice	01/09/2026	Electrical - New Metal Building	0.00	5,976.42
S6609410.002	Invoice	01/09/2026	Electrical - New Metal Building	0.00	169.05
S6614537.001	Invoice	01/09/2026	ERF - Services for Electrical	0.00	2,106.10
S6614537.003	Credit Memo	01/09/2026	ERF - Services	0.00	-455.12
S6615193.001	Invoice	01/09/2026	ERF - Services for Electrical	0.00	6,369.87
S6615193.002	Invoice	01/09/2026	ERF - Services for Electrical	0.00	1,692.91
S6618202.001	Invoice	01/09/2026	ERF - Services for Electrical	0.00	1,084.80
SS6614537.002	Invoice	01/09/2026	ERF - Services	0.00	10,665.77

Account Number	Account Name	Item Description	Distribution Amount
310-0000-57000	CAPITAL OUTLAY - IMPR...	Electrical - New Metal	7,913.12
310-0000-57000	CAPITAL OUTLAY - IMPR...	Electrical - New Metal Building	1,308.53
310-0000-57000	CAPITAL OUTLAY - IMPR...	Electrical - New Metal Building	5,976.42
310-0000-57000	CAPITAL OUTLAY - IMPR...	Electrical - New Metal Building	169.05
121-0000-52200	PROFESSIONAL SERVICES...	ERF - Services for Electrical	2,106.10
121-0000-52200	PROFESSIONAL SERVICES...	ERF - Services	-455.12
121-0000-52200	PROFESSIONAL SERVICES...	ERF - Services for Electrical	6,369.87
121-0000-52200	PROFESSIONAL SERVICES...	ERF - Services for Electrical	1,692.91
121-0000-52200	PROFESSIONAL SERVICES...	ERF - Services for Electrical	1,084.80
121-0000-52200	PROFESSIONAL SERVICES...	ERF - Services	10,665.77

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
ESTRADAE	EMANUEL ESTRADA	01/09/2026	Regular	0.00	440.00	59232

Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount
010726	Invoice	01/09/2026	Field Training	0.00	440.00

Account Number	Account Name	Item Description	Distribution Amount
100-1400-52091	TRAVEL, MEETINGS & TRA...	Field Training	440.00

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
EMBLEMS	EMBLEMS, INC	01/09/2026	Regular	0.00	2,006.00	59233

Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount
50652	Invoice	01/09/2026	Patches	0.00	2,006.00

Account Number	Account Name	Item Description	Distribution Amount
100-1400-52048	UNIFORM PURCHASE	Patches	2,006.00

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
LEONEN	ENRIQUE LEON	01/09/2026	Regular	0.00	107.13	59234

Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount
121825	Invoice	01/09/2026	Reimbursement - Kidder Lot Split	0.00	107.13

Account Number	Account Name	Item Description	Distribution Amount
120-0000-52200	PROFESSIONAL SERVICES...	Reimbursement - Kidder Lot Split	107.13

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
EVERBA	EVERBANK, N.A.	01/09/2026	Regular	0.00	486.26	59235

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
10572390	Invoice	01/09/2026	Copy Machine Lease		0.00	329.78	
	100-1400-52230	LEASE CONTRACTS	Copy Machine Lease		329.78		
10590134	Invoice	01/09/2026	Copier - CH		0.00	156.48	
	100-8000-52230	LEASE CONTRACTS	Copier - CH		156.48		
FEDPAS	FEDEX		01/09/2026	Regular	0.00	36.45	59236
9-076-42553	Invoice	01/09/2026	Shipping - Data Support		0.00	33.17	
	310-0000-52042	POSTAGE, SHIPPING & FR...	Shipping - Data Support		33.17		
9-710-07722	Invoice	01/09/2026	Shipping - Charges		0.00	3.28	
	310-0000-52042	POSTAGE, SHIPPING & FR...	Shipping - Charges		3.28		
FLSMIDTH	FLSDIDTH INC		01/09/2026	Regular	0.00	71.01	59237
INV-US2-000017...	Invoice	01/09/2026	Apex - Vortex		0.00	71.01	
	310-0000-52525	REPAIRS & MAINTENANCE..	Apex - Vortex		71.01		
FRONTI	FRONTIER PERFORMANCE LUBRICANTS		01/09/2026	Regular	0.00	3,053.49	59238
MRE3658270	Invoice	01/09/2026	Gear Oil - Shop		0.00	3,053.49	
	310-0000-52525	REPAIRS & MAINTENANCE..	Gear Oil - Shop		3,053.49		
GANNET	GANNET CALIFORNIA LOCALIQ		01/09/2026	Regular	0.00	716.20	59239
0007359824	Invoice	01/09/2026	Publishings Parcel		0.00	716.20	
	100-1200-52030	ORDINANCE & PUBLISHI...	Publishings Parcel B		390.20		
	100-1200-52030	ORDINANCE & PUBLISHI...	Publishings		326.00		
GRAINE	GRAINGER		01/09/2026	Regular	0.00	362.80	59240
9751691768	Invoice	01/09/2026	ERF Camp Safety Signs		0.00	36.69	
	121-0000-52525	REPAIRS & MAINTENANCE..	ERF Camp Safety Signs		36.69		
9756370608	Invoice	01/09/2026	Temperature Controller - Wells		0.00	10.94	
	309-0000-52051	TOOLS & MINOR EQUIPM...	Temperature Controller - Wells		10.94		
9756737020	Invoice	01/09/2026	UV Station - Grease Tubes		0.00	315.17	
	310-0000-52051	TOOLS & MINOR EQUIPM...	UV Station - Grease Tubes		315.17		
HACH C	HACH COMPANY		01/09/2026	Regular	0.00	1,837.70	59241
14808774	Invoice	01/09/2026	PH Probe Well #9		0.00	1,837.70	
	309-0000-52533	WELL MAINTENANCE PR...	PH Probe Well #9		1,837.70		
HDL CO	HINDERLITER, DE LLAMAS & ASSOCIATES		01/09/2026	Regular	0.00	600.00	59242
SIN057437	Invoice	01/09/2026	Tut Admin Fees Oct-Dec 2025		0.00	600.00	
	100-8000-52200	PROFESSIONAL SERVICES...	Tut Admin Fees Oct-Dec 2025		600.00		
HOMEDE	HOME DEPOT CREDIT SERVICES		01/09/2026	Regular	0.00	790.90	59243

Vendor Number / Payable #	Vendor Name / Payable Type / Account Number	Post Date / Account Name	Payment Date / Payable Description / Item Description	Payment Type	Discount Amount / Discount Amount / Distribution Amount	Payment Amount / Payable Amount	Number
122125	Invoice	01/09/2026	Credit Card Purchases		0.00	790.90	
	100-2100-52052	SAFETY EQUIPMENT	Safety Cones		37.37		
	100-2100-52052	SAFETY EQUIPMENT	Hand Warmers		24.48		
	100-2100-52052	SAFETY EQUIPMENT	Pick Up Tool		72.11		
	100-2100-52525	REPAIRS & MAINTENANCE..	Christmas Ornaments		257.70		
	310-0000-52051	TOOLS & MINOR EQUIPM...	Sewage Pump		312.16		
	310-0000-52525	REPAIRS & MAINTENANCE..	Calcium Remover		53.88		
	310-0000-52525	REPAIRS & MAINTENANCE..	Hooks		33.20		
HZELEC	HZ ELECTRIC		01/09/2026	Regular	0.00	39,255.00	59244
899	Invoice	01/09/2026	ERF - Services HZ Electric		0.00	39,255.00	
	121-0000-52200	PROFESSIONAL SERVICES...	ERF - Services HZ Electric		39,255.00		
GISPLU	ISMAEL GONZALEZ		01/09/2026	Regular	0.00	260.00	59245
7044	Invoice	01/09/2026	Plumbing Issues		0.00	260.00	
	100-1400-52518	FACILITIES EXPENSE	Plumbing Issues		260.00		
JAV la	J.A.V. Language Solutions LLC		01/09/2026	Regular	0.00	4,268.00	59246
24-1611	Invoice	06/30/2025	Translation		0.00	720.00	
	100-1000-52200	PROFESSIONAL SERVICES...	Translation		720.00		
25-0029	Invoice	06/30/2025	Translation - Know Your Rights		0.00	419.80	
	100-1000-52200	PROFESSIONAL SERVICES...	Translation - Know Your Rights		419.80		
25-0051	Invoice	06/30/2025	Translation		0.00	450.00	
	100-1000-52200	PROFESSIONAL SERVICES...	Translation		450.00		
25-0564	Invoice	01/09/2026	Translation		0.00	439.80	
	100-2200-52200	PROFESSIONAL SERVICES...	Translation		439.80		
25-0581	Invoice	01/09/2026	Translation		0.00	630.00	
	100-1000-52200	PROFESSIONAL SERVICES...	Translation		630.00		
25-0625	Invoice	01/09/2026	Translation		0.00	450.00	
	100-1000-52200	PROFESSIONAL SERVICES...	Translation		450.00		
25-0631	Invoice	01/09/2026	Translation		0.00	438.40	
	100-1200-52200	PROFESSIONAL SERVICES...	Translation		438.40		
25-0662	Invoice	01/09/2026	Translation		0.00	720.00	
	100-1000-52200	PROFESSIONAL SERVICES...	Translation		720.00		
REYTIR	JESUS REYES		01/09/2026	Regular	0.00	95.00	59247
014888	Invoice	01/09/2026	Roter Resurface		0.00	95.00	
	100-1400-52080	FLEET SERVICES	Roter Resurface		95.00		
JIMETI	JIMENEZ TIRE SERVICE, INC.		01/09/2026	Regular	0.00	2,652.09	59248
10475	Invoice	01/09/2026	New Tires - PW 8		0.00	879.83	
	310-0000-52080	FLEET SERVICES	New Tires - PW 8		879.83		
10476	Invoice	01/09/2026	New Tires - PW 5		0.00	936.13	
	309-0000-52080	FLEET SERVICES	New Tires - PW 5		936.13		
10490	Invoice	01/09/2026	New Tires - PW 4		0.00	836.13	

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
	309-0000-52080 FLEET SERVICES		New Tires - PW 4		836.13	
KSB	KSB, INC.	01/09/2026	Regular	0.00	2,245.00	59249
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
I20000040350	Invoice	01/09/2026	Fuzzy Filter Motor Bearings	0.00	2,245.00	
	310-0000-52525	REPAIRS & MAINTENANCE..	Fuzzy Filter Motor Bearings		2,245.00	
NORCA	KYLE UMIDON	01/09/2026	Regular	0.00	6,127.91	59250
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
6142	Invoice	01/09/2026	Chief's Vehicle	0.00	6,127.91	
	100-1400-52080	FLEET SERVICES	Chief's Vehicle		6,127.91	
LASVIVIENDAS	LAS VIVIENDAS, INC	01/09/2026	Regular	0.00	151.35	59251
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
010126	Invoice	01/09/2026	Workforce Housing	0.00	151.35	
	100-1200-52400	UTILITIES	Workforce Housing		151.35	
LAWPRO	LAWSON PRODUCTS	01/09/2026	Regular	0.00	503.62	59252
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
9313099731	Invoice	01/09/2026	Gloves Restock	0.00	213.50	
	310-0000-52052	SAFETY EQUIPMENT	Gloves Restock		213.50	
9313104071	Invoice	01/09/2026	Gloves - Shop Restock	0.00	290.12	
	310-0000-52052	SAFETY EQUIPMENT	Gloves - Shop Restock		290.12	
DIAZ-NARANJO	LIZZET DIAZ-NARANJO	01/09/2026	Regular	0.00	60.00	59253
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
012726	Invoice	01/09/2026	Gang Trends Training	0.00	60.00	
	100-1400-52091	TRAVEL, MEETINGS & TRA..	Gang Trends Training		60.00	
MAVERICK	MAVERICK DATA SYSTEMS	01/09/2026	Regular	0.00	1,250.00	59254
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
631	Invoice	01/09/2026	Warrant Builder Sub.	0.00	1,250.00	
	100-1400-52015	SUBSCRIPTIONS	Warrant Builder Sub.		1,250.00	
WILDHORSE	M-K-S DODSON INC	01/09/2026	Regular	0.00	100.00	59255
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
I022153	Invoice	01/09/2026	Encampment Diesel	0.00	100.00	
	121-0000-52200	PROFESSIONAL SERVICES...	Encampment Diesel		100.00	
MOBAAN	MONTEREY BAY ANALYTICAL SERVICES	01/09/2026	Regular	0.00	1,027.60	59256
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
2511SOL-DW	Invoice	01/09/2026	MBAS Water Sampling	0.00	735.60	
	309-0000-52053	LAB ANALYSIS & TESTING	MBAS Water Sampling		735.60	
260101_004	Invoice	01/09/2026	Daily UV - WW Daily UV - WW 1/1/26	0.00	146.00	
	310-0000-52053	LAB ANALYSIS & TESTING	Daily UV - WW 1/1/26		146.00	
260102_017	Invoice	01/09/2026	Daily UV - WW 1/2/26	0.00	146.00	
	310-0000-52053	LAB ANALYSIS & TESTING	Daily UV - WW 1/2/26		146.00	
MOORET	MOORETWINING ASSOCIATES, INC	01/09/2026	Regular	0.00	3,395.90	59257

Vendor Number / Payable #	Vendor Name / Payable Type / Account Number	Post Date	Payable Description / Account Name	Payment Date / Item Description	Payment Type	Discount Amount / Distribution Amount	Payable Amount	Payment Amount	Number
00068269	Invoice	01/09/2026	ERF Services			0.00	3,395.90		
	121-0000-52200		PROFESSIONAL SERVICES...	ERF Services			3,395.90		
MOTEL6	MOTEL 6			01/09/2026	Regular	0.00		2,687.84	59258
9436ACR327	Invoice	01/09/2026	Services During Rain			0.00	335.98		
	121-0000-52200		PROFESSIONAL SERVICES...	Services During Rain			335.98		
9436ACR329	Invoice	01/09/2026	Services During Rain			0.00	335.98		
	121-0000-52200		PROFESSIONAL SERVICES...	Services During Rain			335.98		
9436ACR335	Invoice	01/09/2026	Services During Rain			0.00	335.98		
	121-0000-52200		PROFESSIONAL SERVICES...	Services During Rain			335.98		
9436ACR338	Invoice	01/09/2026	Services During Rain			0.00	335.98		
	121-0000-52200		PROFESSIONAL SERVICES...	Services During Rain			335.98		
9436ACR340	Invoice	01/09/2026	Services During Rain			0.00	335.98		
	121-0000-52200		PROFESSIONAL SERVICES...	Services During Rain			335.98		
9436ACR342	Invoice	01/09/2026	Services During Rain			0.00	335.98		
	121-0000-52200		PROFESSIONAL SERVICES...	Services During Rain			335.98		
9436ACR344	Invoice	01/09/2026	Services During Rain			0.00	335.98		
	121-0000-52200		PROFESSIONAL SERVICES...	Services During Rain			335.98		
9436ACR346	Invoice	01/09/2026	Services During Rain			0.00	335.98		
	121-0000-52200		PROFESSIONAL SERVICES...	Services During Rain			335.98		
MPEXPR	MP EXPRESS, INC.			01/09/2026	Regular	0.00		817.08	59259
80472	Invoice	01/09/2026	Forms - 5150			0.00	817.08		
	100-1400-52200		PROFESSIONAL SERVICES...	Forms - 5150			817.08		
NATIONALTRAIN	NATIONAL TRAINING CONCEPTS, INC			01/09/2026	Regular	0.00		405.00	59260
26-033	Invoice	01/09/2026	Training			0.00	405.00		
	100-1400-52091		TRAVEL, MEETINGS & TRA...	Training			405.00		
NEWPIG	NEW PIG CORPORATION			01/09/2026	Regular	0.00		384.30	59261
4474482-00	Invoice	01/09/2026	Oil Absorbent Pads			0.00	384.30		
	310-0000-52051		TOOLS & MINOR EQUIPM...	Oil Absorbent Pads			384.30		
OREAUT	O'REILLY AUTO PARTS			01/09/2026	Regular	0.00		526.37	59262
3566-279989	Invoice	01/09/2026	Gear Oil			0.00	62.24		
	310-0000-52134		COLLECTION SYSTEM MA...	Gear Oil			62.24		
3566-279990	Invoice	01/09/2026	Shop Tools Restock			0.00	35.48		
	310-0000-52051		TOOLS & MINOR EQUIPM...	Shop Tools Restock			35.48		
3566-280088	Credit Memo	01/09/2026	Core Return			0.00	-44.00		
	309-0000-52533		WELL MAINTENANCE PR...	Core Return			-44.00		
3566-280597	Invoice	01/09/2026	W4 Oil Filter Adapter			0.00	324.53		
	309-0000-52080		FLEET SERVICES	W4 Oil Filter Adapter			324.53		
3566-280649	Invoice	01/09/2026	Wiper Fluid + Supplies			0.00	31.20		
	310-0000-52051		TOOLS & MINOR EQUIPM...	Wiper Fluid + Supplies			31.20		
3566-280658	Invoice	01/09/2026	W4 Leak Repairs			0.00	11.97		

Vendor Number	Vendor Name		Payment Date	Payment Type	Discount Amount	Payment Amount	Number
	309-0000-52080	FLEET SERVICES		W4 Leak Repairs		11.97	
3566-281207	Invoice	01/09/2026	Band Clamp Unit 56		0.00	39.42	
	100-1400-52080	FLEET SERVICES		Band Clamp Unit 56		39.42	
3566-281210	Invoice	01/09/2026	Oil		0.00	65.53	
	310-0000-52525	REPAIRS & MAINTENANCE..		Oil		65.53	
P.G.E.	PACIFIC GAS & ELECTRIC		01/09/2026	Regular	0.00	13,653.93	59263
Payable #	**Payable Type**	**Post Date**	**Payable Description**		**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**		**Item Description**	**Distribution Amount**		
121625	Invoice	01/09/2026	Parks Facilities Streets		0.00	6,892.36	
	100-2100-52400	UTILITIES		Parks		537.26	
	100-8000-52400	UTILITIES		Facilities		6,211.28	
	410-0000-52400	UTILITIES		Streets		143.82	
121925	Invoice	01/09/2026	Lights, Fire Dept, Rusconi		0.00	3,341.69	
	100-1450-52400	UTILITIES		Fire Dept		725.27	
	410-0000-52400	UTILITIES		Lights		2,155.30	
	651-0000-52400	UTILITIES		Rusconi		461.12	
122325	Invoice	01/09/2026	Community Center		0.00	3,419.88	
	100-2200-52400	UTILITIES		Community Center		3,419.88	
PENINS	PENINSULA WELDING & MEDICAL SUPPLY, INC.		01/09/2026	Regular	0.00	132.00	59264
Payable #	**Payable Type**	**Post Date**	**Payable Description**		**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**		**Item Description**	**Distribution Amount**		
290881	Invoice	01/09/2026	Cylinder Tanks		0.00	132.00	
	310-0000-52525	REPAIRS & MAINTENANCE..		Cylinder Tanks		132.00	
PURPOW	PITNEY BOWES BANK INC PURCHASE POWER		01/09/2026	Regular	0.00	1,012.70	59265
Payable #	**Payable Type**	**Post Date**	**Payable Description**		**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**		**Item Description**	**Distribution Amount**		
121125	Invoice	01/09/2026	Non Dept - Offices Supplier		0.00	1,012.70	
	100-8000-52040	OFFICE SUPPLIES		Non Dept - Offices Supplier		1,012.70	
QUICOM	QUINN COMPANY		01/09/2026	Regular	0.00	5,248.38	59266
Payable #	**Payable Type**	**Post Date**	**Payable Description**		**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**		**Item Description**	**Distribution Amount**		
33437803	Invoice	01/09/2026	Encampment Supply		0.00	2,815.59	
	121-0000-52525	REPAIRS & MAINTENANCE..		Encampment Supply		2,815.59	
WON20015458	Invoice	01/09/2026	Generator Repair		0.00	2,432.79	
	100-1400-52518	FACILITIES EXPENSE		Generator Repair		2,432.79	
TERMIN	RENTOKIL NORTH AMERICA INC		01/09/2026	Regular	0.00	165.73	59267
Payable #	**Payable Type**	**Post Date**	**Payable Description**		**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**		**Item Description**	**Distribution Amount**		
466812201	Invoice	01/09/2026	Pest Control City Hall		0.00	110.73	
	100-8000-52520	MAINTENANCE AGREEM...		Pest Control City Hall		110.73	
466821460	Invoice	01/09/2026	Pest Control - Corp Yard		0.00	55.00	
	100-2100-52520	MAINTENANCE AGREEM...		Pest Control - Corp Yard		55.00	
SALINA	S & L INVESTMENTS		01/09/2026	Regular	0.00	679.78	59268
Payable #	**Payable Type**	**Post Date**	**Payable Description**		**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**		**Item Description**	**Distribution Amount**		
1146	Invoice	01/09/2026	Novelo's Uniforms		0.00	155.99	
	100-1400-52048	UNIFORM PURCHASE		Novelo's Uniforms		155.99	
1153	Invoice	01/09/2026	Jacket		0.00	523.79	
	100-1400-52048	UNIFORM PURCHASE		Jacket		523.79	
MEDCLE	SANDRA LOPEZ MEDINA		01/09/2026	Regular	0.00	4,950.00	59269

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**		
02000	Invoice	01/09/2026	Encampment Cleaning Services		0.00	4,950.00	
	121-0000-52200		PROFESSIONAL SERVICES...	Encampment Cleaning Services	4,950.00		
SCHWHE	SCHAAF & WHEELER		01/09/2026	Regular	0.00	3,167.50	59270
Payable #	**Payable Type**	**Post Date**	**Payable Description**		**Discount Amount**	**Payable Amount**	
	Account Number		**Account Name**	**Item Description**	**Distribution Amount**		
42377	Invoice	01/09/2026	Storm Drain Master Plan		0.00	3,167.50	
	310-0000-52200		PROFESSIONAL SERVICES...	Storm Drain Master Plan	3,167.50		
SOLTRU	SOLEDAD TRUE VALUE		01/09/2026	Regular	0.00	7.09	59271
Payable #	**Payable Type**	**Post Date**	**Payable Description**		**Discount Amount**	**Payable Amount**	
	Account Number		**Account Name**	**Item Description**	**Distribution Amount**		
367804	Invoice	01/09/2026	Battery		0.00	7.09	
	310-0000-52051		TOOLS & MINOR EQUIPM...	Battery	7.09		
STAPLE	STAPLES BUSINESS CREDIT		01/09/2026	Regular	0.00	59.28	59272
Payable #	**Payable Type**	**Post Date**	**Payable Description**		**Discount Amount**	**Payable Amount**	
	Account Number		**Account Name**	**Item Description**	**Distribution Amount**		
6051250962	Invoice	01/09/2026	Office Supplies		0.00	59.28	
	309-0000-52040		OFFICE SUPPLIES	Office Supplies	29.64		
	310-0000-52040		OFFICE SUPPLIES	Office Supplies	29.64		
STWAB	STATE WATER RESOURCE CONTROL BOARD		01/09/2026	Regular	0.00	105.00	59273
Payable #	**Payable Type**	**Post Date**	**Payable Description**		**Discount Amount**	**Payable Amount**	
	Account Number		**Account Name**	**Item Description**	**Distribution Amount**		
010726	Invoice	01/09/2026	Grade 4 - Renewal Certification M. A.		0.00	105.00	
	309-0000-52091		TRAVEL, MEETINGS & TRA...	Grade 4 - Renewal Certification...	105.00		
SYNAGRO	SYNAGRO - WWT, INC		01/09/2026	Regular	0.00	11,802.26	59274
Payable #	**Payable Type**	**Post Date**	**Payable Description**		**Discount Amount**	**Payable Amount**	
	Account Number		**Account Name**	**Item Description**	**Distribution Amount**		
62750	Invoice	01/09/2026	Waste Water Biosolids Magnt. Serv.		0.00	11,802.26	
	310-0000-52526		SLUDGE DISPOSAL	Waste Water Biosolids Magnt. S...	11,802.26		
TL ENG	TL ENGINEERING		01/09/2026	Regular	0.00	4,380.00	59275
Payable #	**Payable Type**	**Post Date**	**Payable Description**		**Discount Amount**	**Payable Amount**	
	Account Number		**Account Name**	**Item Description**	**Distribution Amount**		
1813	Invoice	01/09/2026	City Wide Striping		0.00	4,380.00	
	412-0000-52200		PROFESSIONAL SERVICES...	City Wide Striping	4,380.00		
TMOBIL	T-MOBILE USA, INC		01/09/2026	Regular	0.00	1,432.11	59276
Payable #	**Payable Type**	**Post Date**	**Payable Description**		**Discount Amount**	**Payable Amount**	
	Account Number		**Account Name**	**Item Description**	**Distribution Amount**		
122125B	Invoice	01/09/2026	Cell Phones		0.00	1,432.11	
	100-1400-52415		CELLULAR PHONE	Admin/Parks Cell	31.94		
	100-1500-52415		CELLULAR PHONE	Admin/Parks Cell	33.77		
	100-2100-52415		CELLULAR PHONE	Admin/Parks Cell	212.39		
	309-0000-52415		CELLULAR PHONE	Water Dept. Cell	256.01		
	309-0000-52415		CELLULAR PHONE	Admin/Parks Cell	29.36		
	310-0000-52415		CELLULAR PHONE	WWTP Dept. Cell	674.94		
	310-0000-52415		CELLULAR PHONE	Admin/Parks Cell	29.36		
	311-0000-52415		CELLULAR PHONE	Admin/Parks Cell	9.70		
	312-0000-52415		CELLULAR PHONE	Admin/Parks Cell	36.77		
	410-0000-52415		CELLULAR PHONE	Admin/Parks Cell	117.87		
TMOBIL	T-MOBILE USA, INC		01/09/2026	Regular	0.00	1,807.82	59277

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**		
122125	Invoice	01/09/2026	ERF Cell Phones		0.00	1,807.82	
	121-0000-52200		PROFESSIONAL SERVICES...	ERF Cell Phones	1,807.82		
TRICIT	TRI-CITIES DISPOSAL AND RECYCLING, INC.		01/09/2026	Regular	0.00	197,996.73	59278
Payable #	**Payable Type**	**Post Date**	**Payable Description**		**Discount Amount**	**Payable Amount**	
	Account Number		**Account Name**	**Item Description**	**Distribution Amount**		
0001182518	Invoice	01/09/2026	Corp Yard Landfill Fees		0.00	2,991.21	
	410-0000-52531		STREET MAINTENANCE	Corp Yard Landfill Fees	2,363.06		
	647-0000-52532		STREET SWEEPING	Corp Yard Landfill Fees	59.82		
	649-0000-52532		STREET SWEEPING	Corp Yard Landfill Fees	179.47		
	651-0000-52532		STREET SWEEPING	Corp Yard Landfill Fees	388.86		
2025-12	Invoice	01/09/2026	Garbage Fees - Dec 2025		0.00	195,005.52	
	311-0000-52230		LEASE CONTRACTS	Garbage Fees - Dec 2025	195,005.52		
TRICON	TRI-COUNTY FIRE PROTECTION, INC.		01/09/2026	Regular	0.00	393.30	59279
Payable #	**Payable Type**	**Post Date**	**Payable Description**		**Discount Amount**	**Payable Amount**	
	Account Number		**Account Name**	**Item Description**	**Distribution Amount**		
66404	Invoice	01/09/2026	Fire Extinguishers		0.00	393.30	
	310-0000-52518		FACILITIES EXPENSE	Fire Extinguishers	393.30		
USBANK	U.S. BANK		01/09/2026	Regular	0.00	2,300.00	59280
Payable #	**Payable Type**	**Post Date**	**Payable Description**		**Discount Amount**	**Payable Amount**	
	Account Number		**Account Name**	**Item Description**	**Distribution Amount**		
8011174	Invoice	01/09/2026	Bond Admin Fees		0.00	2,300.00	
	100-8000-52200		PROFESSIONAL SERVICES...	Bond Admin Fees	2,300.00		
VOYAG	US BANK VOYAGER FLEET SYSTEMS, INC.		01/09/2026	Regular	0.00	11,993.12	59281
Payable #	**Payable Type**	**Post Date**	**Payable Description**		**Discount Amount**	**Payable Amount**	
	Account Number		**Account Name**	**Item Description**	**Distribution Amount**		
8691428362552	Invoice	01/09/2026	Fuel		0.00	11,993.12	
	100-1250-52085		FUEL	Econ Dev Dept.	48.05		
	100-1400-52085		FUEL	PD Fuel	5,044.94		
	100-1400-52085		FUEL	PW Units	280.84		
	100-1450-52085		FUEL	Fire Dept. Fuel	1,006.87		
	100-2100-52085		FUEL	PW Units	1,184.41		
	100-2100-52085		FUEL	PW Units	58.03		
	100-2200-52085		FUEL	Rec Van	40.84		
	100-8000-52080		FLEET SERVICES	Multi Use	325.36		
	309-0000-52085		FUEL	Water Fuel	1,652.20		
	310-0000-52085		FUEL	WWTP Fuel	1,520.77		
	311-0000-52085		FUEL	PW Units	17.64		
	312-0000-52085		FUEL	PW Units	201.02		
	410-0000-52085		FUEL	PW Units	612.15		
UTILTE	UTILITY TELECOM GROUP, LLC		01/09/2026	Regular	0.00	4,102.10	59282
Payable #	**Payable Type**	**Post Date**	**Payable Description**		**Discount Amount**	**Payable Amount**	
	Account Number		**Account Name**	**Item Description**	**Distribution Amount**		
90239000000025...	Invoice	01/09/2026	City Phones		0.00	4,102.10	
	100-8000-52410		TELEPHONE/DATA/PAGER	City Phones	4,102.10		
VEOLIA	VEOLIA WATER TECHNOLOGIES CANADA INC		01/09/2026	Regular	0.00	11,129.40	59283
Payable #	**Payable Type**	**Post Date**	**Payable Description**		**Discount Amount**	**Payable Amount**	
	Account Number		**Account Name**	**Item Description**	**Distribution Amount**		
25005295 RI 050...	Invoice	01/09/2026	Spare Brush for Escalators		0.00	6,743.15	
	310-0000-57000		CAPITAL OUTLAY - IMPR...	Spare Brush for Escalators	6,743.15		
25005300 RI 050...	Invoice	01/09/2026	Parts for Auger - Grit Machine		0.00	4,386.25	
	310-0000-52525		REPAIRS & MAINTENANCE..	Parts for Auger - Grit Machine	4,386.25		

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
VARCO	VIRGINIA RUBBER CORPORATION	01/09/2026	Regular	0.00	131.74	59284

Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount
616682A	Invoice	01/09/2026	Liquid Dye	0.00	131.74

Account Number	Account Name	Item Description	Distribution Amount
310-0000-52134	COLLECTION SYSTEM MA...	Liquid Dye	131.74

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Z&M EN	Z&M ENTERPRISE, LLC	01/09/2026	Regular	0.00	4,872.76	59285

Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount
1871	Invoice	01/09/2026	UV Station Sensor - Assembly	0.00	4,872.76

Account Number	Account Name	Item Description	Distribution Amount
310-0000-52525	REPAIRS & MAINTENANCE..	UV Station Sensor - Assembly	4,872.76

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
AFLAC	AFLAC HEADQUARTERS	01/09/2026	Regular	0.00	2,310.25	59286

Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount
INV0001106	Invoice	01/09/2026	AFLAC CONTRIBUTION	0.00	946.54
INV0001107	Invoice	01/09/2026	AFLAC CONTRIBUTION	0.00	1,363.71

Account Number	Account Name	Item Description	Distribution Amount
100-0000-21140	AFLAC PAYABLE	AFLAC CONTRIBUTION	263.70
213-0000-21140	AFLAC PAYABLE	AFLAC CONTRIBUTION	1.24
309-0000-21140	AFLAC PAYABLE	AFLAC CONTRIBUTION	184.62
310-0000-21140	AFLAC PAYABLE	AFLAC CONTRIBUTION	474.81
311-0000-21140	AFLAC PAYABLE	AFLAC CONTRIBUTION	15.39
312-0000-21140	AFLAC PAYABLE	AFLAC CONTRIBUTION	4.06
410-0000-21140	AFLAC PAYABLE	AFLAC CONTRIBUTION	2.72
100-0000-21140	AFLAC PAYABLE	AFLAC CONTRIBUTION	655.96
213-0000-21140	AFLAC PAYABLE	AFLAC CONTRIBUTION	0.29
309-0000-21140	AFLAC PAYABLE	AFLAC CONTRIBUTION	175.67
310-0000-21140	AFLAC PAYABLE	AFLAC CONTRIBUTION	499.56
311-0000-21140	AFLAC PAYABLE	AFLAC CONTRIBUTION	21.65
312-0000-21140	AFLAC PAYABLE	AFLAC CONTRIBUTION	3.77
410-0000-21140	AFLAC PAYABLE	AFLAC CONTRIBUTION	6.81

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
CALIFS	CALIFORNIA STATE DISBURSEMENT UNIT	01/09/2026	Regular	0.00	725.07	59287

Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount
INV0001110	Invoice	01/09/2026	CHILD SUPPORT CONTRIBUTION	0.00	725.07

Account Number	Account Name	Item Description	Distribution Amount
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

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
COMM F	COMMUNITY FOUNDATION FOR MONTEREY CC	01/09/2026	Regular	0.00	160.00	59288

Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount
INV0001109	Invoice	01/09/2026	CAPITAL CAMPAIGN DONATION	0.00	160.00

Account Number	Account Name	Item Description	Distribution Amount
100-0000-21195	MISC. PAYROLL DEDUCTI...	CAPITAL CAMPAIGN DONATION	124.38
309-0000-21195	MISC. PAYROLL DEDUCTI...	CAPITAL CAMPAIGN DONATION	14.26
310-0000-21195	MISC. PAYROLL DEDUCTI...	CAPITAL CAMPAIGN DONATION	14.26
311-0000-21195	MISC. PAYROLL DEDUCTI...	CAPITAL CAMPAIGN DONATION	7.10

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
VANTAG	MISSION SQUARE-303584	01/09/2026	Regular	0.00	10,741.72	59289

Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount
INV0001105	Invoice	01/09/2026	EMPLOYEE DEDUCTION	0.00	540.32
INV0001111	Invoice	01/09/2026	Directors' 7% Ret. Contr.	0.00	487.02

Account Number	Account Name	Item Description	Distribution Amount
100-0000-21210	ICMA PAYABLE	EMPLOYEE DEDUCTION	170.91
309-0000-21210	ICMA PAYABLE	EMPLOYEE DEDUCTION	58.96
310-0000-21210	ICMA PAYABLE	EMPLOYEE DEDUCTION	287.08
311-0000-21210	ICMA PAYABLE	EMPLOYEE DEDUCTION	20.82
312-0000-21210	ICMA PAYABLE	EMPLOYEE DEDUCTION	2.55
100-0000-21171	PERS	Directors' 7% Ret. Contr.	249.32

Vendor Number	Vendor Name		Payment Date	Payment Type	Discount Amount	Payment Amount	Number
	309-0000-21171	PERS		Directors' 7% Ret. Contr.		95.10	
	310-0000-21171	PERS		Directors' 7% Ret. Contr.		95.10	
	311-0000-21171	PERS		Directors' 7% Ret. Contr.		47.50	
INV0001112	Invoice	01/09/2026	DEFERRED-EMPLOYEE PORTION		0.00	8,080.00	
	100-0000-21145	DEFERRED COMP. PAYAB...		DEFERRED-EMPLOYEE PORTION		3,909.76	
	213-0000-21145	DEFERRED COMP. PAYAB...		DEFERRED-EMPLOYEE PORTION		15.00	
	309-0000-21145	DEFERRED COMP. PAYAB...		DEFERRED-EMPLOYEE PORTION		1,561.53	
	310-0000-21145	DEFERRED COMP. PAYAB...		DEFERRED-EMPLOYEE PORTION		1,912.72	
	311-0000-21145	DEFERRED COMP. PAYAB...		DEFERRED-EMPLOYEE PORTION		208.90	
	312-0000-21145	DEFERRED COMP. PAYAB...		DEFERRED-EMPLOYEE PORTION		132.80	
	410-0000-21145	DEFERRED COMP. PAYAB...		DEFERRED-EMPLOYEE PORTION		339.29	
INV0001113	Invoice	01/09/2026	DEFERRED-EMPLOYEE PORTION		0.00	1,634.38	
	100-0000-21145	DEFERRED COMP. PAYAB...		DEFERRED-EMPLOYEE PORTION		1,634.38	
PRINCI	PRINCIPAL LIFE INSURANCE COMPANY		01/09/2026	Regular	0.00	3,836.15	59290
Payable #	**Payable Type**	**Post Date**	**Payable Description**		**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**		**Item Description**	**Distribution Amount**		
INV0001114	Invoice	01/09/2026	DENTAL INSURANCE		0.00	3,294.08	
	100-0000-21160	MEDICAL INSURANCE PA...		DENTAL INSURANCE		1,840.00	
	213-0000-21160	MEDICAL INSURANCE PA...		DENTAL INSURANCE		4.17	
	309-0000-21160	MEDICAL INSURANCE PA...		DENTAL INSURANCE		446.03	
	310-0000-21160	MEDICAL INSURANCE PA...		DENTAL INSURANCE		858.55	
	311-0000-21160	MEDICAL INSURANCE PA...		DENTAL INSURANCE		39.25	
	312-0000-21160	MEDICAL INSURANCE PA...		DENTAL INSURANCE		34.03	
	410-0000-21160	MEDICAL INSURANCE PA...		DENTAL INSURANCE		72.03	
	531-0000-21160	MEDICAL INSURANCE PA...		DENTAL INSURANCE		0.02	
INV0001135	Invoice	01/09/2026	VISION INSURANCE		0.00	542.07	
	402-0000-48011	CITY EMPLOYEE CONTRIB...		VISION INSURANCE		542.07	
SEIU L	SEIU LOCAL 521		01/09/2026	Regular	0.00	1,419.35	59291
Payable #	**Payable Type**	**Post Date**	**Payable Description**		**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**		**Item Description**	**Distribution Amount**		
INV0001130	Invoice	01/09/2026	EMPLOYEE CONTRIBUTION		0.00	23.00	
	100-0000-21185	SEIU LOCAL 521		EMPLOYEE CONTRIBUTION		9.33	
	309-0000-21185	SEIU LOCAL 521		EMPLOYEE CONTRIBUTION		0.49	
	310-0000-21185	SEIU LOCAL 521		EMPLOYEE CONTRIBUTION		10.49	
	312-0000-21185	SEIU LOCAL 521		EMPLOYEE CONTRIBUTION		0.55	
	410-0000-21185	SEIU LOCAL 521		EMPLOYEE CONTRIBUTION		2.14	
INV0001131	Invoice	01/09/2026	EMPLOYEE CONTRIBUTION		0.00	1,396.35	
	100-0000-21185	SEIU LOCAL 521		EMPLOYEE CONTRIBUTION		508.38	
	213-0000-21185	SEIU LOCAL 521		EMPLOYEE CONTRIBUTION		0.94	
	309-0000-21185	SEIU LOCAL 521		EMPLOYEE CONTRIBUTION		283.26	
	310-0000-21185	SEIU LOCAL 521		EMPLOYEE CONTRIBUTION		552.34	
	311-0000-21185	SEIU LOCAL 521		EMPLOYEE CONTRIBUTION		13.83	
	312-0000-21185	SEIU LOCAL 521		EMPLOYEE CONTRIBUTION		11.07	
	410-0000-21185	SEIU LOCAL 521		EMPLOYEE CONTRIBUTION		26.53	
SPOA	SOLEDAD POLICE OFFICERS ASSOCIATION		01/09/2026	Regular	0.00	840.00	59292
Payable #	**Payable Type**	**Post Date**	**Payable Description**		**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**		**Item Description**	**Distribution Amount**		
INV0001134	Invoice	01/09/2026	POLICE OFFICERS CONTRIBUTIONS		0.00	840.00	
	100-0000-21190	SOLEDAD POLICE OFFICE...		POLICE OFFICERS CONTRIBUTIO...		840.00	
STAEDD	STATE OF CALIFORNIA E.D.D.		01/09/2026	Regular	0.00	14,298.35	59293

Vendor Number / Payable #	Vendor Name / Payable Type / Account Number	Post Date / Account Name	Payment Date / Payable Description / Item Description	Payment Type	Discount Amount / Discount Amount / Distribution Amount	Payment Amount / Payable Amount	Number
INV0001138	Invoice	01/09/2026	STATE TAX W/H		0.00	14,298.35	
100-0000-21130		STATE TAX PAYABLE	STATE TAX W/H			9,610.23	
213-0000-21130		STATE TAX PAYABLE	STATE TAX W/H			13.06	
309-0000-21130		STATE TAX PAYABLE	STATE TAX W/H			1,372.25	
310-0000-21130		STATE TAX PAYABLE	STATE TAX W/H			2,582.96	
311-0000-21130		STATE TAX PAYABLE	STATE TAX W/H			216.22	
312-0000-21130		STATE TAX PAYABLE	STATE TAX W/H			93.08	
410-0000-21130		STATE TAX PAYABLE	STATE TAX W/H			410.35	
531-0000-21130		STATE TAX PAYABLE	STATE TAX W/H			0.20	
STPERS	STATE OF CALIFORNIA PERS		01/09/2026	Regular	0.00	62,602.14	59294
INV0001116	Invoice	01/09/2026	CHIEF & LIEUTENANT		0.00	3,229.46	
100-0000-21171		PERS	CHIEF & LIEUTENANT			3,229.46	
INV0001117	Invoice	01/09/2026	City of Soledad Conf PEPRA		0.00	304.57	
100-0000-21171		PERS	City of Soledad Conf PEPRA			152.34	
309-0000-21171		PERS	City of Soledad Conf PEPRA			60.90	
310-0000-21171		PERS	City of Soledad Conf PEPRA			60.90	
311-0000-21171		PERS	City of Soledad Conf PEPRA			30.43	
INV0001118	Invoice	01/09/2026	EMPLOYEE CONTRIBUTION		0.00	12,020.33	
100-0000-21171		PERS	EMPLOYEE CONTRIBUTION			5,908.02	
122-0000-21171		PERS	EMPLOYEE CONTRIBUTION			64.54	
213-0000-21171		PERS	EMPLOYEE CONTRIBUTION			7.07	
309-0000-21171		PERS	EMPLOYEE CONTRIBUTION			1,408.40	
310-0000-21171		PERS	EMPLOYEE CONTRIBUTION			3,512.11	
311-0000-21171		PERS	EMPLOYEE CONTRIBUTION			252.49	
312-0000-21171		PERS	EMPLOYEE CONTRIBUTION			127.76	
410-0000-21171		PERS	EMPLOYEE CONTRIBUTION			739.58	
531-0000-21171		PERS	EMPLOYEE CONTRIBUTION			0.36	
INV0001119	Invoice	01/09/2026	City of Soledad Regular Empl		0.00	12,658.88	
100-0000-21171		PERS	City of Soledad Regular Empl			6,224.63	
122-0000-21171		PERS	City of Soledad Regular Empl			66.29	
213-0000-21171		PERS	City of Soledad Regular Empl			7.26	
309-0000-21171		PERS	City of Soledad Regular Empl			1,509.18	
310-0000-21171		PERS	City of Soledad Regular Empl			3,669.81	
311-0000-21171		PERS	City of Soledad Regular Empl			290.54	
312-0000-21171		PERS	City of Soledad Regular Empl			131.31	
410-0000-21171		PERS	City of Soledad Regular Empl			759.49	
531-0000-21171		PERS	City of Soledad Regular Empl			0.37	
INV0001120	Invoice	01/09/2026	City of Soledad Police		0.00	9,557.10	
100-0000-21171		PERS	City of Soledad Police			9,557.10	
INV0001121	Invoice	01/09/2026	City of Soledad Conf. Employee		0.00	341.53	
100-0000-21171		PERS	City of Soledad Conf. Employee			174.16	
309-0000-21171		PERS	City of Soledad Conf. Employee			83.72	
310-0000-21171		PERS	City of Soledad Conf. Employee			83.65	
INV0001122	Invoice	01/09/2026	City of Soledad Reg Managers		0.00	592.51	
100-0000-21171		PERS	City of Soledad Reg Managers			159.98	
309-0000-21171		PERS	City of Soledad Reg Managers			148.13	
310-0000-21171		PERS	City of Soledad Reg Managers			148.13	
311-0000-21171		PERS	City of Soledad Reg Managers			59.26	
312-0000-21171		PERS	City of Soledad Reg Managers			29.61	
410-0000-21171		PERS	City of Soledad Reg Managers			47.40	
INV0001123	Invoice	01/09/2026	City of Soledad Managers		0.00	862.52	
100-0000-21171		PERS	City of Soledad Managers			232.88	
309-0000-21171		PERS	City of Soledad Managers			215.63	

Vendor Number	Vendor Name		Payment Date	Payment Type	Discount Amount	Payment Amount	Number
	310-0000-21171	PERS		City of Soledad Managers		215.63	
	311-0000-21171	PERS		City of Soledad Managers		86.25	
	312-0000-21171	PERS		City of Soledad Managers		43.11	
	410-0000-21171	PERS		City of Soledad Managers		69.02	
INV0001124	Invoice	01/09/2026	City of Soledad Police		0.00	1,249.34	
	100-0000-21171	PERS		City of Soledad Police		1,249.34	
INV0001125	Invoice	01/09/2026	City of Soledad Police		0.00	1,043.84	
	100-0000-21171	PERS		City of Soledad Police		1,043.84	
INV0001126	Invoice	01/09/2026	City of Soledad Police		0.00	617.04	
	100-0000-21171	PERS		City of Soledad Police		617.04	
INV0001127	Invoice	01/09/2026	City of Soledad Police		0.00	9,393.18	
	100-0000-21171	PERS		City of Soledad Police		9,393.18	
INV0001128	Invoice	01/09/2026	EMPLOYEE CONTRIBUTION		0.00	4,167.70	
	100-0000-21171	PERS		EMPLOYEE CONTRIBUTION		1,665.35	
	213-0000-21171	PERS		EMPLOYEE CONTRIBUTION		14.27	
	309-0000-21171	PERS		EMPLOYEE CONTRIBUTION		1,011.69	
	310-0000-21171	PERS		EMPLOYEE CONTRIBUTION		958.80	
	311-0000-21171	PERS		EMPLOYEE CONTRIBUTION		68.12	
	312-0000-21171	PERS		EMPLOYEE CONTRIBUTION		126.50	
	410-0000-21171	PERS		EMPLOYEE CONTRIBUTION		322.97	
INV0001129	Invoice	01/09/2026	City of Soledad Regular Empl		0.00	6,564.14	
	100-0000-21171	PERS		City of Soledad Regular Empl		2,677.66	
	213-0000-21171	PERS		City of Soledad Regular Empl		20.77	
	309-0000-21171	PERS		City of Soledad Regular Empl		1,594.51	
	310-0000-21171	PERS		City of Soledad Regular Empl		1,517.58	
	311-0000-21171	PERS		City of Soledad Regular Empl		99.23	
	312-0000-21171	PERS		City of Soledad Regular Empl		184.10	
	410-0000-21171	PERS		City of Soledad Regular Empl		470.29	
	Void		01/09/2026	Regular	0.00	0.00	59295
SUNLIF	SUN LIFE ASSURANCE COMPANY OF CANADA		01/09/2026	Regular	0.00	2,444.49	59296

Payable #	Payable Type	Post Date	Payable Description		Discount Amount	Payable Amount
	Account Number	**Account Name**		**Item Description**	**Distribution Amount**	
INV0001115	Invoice	01/09/2026	LIFE, AD&D, LTD		0.00	1,150.38
	100-0000-21150	INSURANCE PAYABLE		LIFE, AD&D, LTD		680.15
	213-0000-21150	INSURANCE PAYABLE		LIFE, AD&D, LTD		1.12
	309-0000-21150	INSURANCE PAYABLE		LIFE, AD&D, LTD		140.55
	310-0000-21150	INSURANCE PAYABLE		LIFE, AD&D, LTD		239.06
	311-0000-21150	INSUARNCE PAYABLE		LIFE, AD&D, LTD		22.21
	312-0000-21150	INSURANCE PAYABLE		LIFE, AD&D, LTD		14.29
	410-0000-21150	INSURANCE PAYABLE		LIFE, AD&D, LTD		52.98
	531-0000-21150	INSURANCE PAYABLE		LIFE, AD&D, LTD		0.02
INV0001132	Invoice	01/09/2026	LIFE, AD&D, LTD		0.00	970.11
	100-0000-21150	INSURANCE PAYABLE		LIFE, AD&D, LTD		573.25
	213-0000-21150	INSURANCE PAYABLE		LIFE, AD&D, LTD		0.80
	309-0000-21150	INSURANCE PAYABLE		LIFE, AD&D, LTD		114.91
	310-0000-21150	INSURANCE PAYABLE		LIFE, AD&D, LTD		207.21
	311-0000-21150	INSUARNCE PAYABLE		LIFE, AD&D, LTD		15.48
	312-0000-21150	INSURANCE PAYABLE		LIFE, AD&D, LTD		11.63
	410-0000-21150	INSURANCE PAYABLE		LIFE, AD&D, LTD		46.81
	531-0000-21150	INSURANCE PAYABLE		LIFE, AD&D, LTD		0.02
INV0001133	Invoice	01/09/2026	SUPPLEMENTAL		0.00	324.00
	100-0000-21150	INSURANCE PAYABLE		SUPPLEMENTAL		183.18
	213-0000-21150	INSURANCE PAYABLE		SUPPLEMENTAL		0.05
	309-0000-21150	INSURANCE PAYABLE		SUPPLEMENTAL		43.64
	310-0000-21150	INSURANCE PAYABLE		SUPPLEMENTAL		60.80
	311-0000-21150	INSUARNCE PAYABLE		SUPPLEMENTAL		11.19
	312-0000-21150	INSURANCE PAYABLE		SUPPLEMENTAL		4.38

Vendor Number	Vendor Name		Payment Date	Payment Type	Discount Amount	Payment Amount	Number
	410-0000-21150	INSURANCE PAYABLE		SUPPLEMENTAL		20.76	
AZCARES	Support Payment Clearinghouse		01/09/2026	Regular	0.00	601.38	59297
Payable #	**Payable Type**	**Post Date**	**Payable Description**		**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**		**Item Description**	**Distribution Amount**		
INV0001108	Invoice	01/09/2026	CHILD SUPPORT CONTRIBUTION		0.00	601.38	
	100-0000-21194	CHILD SUPPORT/GARNISH...		CHILD SUPPORT CONTRIBUTION		601.38	
AFLAC	AFLAC HEADQUARTERS		01/23/2026	Regular	0.00	2,310.25	59298
Payable #	**Payable Type**	**Post Date**	**Payable Description**		**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**		**Item Description**	**Distribution Amount**		
INV0001141	Invoice	01/23/2026	AFLAC CONTRIBUTION		0.00	946.54	
	100-0000-21140	AFLAC PAYABLE		AFLAC CONTRIBUTION		263.43	
	213-0000-21140	AFLAC PAYABLE		AFLAC CONTRIBUTION		1.70	
	309-0000-21140	AFLAC PAYABLE		AFLAC CONTRIBUTION		186.87	
	310-0000-21140	AFLAC PAYABLE		AFLAC CONTRIBUTION		472.36	
	311-0000-21140	AFLAC PAYABLE		AFLAC CONTRIBUTION		15.45	
	312-0000-21140	AFLAC PAYABLE		AFLAC CONTRIBUTION		3.97	
	410-0000-21140	AFLAC PAYABLE		AFLAC CONTRIBUTION		2.76	
INV0001142	Invoice	01/23/2026	AFLAC CONTRIBUTION		0.00	1,363.71	
	100-0000-21140	AFLAC PAYABLE		AFLAC CONTRIBUTION		655.86	
	213-0000-21140	AFLAC PAYABLE		AFLAC CONTRIBUTION		0.29	
	309-0000-21140	AFLAC PAYABLE		AFLAC CONTRIBUTION		175.34	
	310-0000-21140	AFLAC PAYABLE		AFLAC CONTRIBUTION		499.94	
	311-0000-21140	AFLAC PAYABLE		AFLAC CONTRIBUTION		21.72	
	312-0000-21140	AFLAC PAYABLE		AFLAC CONTRIBUTION		3.74	
	410-0000-21140	AFLAC PAYABLE		AFLAC CONTRIBUTION		6.82	
CALIFS	CALIFORNIA STATE DISBURSEMENT UNIT		01/23/2026	Regular	0.00	725.07	59299
Payable #	**Payable Type**	**Post Date**	**Payable Description**		**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**		**Item Description**	**Distribution Amount**		
INV0001145	Invoice	01/23/2026	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		01/23/2026	Regular	0.00	160.00	59300
Payable #	**Payable Type**	**Post Date**	**Payable Description**		**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**		**Item Description**	**Distribution Amount**		
INV0001144	Invoice	01/23/2026	CAPITAL CAMPAIGN DONATION		0.00	160.00	
	100-0000-21195	MISC. PAYROLL DEDUCTI...		CAPITAL CAMPAIGN DONATION		124.34	
	309-0000-21195	MISC. PAYROLL DEDUCTI...		CAPITAL CAMPAIGN DONATION		14.30	
	310-0000-21195	MISC. PAYROLL DEDUCTI...		CAPITAL CAMPAIGN DONATION		14.30	
	311-0000-21195	MISC. PAYROLL DEDUCTI...		CAPITAL CAMPAIGN DONATION		7.06	
VANTAG	MISSION SQUARE-303584		01/23/2026	Regular	0.00	10,529.10	59301
Payable #	**Payable Type**	**Post Date**	**Payable Description**		**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**		**Item Description**	**Distribution Amount**		
INV0001140	Invoice	01/23/2026	EMPLOYEE DEDUCTION		0.00	540.32	
	100-0000-21210	ICMA PAYABLE		EMPLOYEE DEDUCTION		170.86	
	309-0000-21210	ICMA PAYABLE		EMPLOYEE DEDUCTION		46.64	
	310-0000-21210	ICMA PAYABLE		EMPLOYEE DEDUCTION		299.34	
	311-0000-21210	ICMA PAYABLE		EMPLOYEE DEDUCTION		20.87	
	312-0000-21210	ICMA PAYABLE		EMPLOYEE DEDUCTION		2.61	
INV0001146	Invoice	01/23/2026	Directors' 7% Ret. Contr.		0.00	487.48	
	100-0000-21171	PERS		Directors' 7% Ret. Contr.		249.52	
	309-0000-21171	PERS		Directors' 7% Ret. Contr.		95.18	
	310-0000-21171	PERS		Directors' 7% Ret. Contr.		95.18	
	311-0000-21171	PERS		Directors' 7% Ret. Contr.		47.60	
INV0001147	Invoice	01/23/2026	DEFERRED-EMPLOYEE PORTION		0.00	8,080.00	

Vendor Number	Vendor Name		Payment Date	Payment Type	Discount Amount	Payment Amount	Number
	100-0000-21145	DEFERRED COMP. PAYAB...		DEFERRED-EMPLOYEE PORTION		3,904.18	
	213-0000-21145	DEFERRED COMP. PAYAB...		DEFERRED-EMPLOYEE PORTION		30.46	
	309-0000-21145	DEFERRED COMP. PAYAB...		DEFERRED-EMPLOYEE PORTION		1,565.64	
	310-0000-21145	DEFERRED COMP. PAYAB...		DEFERRED-EMPLOYEE PORTION		1,904.26	
	311-0000-21145	DEFERRED COMP. PAYAB...		DEFERRED-EMPLOYEE PORTION		208.33	
	312-0000-21145	DEFERRED COMP. PAYAB...		DEFERRED-EMPLOYEE PORTION		131.18	
	410-0000-21145	DEFERRED COMP. PAYAB...		DEFERRED-EMPLOYEE PORTION		335.95	
INV0001148	Invoice		01/23/2026	DEFERRED-EMPLOYEE PORTION	0.00	1,421.30	
	100-0000-21145	DEFERRED COMP. PAYAB...		DEFERRED-EMPLOYEE PORTION		1,421.30	
PRINCI	PRINCIPAL LIFE INSURANCE COMPANY		01/23/2026	Regular	0.00	3,836.15	59302
Payable #	**Payable Type**	**Post Date**	**Payable Description**		**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**		**Item Description**	**Distribution Amount**		
INV0001149	Invoice		01/23/2026	DENTAL INSURANCE	0.00	3,294.08	
	100-0000-21160	MEDICAL INSURANCE PA...		DENTAL INSURANCE		1,838.13	
	213-0000-21160	MEDICAL INSURANCE PA...		DENTAL INSURANCE		7.85	
	309-0000-21160	MEDICAL INSURANCE PA...		DENTAL INSURANCE		446.16	
	310-0000-21160	MEDICAL INSURANCE PA...		DENTAL INSURANCE		858.46	
	311-0000-21160	MEDICAL INSURANCE PA...		DENTAL INSURANCE		39.18	
	312-0000-21160	MEDICAL INSURANCE PA...		DENTAL INSURANCE		33.72	
	410-0000-21160	MEDICAL INSURANCE PA...		DENTAL INSURANCE		70.56	
	531-0000-21160	MEDICAL INSURANCE PA...		DENTAL INSURANCE		0.02	
INV0001170	Invoice		01/23/2026	VISION INSURANCE	0.00	542.07	
	402-0000-48011	CITY EMPLOYEE CONTRIB...		VISION INSURANCE		542.07	
SEIU L	SEIU LOCAL 521		01/23/2026	Regular	0.00	1,404.42	59303
Payable #	**Payable Type**	**Post Date**	**Payable Description**		**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**		**Item Description**	**Distribution Amount**		
INV0001165	Invoice		01/23/2026	EMPLOYEE CONTRIBUTION	0.00	23.00	
	100-0000-21185	SEIU LOCAL 521		EMPLOYEE CONTRIBUTION		9.37	
	309-0000-21185	SEIU LOCAL 521		EMPLOYEE CONTRIBUTION		0.58	
	310-0000-21185	SEIU LOCAL 521		EMPLOYEE CONTRIBUTION		10.40	
	312-0000-21185	SEIU LOCAL 521		EMPLOYEE CONTRIBUTION		0.52	
	410-0000-21185	SEIU LOCAL 521		EMPLOYEE CONTRIBUTION		2.13	
INV0001166	Invoice		01/23/2026	EMPLOYEE CONTRIBUTION	0.00	1,381.42	
	100-0000-21185	SEIU LOCAL 521		EMPLOYEE CONTRIBUTION		498.29	
	213-0000-21185	SEIU LOCAL 521		EMPLOYEE CONTRIBUTION		0.94	
	309-0000-21185	SEIU LOCAL 521		EMPLOYEE CONTRIBUTION		279.97	
	310-0000-21185	SEIU LOCAL 521		EMPLOYEE CONTRIBUTION		553.44	
	311-0000-21185	SEIU LOCAL 521		EMPLOYEE CONTRIBUTION		11.56	
	312-0000-21185	SEIU LOCAL 521		EMPLOYEE CONTRIBUTION		11.19	
	410-0000-21185	SEIU LOCAL 521		EMPLOYEE CONTRIBUTION		26.03	
SPOA	SOLEDAD POLICE OFFICERS ASSOCIATION		01/23/2026	Regular	0.00	840.00	59304
Payable #	**Payable Type**	**Post Date**	**Payable Description**		**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**		**Item Description**	**Distribution Amount**		
INV0001169	Invoice		01/23/2026	POLICE OFFICERS CONTRIBUTIONS	0.00	840.00	
	100-0000-21190	SOLEDAD POLICE OFFICE...		POLICE OFFICERS CONTRIBUTIO...		840.00	
STAEDD	STATE OF CALIFORNIA E.D.D.		01/23/2026	Regular	0.00	13,081.22	59305

Vendor Number / Payable #	Vendor Name / Payable Type / Account Number	Post Date / Account Name	Payment Date / Payable Description / Item Description	Payment Type	Discount Amount / Discount Amount / Distribution Amount	Payment Amount / Payable Amount	Number
INV0001173	Invoice	01/23/2026	STATE TAX W/H		0.00	12,121.95	
	100-0000-21130	STATE TAX PAYABLE	STATE TAX W/H			8,029.89	
	121-0000-21130	STATE TAX PAYABLE	STATE TAX W/H			105.18	
	213-0000-21130	STATE TAX PAYABLE	STATE TAX W/H			29.73	
	309-0000-21130	STATE TAX PAYABLE	STATE TAX W/H			1,278.29	
	310-0000-21130	STATE TAX PAYABLE	STATE TAX W/H			1,966.81	
	311-0000-21130	STATE TAX PAYABLE	STATE TAX W/H			212.00	
	312-0000-21130	STATE TAX PAYABLE	STATE TAX W/H			92.12	
	410-0000-21130	STATE TAX PAYABLE	STATE TAX W/H			407.73	
	531-0000-21130	STATE TAX PAYABLE	STATE TAX W/H			0.20	
INV0001177	Invoice	01/23/2026	STATE TAX W/H		0.00	959.27	
	100-0000-21130	STATE TAX PAYABLE	STATE TAX W/H			959.27	
STPERS	STATE OF CALIFORNIA PERS		01/23/2026	Regular	0.00	62,188.29	59306
Payable #	**Payable Type**	**Post Date**	**Payable Description**		**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**		**Distribution Amount**		
INV0001151	Invoice	01/23/2026	CHIEF & LIEUTENANT		0.00	3,229.46	
	100-0000-21171	PERS	CHIEF & LIEUTENANT			3,229.46	
INV0001152	Invoice	01/23/2026	City of Soledad Conf PEPRA		0.00	304.57	
	100-0000-21171	PERS	City of Soledad Conf PEPRA			152.29	
	309-0000-21171	PERS	City of Soledad Conf PEPRA			60.92	
	310-0000-21171	PERS	City of Soledad Conf PEPRA			60.92	
	311-0000-21171	PERS	City of Soledad Conf PEPRA			30.44	
INV0001153	Invoice	01/23/2026	EMPLOYEE CONTRIBUTION		0.00	12,098.36	
	100-0000-21171	PERS	EMPLOYEE CONTRIBUTION			5,763.16	
	121-0000-21171	PERS	EMPLOYEE CONTRIBUTION			224.50	
	213-0000-21171	PERS	EMPLOYEE CONTRIBUTION			13.50	
	309-0000-21171	PERS	EMPLOYEE CONTRIBUTION			1,418.79	
	310-0000-21171	PERS	EMPLOYEE CONTRIBUTION			3,542.06	
	311-0000-21171	PERS	EMPLOYEE CONTRIBUTION			265.75	
	312-0000-21171	PERS	EMPLOYEE CONTRIBUTION			130.97	
	410-0000-21171	PERS	EMPLOYEE CONTRIBUTION			739.27	
	531-0000-21171	PERS	EMPLOYEE CONTRIBUTION			0.36	
INV0001154	Invoice	01/23/2026	City of Soledad Regular Empl		0.00	12,739.00	
	100-0000-21171	PERS	City of Soledad Regular Empl			6,075.73	
	121-0000-21171	PERS	City of Soledad Regular Empl			230.59	
	213-0000-21171	PERS	City of Soledad Regular Empl			13.86	
	309-0000-21171	PERS	City of Soledad Regular Empl			1,519.84	
	310-0000-21171	PERS	City of Soledad Regular Empl			3,700.64	
	311-0000-21171	PERS	City of Soledad Regular Empl			304.22	
	312-0000-21171	PERS	City of Soledad Regular Empl			134.56	
	410-0000-21171	PERS	City of Soledad Regular Empl			759.19	
	531-0000-21171	PERS	City of Soledad Regular Empl			0.37	
INV0001155	Invoice	01/23/2026	City of Soledad Police		0.00	9,463.64	
	100-0000-21171	PERS	City of Soledad Police			9,463.64	
INV0001156	Invoice	01/23/2026	City of Soledad Conf. Employee		0.00	341.53	
	100-0000-21171	PERS	City of Soledad Conf. Employee			174.12	
	309-0000-21171	PERS	City of Soledad Conf. Employee			83.71	
	310-0000-21171	PERS	City of Soledad Conf. Employee			83.70	
INV0001157	Invoice	01/23/2026	City of Soledad Reg Managers		0.00	592.51	
	100-0000-21171	PERS	City of Soledad Reg Managers			156.17	
	213-0000-21171	PERS	City of Soledad Reg Managers			14.11	
	309-0000-21171	PERS	City of Soledad Reg Managers			144.61	
	310-0000-21171	PERS	City of Soledad Reg Managers			144.61	
	311-0000-21171	PERS	City of Soledad Reg Managers			57.84	
	312-0000-21171	PERS	City of Soledad Reg Managers			28.91	

Vendor Number	Vendor Name		Payment Date	Payment Type	Discount Amount	Payment Amount	Number
	410-0000-21171	PERS		City of Soledad Reg Managers		46.26	
INV0001158	Invoice		01/23/2026	City of Soledad Managers	0.00	862.52	
	100-0000-21171	PERS		City of Soledad Managers		227.33	
	213-0000-21171	PERS		City of Soledad Managers		20.54	
	309-0000-21171	PERS		City of Soledad Managers		210.52	
	310-0000-21171	PERS		City of Soledad Managers		210.52	
	311-0000-21171	PERS		City of Soledad Managers		84.19	
	312-0000-21171	PERS		City of Soledad Managers		42.10	
	410-0000-21171	PERS		City of Soledad Managers		67.32	
INV0001159	Invoice		01/23/2026	City of Soledad Police	0.00	1,249.34	
	100-0000-21171	PERS		City of Soledad Police		1,249.34	
INV0001160	Invoice		01/23/2026	City of Soledad Police	0.00	1,043.84	
	100-0000-21171	PERS		City of Soledad Police		1,043.84	
INV0001161	Invoice		01/23/2026	City of Soledad Police	0.00	617.04	
	100-0000-21171	PERS		City of Soledad Police		617.04	
INV0001162	Invoice		01/23/2026	City of Soledad Police	0.00	9,301.30	
	100-0000-21171	PERS		City of Soledad Police		9,301.30	
INV0001163	Invoice		01/23/2026	EMPLOYEE CONTRIBUTION	0.00	4,010.24	
	100-0000-21171	PERS		EMPLOYEE CONTRIBUTION		1,593.42	
	213-0000-21171	PERS		EMPLOYEE CONTRIBUTION		25.77	
	309-0000-21171	PERS		EMPLOYEE CONTRIBUTION		1,028.43	
	310-0000-21171	PERS		EMPLOYEE CONTRIBUTION		925.60	
	311-0000-21171	PERS		EMPLOYEE CONTRIBUTION		67.57	
	312-0000-21171	PERS		EMPLOYEE CONTRIBUTION		110.96	
	410-0000-21171	PERS		EMPLOYEE CONTRIBUTION		258.49	
INV0001164	Invoice		01/23/2026	City of Soledad Regular Empl	0.00	6,334.94	
	100-0000-21171	PERS		City of Soledad Regular Empl		2,572.97	
	213-0000-21171	PERS		City of Soledad Regular Empl		37.51	
	309-0000-21171	PERS		City of Soledad Regular Empl		1,618.94	
	310-0000-21171	PERS		City of Soledad Regular Empl		1,469.27	
	311-0000-21171	PERS		City of Soledad Regular Empl		98.33	
	312-0000-21171	PERS		City of Soledad Regular Empl		161.52	
	410-0000-21171	PERS		City of Soledad Regular Empl		376.40	
	Void		01/23/2026	Regular	0.00	0.00	59307
SUNLIF	SUN LIFE ASSURANCE COMPANY OF CANADA		01/23/2026	Regular	0.00	2,444.49	59308

Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**	
INV0001150	Invoice	01/23/2026	LIFE, AD&D, LTD	0.00	1,150.38
	100-0000-21150	INSURANCE PAYABLE	LIFE, AD&D, LTD	679.17	
	213-0000-21150	INSURANCE PAYABLE	LIFE, AD&D, LTD	2.73	
	309-0000-21150	INSURANCE PAYABLE	LIFE, AD&D, LTD	140.61	
	310-0000-21150	INSURANCE PAYABLE	LIFE, AD&D, LTD	238.34	
	311-0000-21150	INSUARNCE PAYABLE	LIFE, AD&D, LTD	22.30	
	312-0000-21150	INSURANCE PAYABLE	LIFE, AD&D, LTD	14.10	
	410-0000-21150	INSURANCE PAYABLE	LIFE, AD&D, LTD	53.11	
	531-0000-21150	INSURANCE PAYABLE	LIFE, AD&D, LTD	0.02	
INV0001167	Invoice	01/23/2026	LIFE, AD&D, LTD	0.00	970.11
	100-0000-21150	INSURANCE PAYABLE	LIFE, AD&D, LTD	572.47	
	213-0000-21150	INSURANCE PAYABLE	LIFE, AD&D, LTD	1.89	
	309-0000-21150	INSURANCE PAYABLE	LIFE, AD&D, LTD	115.09	
	310-0000-21150	INSURANCE PAYABLE	LIFE, AD&D, LTD	206.69	
	311-0000-21150	INSUARNCE PAYABLE	LIFE, AD&D, LTD	15.50	
	312-0000-21150	INSURANCE PAYABLE	LIFE, AD&D, LTD	11.51	
	410-0000-21150	INSURANCE PAYABLE	LIFE, AD&D, LTD	46.94	
	531-0000-21150	INSURANCE PAYABLE	LIFE, AD&D, LTD	0.02	
INV0001168	Invoice	01/23/2026	SUPPLEMENTAL	0.00	324.00
	100-0000-21150	INSURANCE PAYABLE	SUPPLEMENTAL	182.57	

Vendor Number	Vendor Name		Payment Date	Payment Type	Discount Amount	Payment Amount	Number
	213-0000-21150	INSURANCE PAYABLE		SUPPLEMENTAL		1.97	
	309-0000-21150	INSURANCE PAYABLE		SUPPLEMENTAL		43.27	
	310-0000-21150	INSURANCE PAYABLE		SUPPLEMENTAL		60.29	
	311-0000-21150	INSUARNCE PAYABLE		SUPPLEMENTAL		11.10	
	312-0000-21150	INSURANCE PAYABLE		SUPPLEMENTAL		4.28	
	410-0000-21150	INSURANCE PAYABLE		SUPPLEMENTAL		20.52	
AZCARES	Support Payment Clearinghouse		01/23/2026	Regular	0.00	601.38	59309
Payable #	**Payable Type**	**Post Date**	**Payable Description**		**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**		**Item Description**	**Distribution Amount**		
INV0001143	Invoice	01/23/2026	CHILD SUPPORT CONTRIBUTION		0.00	601.38	
	100-0000-21194	CHILD SUPPORT/GARNISH...		CHILD SUPPORT CONTRIBUTION	601.38		
EDIS	EMPLOYER DRIVEN INSURANCE SERVICES		01/20/2026	Regular	0.00	28,947.01	59310
Payable #	**Payable Type**	**Post Date**	**Payable Description**		**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**		**Item Description**	**Distribution Amount**		
012026	Invoice	01/20/2026	Claims Funding		0.00	28,947.01	
	402-1300-51238	MEDICAL, DENTAL & RX C...		Claims Funding	28,947.01		
A&BFIRE	A & B FIRE PROTECTION AND SAFETY, INC		01/23/2026	Regular	0.00	350.00	59311
Payable #	**Payable Type**	**Post Date**	**Payable Description**		**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**		**Item Description**	**Distribution Amount**		
1324968-IN	Invoice	01/23/2026	Hydrant Testing		0.00	350.00	
	310-0000-52520	MAINTENANCE AGREEM...		Hydrant Testing	350.00		
ACCBUS	ACC BUSINESS		01/23/2026	Regular	0.00	2,048.49	59312
Payable #	**Payable Type**	**Post Date**	**Payable Description**		**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**		**Item Description**	**Distribution Amount**		
9647351115	Invoice	01/23/2026	Internet Service		0.00	2,048.49	
	100-8000-52400	UTILITIES		Internet Service	2,048.49		
ACCBUS	ACC BUSINESS		01/23/2026	Regular	0.00	1,030.64	59313
Payable #	**Payable Type**	**Post Date**	**Payable Description**		**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**		**Item Description**	**Distribution Amount**		
8723490110	Invoice	01/23/2026	Internet Service		0.00	1,030.64	
	100-1200-52200	PROFESSIONAL SERVICES...		Internet Service	1,030.64		
ACCBUS	ACC BUSINESS		01/23/2026	Regular	0.00	2,048.49	59314
Payable #	**Payable Type**	**Post Date**	**Payable Description**		**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**		**Item Description**	**Distribution Amount**		
9283541112	Invoice	01/23/2026	Internet Service		0.00	2,048.49	
	100-2200-52400	UTILITIES		Internet Service	2,048.49		
ACCBUS	ACC BUSINESS		01/23/2026	Regular	0.00	2,048.49	59315
Payable #	**Payable Type**	**Post Date**	**Payable Description**		**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**		**Item Description**	**Distribution Amount**		
5308940114	Invoice	01/23/2026	Internet Service		0.00	2,048.49	
	100-2200-52400	UTILITIES		Internet Service	2,048.49		
ALCANA	ALCANTAR ACE HARDWARE		01/23/2026	Regular	0.00	2,270.05	59316
Payable #	**Payable Type**	**Post Date**	**Payable Description**		**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**		**Item Description**	**Distribution Amount**		
11213	Invoice	01/23/2026	Special Event - Parade		0.00	15.27	
	100-2200-52105	SPECIAL EVENTS		Special Event - Parade	15.27		
11476	Invoice	01/23/2026	Facility - Safety Marking		0.00	25.75	
	100-2200-52518	FACILITIES EXPENSE		Facility - Safety Marking	25.75		
11529	Invoice	01/23/2026	Hardware - FD		0.00	44.69	
	100-1450-52518	FACILITIES EXPENSE		Hardware - FD	44.69		
11674	Invoice	01/23/2026	Grout Sponge		0.00	7.64	

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
	100-1400-52518	FACILITIES EXPENSE	Grout Sponge		7.64	
11743	Invoice	01/23/2026	Facility Supplies	0.00	5.01	
	100-2200-52518	FACILITIES EXPENSE	Facility Supplies		5.01	
11765	Invoice	01/23/2026	Fastners	0.00	23.16	
	100-2100-52525	REPAIRS & MAINTENANCE..	Fastners		23.16	
11793	Invoice	01/23/2026	Gloves	0.00	15.28	
	100-2100-52525	REPAIRS & MAINTENANCE..	Gloves		15.28	
11802	Invoice	01/23/2026	Sewer Monitor - Testing	0.00	110.82	
	310-0000-52134	COLLECTION SYSTEM MA...	Sewer Monitor - Testing		110.82	
11816	Invoice	01/23/2026	Oil Absorbent Pads	0.00	96.10	
	310-0000-52051	TOOLS & MINOR EQUIPM...	Oil Absorbent Pads		96.10	
11817	Invoice	01/23/2026	Bolts	0.00	150.98	
	310-0000-52525	REPAIRS & MAINTENANCE..	Bolts		150.98	
11818	Invoice	01/23/2026	Metal Post	0.00	37.12	
	100-2100-52525	REPAIRS & MAINTENANCE..	Metal Post		37.12	
11822	Invoice	01/23/2026	SSB #1 Repairs	0.00	160.70	
	310-0000-52525	REPAIRS & MAINTENANCE..	SSB #1 Repairs		160.70	
11823	Invoice	01/23/2026	Keys	0.00	13.09	
	100-2100-52080	FLEET SERVICES	Keys		13.09	
11826	Invoice	01/23/2026	Edger Blade	0.00	20.75	
	100-2100-52525	REPAIRS & MAINTENANCE..	Edger Blade		20.75	
11840	Invoice	01/23/2026	Caution Tape	0.00	15.28	
	100-2100-52525	REPAIRS & MAINTENANCE..	Caution Tape		15.28	
11841	Invoice	01/23/2026	LED Lights	0.00	15.28	
	100-1500-52518	FACILITIES EXPENSE	LED Lights		15.28	
11842	Invoice	01/23/2026	Bypass Switch	0.00	46.09	
	310-0000-52525	REPAIRS & MAINTENANCE..	Bypass Switch		46.09	
11860	Invoice	01/23/2026	Oil Mix	0.00	54.61	
	100-2100-52525	REPAIRS & MAINTENANCE..	Oil Mix		54.61	
11862	Invoice	01/23/2026	Ladder / Tools - Shop	0.00	393.26	
	310-0000-52051	TOOLS & MINOR EQUIPM...	Ladder / Tools - Shop		393.26	
11890	Invoice	01/23/2026	Shop Supplies	0.00	49.96	
	310-0000-52051	TOOLS & MINOR EQUIPM...	Shop Supplies		49.96	
11891	Invoice	01/23/2026	Office Supplies	0.00	10.47	
	100-1500-52040	OFFICE SUPPLIES	Office Supplies		10.47	
11892	Invoice	01/23/2026	Equipment - Sewer Testing	0.00	23.31	
	310-0000-52134	COLLECTION SYSTEM MA...	Equipment - Sewer Testing		23.31	
11908	Invoice	01/23/2026	Ladder - Operations	0.00	349.59	
	310-0000-52051	TOOLS & MINOR EQUIPM...	Ladder - Operations		349.59	
11940	Invoice	01/23/2026	Edger Blade	0.00	32.73	
	100-2100-52525	REPAIRS & MAINTENANCE..	Edger Blade		32.73	
11955	Invoice	01/23/2026	Gas Can	0.00	20.75	
	100-2100-52525	REPAIRS & MAINTENANCE..	Gas Can		20.75	
11956	Invoice	01/23/2026	Encampment Supplies	0.00	37.12	
	121-0000-52525	REPAIRS & MAINTENANCE..	Encampment Supplies		37.12	
11958	Invoice	01/23/2026	Lock	0.00	34.95	
	100-2100-52518	FACILITIES EXPENSE	Lock		34.95	
11963	Invoice	01/23/2026	Saw Blade	0.00	26.19	
	650-0000-52421	PARK/LANDSCAPE ELECTR...	Saw Blade		26.19	
11966	Invoice	01/23/2026	Fence & Backstop Repairs	0.00	249.01	
	100-2100-52525	REPAIRS & MAINTENANCE..	Fence & Backstop Repairs		249.01	
12000	Invoice	01/23/2026	9v Battery	0.00	10.91	

Vendor Number	Vendor Name		Payment Date	Payment Type	Discount Amount	Payment Amount	Number
	100-1400-52518	FACILITIES EXPENSE		9v Battery		10.91	
12039	Invoice	01/23/2026	Keys		0.00	34.91	
	310-0000-52051	TOOLS & MINOR EQUIPM...		Keys		34.91	
12053	Invoice	01/23/2026	Zip Ties		0.00	45.42	
	100-2100-52525	REPAIRS & MAINTENANCE..		Zip Ties		45.42	
12058	Invoice	01/23/2026	Chain		0.00	32.71	
	100-2100-52525	REPAIRS & MAINTENANCE..		Chain		32.71	
12062	Invoice	01/23/2026	Padlocks		0.00	85.15	
	100-2100-52525	REPAIRS & MAINTENANCE..		Padlocks		85.15	
B55381	Credit Memo	01/23/2026	Return: SE Parade		0.00	-15.27	
	100-2200-52105	SPECIAL EVENTS		Return: SE Parade		-15.27	
B58638	Credit Memo	01/23/2026	Credit		0.00	-8.74	
	650-0000-52421	PARK/LANDSCAPE ELECTR...		Credit		-8.74	
	Void		01/23/2026	Regular	0.00	0.00	59317
AMCONSULT	AM CONSULTING ENGINEERS, INC		01/23/2026	Regular	0.00	1,950.00	59318
Payable #	**Payable Type**	**Post Date**	**Payable Description**		**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**		**Item Description**	**Distribution Amount**		
2024-368	Invoice	01/23/2026	Water Audit Validation 2026		0.00	1,950.00	
	309-0000-52200	PROFESSIONAL SERVICES...		Water Audit Validation 2026		1,950.00	
AMAZON	AMAZON CAPITAL SERVICES		01/23/2026	Regular	0.00	4,161.82	59319
Payable #	**Payable Type**	**Post Date**	**Payable Description**		**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**		**Item Description**	**Distribution Amount**		
1179-RLDR-KHGV	Invoice	01/23/2026	Claps		0.00	33.16	
	100-2100-52525	REPAIRS & MAINTENANCE..		Claps		33.16	
11R7-7DVH-TN9W	Invoice	01/23/2026	Global Foodies Jr.		0.00	16.38	
	100-2200-52031	PROGRAM SUPPLIES		Global Foodies Jr.		16.38	
134H-GPQL-Y3KX	Credit Memo	01/23/2026	Return - Music N Park		0.00	-113.15	
	100-2200-52105	SPECIAL EVENTS		Return - Music N Park		-113.15	
13CJ-4VWF-WD4N	Invoice	01/23/2026	Wall Calendar - HR		0.00	20.33	
	100-1310-52040	OFFICE SUPPLIES		Wall Calendar - HR		20.33	
13NM-P9P1-F3VQ	Invoice	01/23/2026	Office Supplies		0.00	24.00	
	100-2200-52040	OFFICE SUPPLIES		Office Supplies		24.00	
13R4-M667-F6...	Invoice	01/23/2026	Xmas Parade		0.00	32.19	
	100-2200-52105	SPECIAL EVENTS		Xmas Parade		32.19	
14K6-1JYR-T4RF	Invoice	01/23/2026	Facility		0.00	143.34	
	100-2200-52518	FACILITIES EXPENSE		Facility		143.34	
16NG-6NYW-JRLQ	Invoice	01/23/2026	Office Supplies / Janitorial		0.00	115.73	
	100-2200-52040	OFFICE SUPPLIES		Office Supplies / Janitorial		98.10	
	100-2200-52518	FACILITIES EXPENSE		Office Supplies / Janitorial		17.63	
1776-CMMV-CYG3	Credit Memo	01/23/2026	Refund - Christmas Event		0.00	-7.64	
	100-2200-52105	SPECIAL EVENTS		Refund - Christmas Event		-7.64	
17CK-JJWL-1JJR	Invoice	01/23/2026	Music N Park		0.00	49.04	
	100-2200-52105	SPECIAL EVENTS		Music N Park		49.04	
17Q7-XVJ9-9VGG	Invoice	01/23/2026	Easy Baking		0.00	44.60	
	100-2200-52031	PROGRAM SUPPLIES		Easy Baking		44.60	
19MR-DCN7-7C...	Invoice	01/23/2026	La Cuesta Generator		0.00	9.81	
	309-0000-52525	REPAIRS & MAINTENANCE..		La Cuesta Generator		9.81	
1CK4-9Y1W-DDKJ	Invoice	01/23/2026	Day of Dead		0.00	290.55	
	100-2200-52105	SPECIAL EVENTS		Day of Dead		290.55	
1CQG-KLNK-TPNY	Invoice	01/23/2026	Office Supplies		0.00	141.31	
	100-2200-52040	OFFICE SUPPLIES		Office Supplies		141.31	
1DR1-W31C-CXC7	Invoice	01/23/2026	Halloween Event		0.00	776.04	

Vendor Number	Vendor Name		Payment Date	Payment Type	Discount Amount	Payment Amount	Number
	100-2200-52105	SPECIAL EVENTS		Halloween Event		776.04	
1F34-TV4J-DQ6W	Credit Memo		01/23/2026	Refund - Christmas Event	0.00	-6.87	
	100-2200-52105	SPECIAL EVENTS		Refund - Christmas Event		-6.87	
1F64-PKDJ-TW3V	Invoice		01/23/2026	Coffee Pot Replacement	0.00	30.46	
	100-1500-52518	FACILITIES EXPENSE		Coffee Pot Replacement		30.46	
1G4P-KRD7-YVHN	Invoice		01/23/2026	Labor Law Posters	0.00	226.66	
	100-8000-52040	OFFICE SUPPLIES		Labor Law Posters		226.66	
1GCY-DM9X-YNDK	Invoice		01/23/2026	Music N Park	0.00	129.93	
	100-2200-52105	SPECIAL EVENTS		Music N Park		129.93	
1GGG-JHQJ-TGTN	Invoice		01/23/2026	Whistles	0.00	9.82	
	100-2200-52031	PROGRAM SUPPLIES		Whistles		9.82	
1GT1-D6HG-PF66	Invoice		01/23/2026	Office Supplies	0.00	124.51	
	100-2400-52040	OFFICE SUPPLIES		Office Supplies		124.51	
1GVJ-4PTJ-WH3C	Invoice		01/23/2026	Supplies - HR	0.00	10.91	
	100-1310-52040	OFFICE SUPPLIES		Supplies - HR		10.91	
1GWJ-GMHF-GF...	Invoice		01/23/2026	Facility Kitchen / Office Supplies	0.00	43.95	
	100-2200-52040	OFFICE SUPPLIES		Facility Kitchen / Office Supplies		34.13	
	100-2200-52518	FACILITIES EXPENSE		Facility Kitchen / Office Supplies		9.82	
1HVD-WNKR-JG9P	Invoice		01/23/2026	Easy Baking	0.00	16.31	
	100-2200-52031	PROGRAM SUPPLIES		Easy Baking		16.31	
1JYG-1NKF-RCVQ	Invoice		01/23/2026	Holly Jolly Event	0.00	76.23	
	100-2200-52105	SPECIAL EVENTS		Holly Jolly Event		76.23	
1LCT-M49W-YLQN	Invoice		01/23/2026	Office Supplies	0.00	73.85	
	100-1500-52040	OFFICE SUPPLIES		Office Supplies		73.85	
1LFQ-P9PK-HC4G	Invoice		01/23/2026	Front Counter Office Supplies	0.00	80.87	
	100-1300-52040	OFFICE SUPPLIES		Front Counter Office Supplies		80.87	
1LN7-RQJR-TCDN	Invoice		01/23/2026	Goal Nets	0.00	254.24	
	100-2100-52518	FACILITIES EXPENSE		Goal Nets		254.24	
1MKQ-XTQ4-3FDJ	Credit Memo		01/23/2026	Refund - Christmas Event	0.00	-14.19	
	100-2200-52105	SPECIAL EVENTS		Refund - Christmas Event		-14.19	
1MM3-GQ1Y-M...	Invoice		01/23/2026	Asphalt, Spade	0.00	341.76	
	309-0000-52051	TOOLS & MINOR EQUIPM...		Asphalt, Spade		341.76	
1N1P-PHMC-XF...	Invoice		01/23/2026	Music N Park	0.00	162.13	
	100-2200-52105	SPECIAL EVENTS		Music N Park		162.13	
1QD4-7KRR-6PND	Invoice		01/23/2026	Respirator Mask	0.00	152.54	
	310-0000-52134	COLLECTION SYSTEM MA...		Respirator Mask		152.54	
1RDX-T4LK-33KC	Invoice		01/23/2026	Easy Baking	0.00	39.70	
	100-2200-52031	PROGRAM SUPPLIES		Easy Baking		39.70	
1T6G-GDYJ-H97R	Invoice		01/23/2026	Day of Dead Event	0.00	244.20	
	100-2200-52105	SPECIAL EVENTS		Day of Dead Event		244.20	
1WYF-1NW9-9799	Invoice		01/23/2026	Detergent	0.00	72.00	
	100-2200-52518	FACILITIES EXPENSE		Detergent		72.00	
1XD6-RYGL-HHVN	Invoice		01/23/2026	Holly Jolly Event	0.00	291.97	
	100-2200-52105	SPECIAL EVENTS		Holly Jolly Event		291.97	
1XMW-DTTV-VR...	Invoice		01/23/2026	Xmas Parade	0.00	30.08	
	100-2200-52105	SPECIAL EVENTS		Xmas Parade		30.08	
1XPQ-R6DJ-RYMM	Invoice		01/23/2026	Office Supplies / Facility Expense	0.00	178.41	
	100-2200-52040	OFFICE SUPPLIES		Office Supplies / Facility Expense		171.86	
	100-2200-52518	FACILITIES EXPENSE		Office Supplies / Facility Expense		6.55	
1YG7-WVQ7-WT...	Invoice		01/23/2026	Office Supplies	0.00	16.66	
	100-2400-52040	OFFICE SUPPLIES		Office Supplies		16.66	
	Void		01/23/2026	Regular	0.00	0.00	59320

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
AMESUP	AMERICAN SUPPLY COMPANY	01/23/2026	Regular	0.00	580.07	59321

Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**	
3079036	Invoice	01/23/2026	Encampment Supplies	0.00	147.93
	121-0000-52525	REPAIRS & MAINTENANCE..	Encampment Supplies	147.93	
3080721	Invoice	01/23/2026	Janitorial / Cleaning Supplies	0.00	432.14
	310-0000-52518	FACILITIES EXPENSE	Janitorial / Cleaning Supplies	432.14	

ASSURE	ASSURED AGGREGATES COMPANY, INC.	01/23/2026	Regular	0.00	611.14	59322

Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**	
77117	Invoice	01/23/2026	Sandbags	0.00	611.14
	100-8000-52525	REPAIRS & MAINTENANCE..	Sandbags	611.14	

ATTCAL	AT&T	01/23/2026	Regular	0.00	6.75	59323

Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**	
000024524955	Invoice	01/23/2026	PD Breathlyzer	0.00	6.75
	100-1400-52410	TELEPHONE/DATA/PAGER	PD Breathlyzer	6.75	

ATTONENET	AT&T (OneNet Service)	01/23/2026	Regular	0.00	10.13	59324

Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**	
0282514303	Invoice	01/23/2026	Dispatch Phone - PD	0.00	4.66
	100-1400-52410	TELEPHONE/DATA/PAGER	Dispatch Phone - PD	4.66	
0282650461	Invoice	01/23/2026	Dispatch Phone - PD	0.00	1.39
	100-1400-52410	TELEPHONE/DATA/PAGER	Dispatch Phone - PD	1.39	
0282785961	Invoice	01/23/2026	Dispatch Phone - PD	0.00	2.09
	100-1400-52410	TELEPHONE/DATA/PAGER	Dispatch Phone - PD	2.09	
0282921527	Invoice	01/23/2026	Dispatch Phone - PD	0.00	1.99
	100-1400-52410	TELEPHONE/DATA/PAGER	Dispatch Phone - PD	1.99	

ZARA	ATIF ZAHOOR	01/23/2026	Regular	0.00	92,129.67	59325

Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**	
03	Invoice	01/23/2026	HSIP Cycle 10	0.00	92,129.67
	412-0000-57000	CAPITAL OUTLAY - IMPR...	HSIP Cycle 10	92,129.67	

AUTOZO	AUTOZONE LLC	01/23/2026	Regular	0.00	384.18	59326

Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**	
06290171207	Invoice	01/23/2026	Back-Up Alarm	0.00	105.92
	310-0000-52518	FACILITIES EXPENSE	Back-Up Alarm	105.92	
06290188066	Credit Memo	01/23/2026	Credit	0.00	-561.87
	100-1400-52080	FLEET SERVICES	Credit	-561.87	
06290199132	Invoice	01/23/2026	Headlight Bulbs	0.00	105.96
	100-1400-52080	FLEET SERVICES	Headlight Bulbs	105.96	
06290199150	Invoice	01/23/2026	Hand Cleaner	0.00	13.10
	100-1400-52080	FLEET SERVICES	Hand Cleaner	13.10	
06290199151	Invoice	01/23/2026	Tow Hitch	0.00	33.91
	100-2100-52080	FLEET SERVICES	Tow Hitch	33.91	
06290199425	Invoice	01/23/2026	Preventive Maint.	0.00	31.07
	100-2100-52080	FLEET SERVICES	Preventive Maint.	31.07	
06290199790	Invoice	01/23/2026	Beacon Light	0.00	322.99
	100-2100-52052	SAFETY EQUIPMENT	Beacon Light	322.99	
06290204538	Invoice	01/23/2026	Truck Lights	0.00	333.10

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
	310-0000-52134 COLLECTION SYSTEM MA...		Truck Lights		333.10	
BFSLAN	BFS LANDSCAPE ARCHITECTS	01/23/2026	Regular	0.00	6,583.00	59327
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
24038.09	Invoice	01/23/2026	Toledo Basin Concept Design	0.00	6,583.00	
	770-0000-57000	CAPITAL OUTLAY - IMPR...	Toledo Basin Concept Design	6,583.00		
CONEXW	BIZON GROUP INC.	01/23/2026	Regular	0.00	609.64	59328
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
INV-437564	Invoice	01/23/2026	Rental Container	0.00	304.82	
	121-0000-52200	PROFESSIONAL SERVICES...	Rental Container	304.82		
INV-443768	Invoice	01/23/2026	Rental Container	0.00	304.82	
	121-0000-52525	REPAIRS & MAINTENANCE..	Rental Container	304.82		
PRIMO	BLUE TRITON BRANDS INC	01/23/2026	Regular	0.00	252.68	59329
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
06A8720069420	Invoice	01/23/2026	City Hall Water Dept.	0.00	164.08	
	100-8000-52200	PROFESSIONAL SERVICES...	City Hall Water Dept.	164.08		
06A8720131987	Invoice	01/23/2026	Gateway Water	0.00	5.18	
	100-1200-52200	PROFESSIONAL SERVICES...	Gateway Water	5.18		
06A8720133707	Invoice	01/23/2026	Water Service	0.00	83.42	
	100-1400-52200	PROFESSIONAL SERVICES...	Water Service	83.42		
BLUEALLY	BLUEALLY TECHNOLOGY SOLUTIONS LLC	01/23/2026	Regular	0.00	909.08	59330
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
INV65987	Invoice	01/23/2026	PC	0.00	909.08	
	100-2400-57100	CAPITAL OUTLAY - COMP...	PC for CE Manager	909.08		
BOUTRE	BOUND TREE MEDICAL, LLC.	01/23/2026	Regular	0.00	898.87	59331
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
86037686	Invoice	01/23/2026	EMS Supplies - FD	0.00	898.87	
	431-0000-52041	OPERATIONAL SUPPLIES	EMS Supplies - FD	898.87		
CMSF	CALIFORNIA MARINE SANCUTARY FOUNDATION	01/23/2026	Regular	0.00	2,500.00	59332
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
1179	Invoice	01/23/2026	Project Manager Support	0.00	2,500.00	
	309-0000-52200	PROFESSIONAL SERVICES...	Project Manager Support	1,250.00		
	310-0000-52200	PROFESSIONAL SERVICES...	Project Manager Support	1,250.00		
CALWES	CAL-WEST	01/23/2026	Regular	0.00	510.83	59333
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
251133	Invoice	01/23/2026	Preventive Maint. Nov 2025	0.00	510.83	
	410-0000-57032	SIGNAL MAINTENANCE	Preventive Maint. Nov 2025	510.83		
CAROLL	CAROLLO ENGINEERS, INC.	01/23/2026	Regular	0.00	53,256.60	59334
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
FB76849 - 25	Invoice	01/23/2026	Recycled Water Conveyance	0.00	53,256.60	
	213-0000-52200	PROFESSIONAL SERVICES...	Recycled Water Conveyance	53,256.60		
CINTAS	CINTAS CORPORATION NO. 3	01/23/2026	Regular	0.00	562.84	59335

Vendor Number / Payable #	Vendor Name / Payable Type / Account Number	Post Date / Account Name	Payment Date / Payable Description / Item Description	Payment Type	Discount Amount / Discount Amount / Distribution Amount	Payment Amount / Payable Amount	Number
4253925578	Invoice	01/23/2026	WW/Water Uniforms		0.00	273.35	
309-0000-52520		MAINTENANCE AGREEM...		WW/Water Uniforms		43.97	
310-0000-52520		MAINTENANCE AGREEM...		WW/Water Uniforms		229.38	
4254540640	Invoice	01/23/2026	Parks/St. Uniforms		0.00	97.76	
100-1400-52520		MAINTENANCE AGREEM...		Parks/St. Uniforms		7.41	
100-1500-52520		MAINTENANCE AGREEM...		Parks/St. Uniforms		2.40	
100-2100-52520		MAINTENANCE AGREEM...		Parks/St. Uniforms		47.45	
311-0000-52520		MAINTENANCE AGREEM...		Parks/St. Uniforms		0.81	
312-0000-52520		MAINTENANCE AGREEM...		Parks/St. Uniforms		8.98	
410-0000-52520		MAINTENANCE AGREEM...		Parks/St. Uniforms		30.71	
4255256278	Invoice	01/23/2026	Parks/St. Uniforms		0.00	89.86	
100-1400-52520		MAINTENANCE AGREEM...		Parks/St. Uniforms		6.81	
100-1500-52520		MAINTENANCE AGREEM...		Parks/St. Uniforms		2.21	
100-2100-52520		MAINTENANCE AGREEM...		Parks/St. Uniforms		43.62	
311-0000-52520		MAINTENANCE AGREEM...		Parks/St. Uniforms		0.75	
312-0000-52520		MAINTENANCE AGREEM...		Parks/St. Uniforms		8.24	
410-0000-52520		MAINTENANCE AGREEM...		Parks/St. Uniforms		28.23	
4255967278	Invoice	01/23/2026	WW/Water Uniforms		0.00	251.21	
309-0000-52520		MAINTENANCE AGREEM...		WW/Water Uniforms		38.56	
310-0000-52520		MAINTENANCE AGREEM...		WW/Water Uniforms		212.65	
4255967343	Invoice	01/23/2026	Parks/St. Uniforms		0.00	97.76	
100-1400-52520		MAINTENANCE AGREEM...		Parks/St. Uniforms		7.41	
100-1500-52520		MAINTENANCE AGREEM...		Parks/St. Uniforms		2.40	
100-2100-52520		MAINTENANCE AGREEM...		Parks/St. Uniforms		47.45	
311-0000-52520		MAINTENANCE AGREEM...		Parks/St. Uniforms		0.81	
312-0000-52520		MAINTENANCE AGREEM...		Parks/St. Uniforms		8.98	
410-0000-52520		MAINTENANCE AGREEM...		Parks/St. Uniforms		30.71	
4256718260	Invoice	01/23/2026	Park/St. Uniforms		0.00	89.86	
100-1400-52520		MAINTENANCE AGREEM...		Park/St. Uniforms		6.81	
100-1500-52520		MAINTENANCE AGREEM...		Park/St. Uniforms		2.21	
100-2100-52520		MAINTENANCE AGREEM...		Park/St. Uniforms		43.62	
311-0000-52520		MAINTENANCE AGREEM...		Park/St. Uniforms		0.75	
312-0000-52520		MAINTENANCE AGREEM...		Park/St. Uniforms		8.24	
410-0000-52520		MAINTENANCE AGREEM...		Park/St. Uniforms		28.23	
4256718270	Invoice	01/23/2026	WW/Water Uniforms		0.00	278.26	
309-0000-52520		MAINTENANCE AGREEM...		WW/Water Uniforms		43.97	
310-0000-52520		MAINTENANCE AGREEM...		WW/Water Uniforms		234.29	
9352233788	Credit Memo	01/23/2026	WW/Water Uniforms		0.00	-615.22	
309-0000-52520		MAINTENANCE AGREEM...		WW/Water Uniforms		-228.26	
310-0000-52520		MAINTENANCE AGREEM...		WW/Water Uniforms		-386.96	
	Void		01/23/2026	Regular	0.00	0.00	59336
CISO	CITY OF SOLEDAD		01/23/2026	Regular	0.00	363.02	59337
Payable #	**Payable Type**	**Post Date**	**Payable Description**		**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**		**Item Description**	**Distribution Amount**		
010226B	Invoice	01/23/2026	Encampment Water		0.00	363.02	
121-0000-52200		PROFESSIONAL SERVICES...		Encampment Water		363.02	
CISO	CITY OF SOLEDAD		01/23/2026	Regular	0.00	145.91	59338
Payable #	**Payable Type**	**Post Date**	**Payable Description**		**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**		**Item Description**	**Distribution Amount**		
010226	Invoice	01/23/2026	Workforce Housing 858 Mora Cir		0.00	145.91	
100-1200-52400		UTILITIES		Workforce Housing 858 Mora Cir		145.91	
CSG CO	CSG CONSULTANTS, INC.		01/23/2026	Regular	0.00	5,592.50	59339

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**		
64268	Invoice	01/23/2026	Almond Acres		0.00	3,360.00	
	120-0000-52200		PROFESSIONAL SERVICES...	Almond Acres	3,360.00		
64269	Invoice	01/23/2026	General Services, Almond Acr, Renew Trk S..		0.00	2,232.50	
	100-1250-52200		PROFESSIONAL SERVICES...	General Services, Almond Acr, R...	646.25		
	120-0000-52200		PROFESSIONAL SERVICES...	General Services, Almond Acr, R...	998.75		
	120-0000-52200		PROFESSIONAL SERVICES...	General Services, Almond Acr, R...	587.50		
DATA	DATAFLOW BUSINESS SYSTEMS, INC.		01/23/2026	Regular	0.00	639.96	59340
Payable #	**Payable Type**	**Post Date**	**Payable Description**		**Discount Amount**	**Payable Amount**	
	Account Number		**Account Name**	**Item Description**	**Distribution Amount**		
442754	Invoice	01/23/2026	Copier - PD		0.00	330.20	
	100-1400-52520		MAINTENANCE AGREEM...	Copier - PD	330.20		
442785	Invoice	01/23/2026	Copier - Comm. Center		0.00	94.41	
	100-2200-52520		MAINTENANCE AGREEM...	Copier - Comm. Center	94.41		
443326	Invoice	01/23/2026	Copier - CH		0.00	215.35	
	100-8000-52520		MAINTENANCE AGREEM...	Copier - CH	215.35		
DEVAULT	DEVAULT ELECTRIC PRODUCTS COMPANY		01/23/2026	Regular	0.00	2,465.04	59341
Payable #	**Payable Type**	**Post Date**	**Payable Description**		**Discount Amount**	**Payable Amount**	
	Account Number		**Account Name**	**Item Description**	**Distribution Amount**		
78820	Invoice	01/23/2026	Sounding Equipment		0.00	2,465.04	
	309-0000-52051		TOOLS & MINOR EQUIPM...	Sounding Equipment	2,465.04		
LARASM	DIEGO LARA		01/23/2026	Regular	0.00	50.00	59342
Payable #	**Payable Type**	**Post Date**	**Payable Description**		**Discount Amount**	**Payable Amount**	
	Account Number		**Account Name**	**Item Description**	**Distribution Amount**		
20164	Invoice	01/23/2026	Headlight Adjustment		0.00	50.00	
	100-1400-52080		FLEET SERVICES	Headlight Adjustment	50.00		
DISCOUNTCELL	DISCOUNTCELL LLC		01/23/2026	Regular	0.00	216.19	59343
Payable #	**Payable Type**	**Post Date**	**Payable Description**		**Discount Amount**	**Payable Amount**	
	Account Number		**Account Name**	**Item Description**	**Distribution Amount**		
INV-00001999	Invoice	01/23/2026	Router Power Supply - PD		0.00	216.19	
	100-1400-52051		TOOLS & MINOR EQUIPM...	Router Power Supply - PD	216.19		
DKF	DKF SOLUTIONS GROUP, LLC		01/23/2026	Regular	0.00	18,896.00	59344
Payable #	**Payable Type**	**Post Date**	**Payable Description**		**Discount Amount**	**Payable Amount**	
	Account Number		**Account Name**	**Item Description**	**Distribution Amount**		
23259	Invoice	01/23/2026	Confined Space Training		0.00	8,850.00	
	309-0000-52200		PROFESSIONAL SERVICES...	Confined Space Training	2,212.50		
	310-0000-52200		PROFESSIONAL SERVICES...	Confined Space Training	6,637.50		
23272	Invoice	01/23/2026	Safety Training Subscription		0.00	10,046.00	
	100-2100-52090		TRAINING - SAFETY	Safety Training Subscription	3,511.00		
	309-0000-52090		TRAINING - SAFETY	Safety Training Subscription	1,796.00		
	310-0000-52090		TRAINING - SAFETY	Safety Training Subscription	4,739.00		
ESTRADAE	EMANUEL ESTRADA		01/23/2026	Regular	0.00	414.00	59345
Payable #	**Payable Type**	**Post Date**	**Payable Description**		**Discount Amount**	**Payable Amount**	
	Account Number		**Account Name**	**Item Description**	**Distribution Amount**		
010926	Invoice	01/23/2026	BATI Investigative Interview & Interrogati...		0.00	414.00	
	100-1400-52091		TRAVEL, MEETINGS & TRA...	BATI Investigative Interview & In...	414.00		
EDIS	EMPLOYER DRIVEN INSURANCE SERVICES		01/23/2026	Regular	0.00	5,331.00	59346

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**		
012026B	Invoice	01/23/2026	Replenish Claims Funding Account		0.00	5,331.00	
	402-1300-51238		MEDICAL, DENTAL & RX C...	Replenish Claims Funding Accou...	5,331.00		
MORAE	ERIC MORA		01/23/2026	Regular	0.00	144.19	59347
Payable #	**Payable Type**	**Post Date**	**Payable Description**		**Discount Amount**	**Payable Amount**	
	Account Number		**Account Name**	**Item Description**	**Distribution Amount**		
012126	Invoice	01/23/2026	A Frame & Printout CE Office		0.00	144.19	
	100-2400-52040		OFFICE SUPPLIES	A Frame & Printout CE Office	144.19		
FERGUSONUS	FERGUSON US HOLDINGS, INC		01/23/2026	Regular	0.00	13,298.47	59348
Payable #	**Payable Type**	**Post Date**	**Payable Description**		**Discount Amount**	**Payable Amount**	
	Account Number		**Account Name**	**Item Description**	**Distribution Amount**		
1910172	Invoice	01/23/2026	5/8" Meters Neptune		0.00	3,441.38	
	309-0000-52521		METER REPAIR/REPLACE...	5/8" Meters Neptune	3,441.38		
1911197	Invoice	01/23/2026	3" Meters Neptune		0.00	2,913.34	
	309-0000-52521		METER REPAIR/REPLACE...	3 Inch Meter	2,913.34		
1914789	Invoice	01/23/2026	5/8" Meters Neptune		0.00	3,441.38	
	309-0000-52521		METER REPAIR/REPLACE...	5/8" Meters Neptune	3,441.38		
1914987	Invoice	01/23/2026	1" Brass Angle Insta Tite		0.00	2,271.41	
	309-0000-52525		REPAIRS & MAINTENANCE..	1" Brass Angle Insta Tite	2,271.41		
1914990	Invoice	01/23/2026	1" Brass Angle Insta Tite		0.00	1,747.24	
	309-0000-52525		REPAIRS & MAINTENANCE..	1" Brass Angle Insta Tite	1,747.24		
1914992	Invoice	01/23/2026	8" Hymax Couplings		0.00	828.12	
	309-0000-52525		REPAIRS & MAINTENANCE..	8" Hymax Couplings	828.12		
1915002	Invoice	01/23/2026	Storm Waddle		0.00	69.24	
	310-0000-52134		COLLECTION SYSTEM MA...	Storm Waddle	69.24		
CM159506-1	Credit Memo	01/23/2026	ERF - Services - Credit		0.00	-1,319.04	
	121-0000-52200		PROFESSIONAL SERVICES...	ERF - Services - Credit	-1,319.04		
CM159506-2	Credit Memo	01/23/2026	ERF - Services - Credit		0.00	-94.60	
	121-0000-52200		PROFESSIONAL SERVICES...	ERF - Services - Credit	-94.60		
CIT	FIRST-CITIZENS BANK & TRUST CO		01/23/2026	Regular	0.00	462.67	59349
Payable #	**Payable Type**	**Post Date**	**Payable Description**		**Discount Amount**	**Payable Amount**	
	Account Number		**Account Name**	**Item Description**	**Distribution Amount**		
48427979	Invoice	01/23/2026	Copier Lease		0.00	134.95	
	100-2200-52230		LEASE CONTRACTS	Copier Lease	134.95		
48444395	Invoice	01/23/2026	Copier - CH/WWTP		0.00	327.72	
	100-8000-52230		LEASE CONTRACTS	Copier - CH/WWTP	172.25		
	309-0000-52230		LEASE CONTRACTS	Copier - CH/WWTP	62.19		
	310-0000-52230		LEASE CONTRACTS	Copier - CH/WWTP	93.28		
GANNET	GANNET CALIFORNIA LOCALIQ		01/23/2026	Regular	0.00	1,531.28	59350
Payable #	**Payable Type**	**Post Date**	**Payable Description**		**Discount Amount**	**Payable Amount**	
	Account Number		**Account Name**	**Item Description**	**Distribution Amount**		
0007461668	Invoice	01/23/2026	Publishing		0.00	1,531.28	
	100-1200-52030		ORDINANCE & PUBLISHI...	Publishing - Planning Commission	1,202.07		
	100-1200-52030		ORDINANCE & PUBLISHI...	Publishing - Building Codes	329.21		
GAVPRI	GAVILAN PRINTERS, LLC		01/23/2026	Regular	0.00	386.32	59351
Payable #	**Payable Type**	**Post Date**	**Payable Description**		**Discount Amount**	**Payable Amount**	
	Account Number		**Account Name**	**Item Description**	**Distribution Amount**		
36260	Invoice	01/23/2026	Business Cards		0.00	287.36	
	100-1250-52040		OFFICE SUPPLIES	Business Cards	95.78		
	100-1500-52040		OFFICE SUPPLIES	Business Cards	191.58		
36385	Invoice	01/23/2026	Business Cards		0.00	98.96	

Vendor Number	Vendor Name		Payment Date	Payment Type	Discount Amount	Payment Amount	Number
	100-2400-52040	OFFICE SUPPLIES		Business Cards		98.96	
GRAINE	GRAINGER		01/23/2026	Regular	0.00	738.87	59352
Payable #	**Payable Type**	**Post Date**	**Payable Description**		**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**		**Item Description**	**Distribution Amount**		
9763152601	Invoice	01/23/2026	Replacement Sump Pump		0.00	442.30	
	310-0000-52525	REPAIRS & MAINTENANCE..		Replacement Sump Pump	442.30		
9766351291	Invoice	01/23/2026	Replacement Sump Pump		0.00	400.39	
	310-0000-52525	REPAIRS & MAINTENANCE..		Replacement Sump Pump	400.39		
9767753693	Credit Memo	01/23/2026	S.Pump Return		0.00	-442.30	
	310-0000-52525	REPAIRS & MAINTENANCE..		S.Pump Return	-442.30		
9769921181	Invoice	01/23/2026	Cable Pulley 2		0.00	273.97	
	309-0000-52051	TOOLS & MINOR EQUIPM...		Cable Pulley 2	273.97		
9771403046	Invoice	01/23/2026	Fire Extinguisher		0.00	64.51	
	310-0000-52053	LAB ANALYSIS & TESTING		Fire Extinguisher	64.51		
GREENR	GREEN RUBBER-KENNEDY AG		01/23/2026	Regular	0.00	911.68	59353
Payable #	**Payable Type**	**Post Date**	**Payable Description**		**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**		**Item Description**	**Distribution Amount**		
G-437076	Invoice	01/23/2026	Storm Cleaning		0.00	532.80	
	310-0000-52134	COLLECTION SYSTEM MA...		Storm Cleaning	532.80		
S-820987	Invoice	01/23/2026	Screw Press Hose - Sprayers 1 & 2		0.00	378.88	
	310-0000-52525	REPAIRS & MAINTENANCE..		Screw Press Hose - Sprayers 1 &...	378.88		
HERC	HERC RENTALS INC.		01/23/2026	Regular	0.00	826.94	59354
Payable #	**Payable Type**	**Post Date**	**Payable Description**		**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**		**Item Description**	**Distribution Amount**		
36240665-002	Invoice	01/23/2026	X-Mas-Shop Local Banner		0.00	826.94	
	100-1200-52200	PROFESSIONAL SERVICES...		X-Mas-Shop Local Banner	413.47		
	100-2100-52051	TOOLS & MINOR EQUIPM...		X-Mas-Shop Local Banner	413.47		
HILINE	HI-LINE ELECTRIC COMPANY, INC.		01/23/2026	Regular	0.00	464.02	59355
Payable #	**Payable Type**	**Post Date**	**Payable Description**		**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**		**Item Description**	**Distribution Amount**		
3210529	Invoice	01/23/2026	Exhaust Coupling		0.00	61.75	
	100-1400-52080	FLEET SERVICES		Exhaust Coupling	61.75		
3210530	Invoice	01/23/2026	Shop Restock - Tools & Supplies		0.00	402.27	
	310-0000-52051	TOOLS & MINOR EQUIPM...		Shop Restock - Tools & Supplies	402.27		
HILLYA	HILLYARD, INC.		01/23/2026	Regular	0.00	3,766.64	59356
Payable #	**Payable Type**	**Post Date**	**Payable Description**		**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**		**Item Description**	**Distribution Amount**		
500005114	Invoice	01/23/2026	Gym Floor Maint.		0.00	3,766.64	
	100-2200-52518	FACILITIES EXPENSE		Gym Floor Maint.	3,766.64		
HDL CO	HINDERLITER, DE LLAMAS & ASSOCIATES		01/23/2026	Regular	0.00	1,002.69	59357
Payable #	**Payable Type**	**Post Date**	**Payable Description**		**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**		**Item Description**	**Distribution Amount**		
SIN057182	Invoice	01/23/2026	Professional Services - HDL		0.00	1,002.69	
	100-8000-52200	PROFESSIONAL SERVICES...		Professional Services - HDL	1,002.69		
HYDROT	HYDRO TURF INC.		01/23/2026	Regular	0.00	369.81	59358
Payable #	**Payable Type**	**Post Date**	**Payable Description**		**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**		**Item Description**	**Distribution Amount**		
I809616	Invoice	01/23/2026	Chainsaw / Weed Eater		0.00	369.81	
	100-2100-52040	OFFICE SUPPLIES		Chainsaw / Weed Eater	369.81		
INFOSE	INFOSEND, INC		01/23/2026	Regular	0.00	2,650.22	59359

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
301996	Invoice	01/23/2026	Utility Poll Mailing		0.00	2,650.22	
	309-0000-52042	POSTAGE, SHIPPING & FR...	Utility Poll Mailing		883.40		
	310-0000-52042	POSTAGE, SHIPPING & FR...	Utility Poll Mailing		883.41		
	311-0000-52042	POSTAGE, SHIPPING & FR...	Utility Poll Mailing		883.41		
GISPLU	ISMAEL GONZALEZ		01/23/2026	Regular	0.00	280.00	59360
7088	Invoice	01/23/2026	City Hall Sewer		0.00	280.00	
	100-8000-52518	FACILITIES EXPENSE	City Hall Sewer		280.00		
REYTIR	JESUS REYES		01/23/2026	Regular	0.00	1,808.76	59361
014893	Invoice	01/23/2026	Tires - PD		0.00	1,640.76	
	100-1400-52080	FLEET SERVICES	Tires - PD		1,640.76		
014894	Invoice	01/23/2026	Tire Disposal		0.00	168.00	
	100-1400-52080	FLEET SERVICES	Tire Disposal		114.00		
	100-1450-52080	FLEET SERVICES	Tire Disposal		30.00		
	100-2100-52080	FLEET SERVICES	Tire Disposal		24.00		
JIMETI	JIMENEZ TIRE SERVICE, INC.		01/23/2026	Regular	0.00	35.00	59362
10699	Invoice	01/23/2026	Flat Tire Repair		0.00	35.00	
	100-2100-52080	FLEET SERVICES	Flat Tire Repair		35.00		
ALVJOE	JOEL ALVAREZ		01/23/2026	Regular	0.00	104.55	59363
012026	Invoice	01/23/2026	Reimburse For Lunch Training		0.00	104.55	
	100-2100-52091	TRAVEL, MEETINGS & TRA...	Reimburse For Lunch Training		104.55		
KSB	KSB, INC.		01/23/2026	Regular	0.00	5,835.69	59364
I20000040544	Invoice	01/23/2026	S. Drain Station Repairs		0.00	5,835.69	
	310-0000-52525	REPAIRS & MAINTENANCE..	S. Drain Station Repairs		5,835.69		
LAWPRO	LAWSON PRODUCTS		01/23/2026	Regular	0.00	187.52	59365
9313010322	Invoice	01/23/2026	Gloves Restock		0.00	187.52	
	310-0000-52052	SAFETY EQUIPMENT	Gloves Restock		187.52		
LEYTOW	LEYVA'S TOWING, INC.		01/23/2026	Regular	0.00	180.00	59366
16123	Invoice	01/23/2026	Scissor Lift		0.00	180.00	
	100-2200-52518	FACILITIES EXPENSE	Scissor Lift		180.00		
MBASIA	MBASIA		01/23/2026	Regular	0.00	918,574.00	59367

Vendor Number / Payable #	Vendor Name / Payable Type / Account Number	Post Date / Account Name	Payment Date / Payable Description / Item Description	Payment Type	Discount Amount / Discount Amount / Distribution Amount	Payment Amount / Payable Amount	Number
260101-10	Invoice	01/23/2026	Workers Comp & Liability Insurance		0.00	918,574.00	
	100-1000-51310	WORKERS COMP	Workers Comp & Liability Insura...			649.06	
	100-1200-51310	WORKERS COMP	Workers Comp & Liability Insura...			1,517.83	
	100-1300-51310	WORKERS COMP (NON T...	Workers Comp & Liability Insura...			394.82	
	100-1310-51310	WORKERS COMP	Workers Comp & Liability Insura...			415.03	
	100-1400-51310	WORKERS COMP	Workers Comp & Liability Insura...			346,136.02	
	100-2100-51310	WORKERS COMP	Workers Comp & Liability Insura...			19,746.95	
	100-3100-51310	WORKERS COMP	Workers Comp & Liability Insura...			28,589.59	
	100-8000-52310	LIABILITY INSURANCE	Workers Comp & Liability Insura...			189,440.43	
	309-0000-51310	WORKERS COMP	Workers Comp & Liability Insura...			29,429.74	
	309-0000-52310	LIABILITY INSURANCE	Workers Comp & Liability Insura...			69,461.91	
	310-0000-51310	WORKERS COMP	Workers Comp & Liability Insura...			104,432.28	
	310-0000-52310	LIABILITY INSURANCE	Workers Comp & Liability Insura...			68,638.02	
	311-0000-51310	WORKERS COMP	Workers Comp & Liability Insura...			5,381.86	
	312-0000-51310	WORKERS COMP	Workers Comp & Liability Insura...			16,663.30	
	312-0000-52310	LIABILITY INSURANCE	Workers Comp & Liability Insura...			480.64	
	410-0000-51310	WORKERS COMP	Workers Comp & Liability Insura...			24,892.25	
	516-0000-51310	WORKERS COMP	Workers Comp & Liability Insura...			1,833.52	
	647-0000-51310	WORKERS COMP	Workers Comp & Liability Insura...			2,716.60	
	649-0000-51310	WORKERS COMP	Workers Comp & Liability Insura...			1,569.18	
	650-0000-51310	WORKERS COMP	Workers Comp & Liability Insura...			2,037.24	
	651-0000-51310	WORKERS COMP	Workers Comp & Liability Insura...			2,451.43	
	652-0000-51310	WORKERS COMP	Workers Comp & Liability Insura...			1,696.30	
MOBAAN	MONTEREY BAY ANALYTICAL SERVICES		01/23/2026	Regular	0.00	9,163.00	59368
Payable #	Payable Type / Account Number	Post Date / Account Name	Payable Description / Item Description		Discount Amount / Distribution Amount	Payable Amount	
2511SOL-WW	Invoice	01/23/2026	WW Monitoring - 11/25		0.00	7,271.60	
	310-0000-52053	LAB ANALYSIS & TESTING	WW Monitoring - 11/25			7,271.60	
260105_044	Invoice	01/23/2026	WW Daily UV - 1/5/26		0.00	125.60	
	310-0000-52053	LAB ANALYSIS & TESTING	WW Daily UV - 1/5/26			125.60	
260106_063	Invoice	01/23/2026	Week #1 Water Samples		0.00	135.00	
	309-0000-52053	LAB ANALYSIS & TESTING	Week #1 Water Samples			135.00	
260106_100	Invoice	01/23/2026	WW Monthly - 1/6/26		0.00	61.20	
	310-0000-52053	LAB ANALYSIS & TESTING	WW Daily UV - 1/6/26			61.20	
260106_101	Invoice	01/23/2026	WW - Daily UV 1/06/26		0.00	125.60	
	310-0000-52053	LAB ANALYSIS & TESTING	WW - Daily UV 1/06/26			125.60	
260107_039	Invoice	01/23/2026	WW Daily UV - 1/7/26		0.00	125.60	
	310-0000-52053	LAB ANALYSIS & TESTING	WW Daily UV - 1/7/26			125.60	
260107_073	Invoice	01/23/2026	TCR Samples January		0.00	243.00	
	309-0000-52053	LAB ANALYSIS & TESTING	TCR Samples January			243.00	
260108_059	Invoice	01/23/2026	WW Daily UV - 1/8/26		0.00	125.60	
	310-0000-52053	LAB ANALYSIS & TESTING	WW Daily UV - 1/8/26			125.60	
260109_019	Invoice	01/23/2026	WW Daily UV - 1/9/26		0.00	146.00	
	310-0000-52053	LAB ANALYSIS & TESTING	WW Daily UV - 1/9/26			146.00	
260110_009	Invoice	01/23/2026	WW Daily UV - 1/10/26		0.00	146.00	
	310-0000-52053	LAB ANALYSIS & TESTING	WW Daily UV - 1/10/26			146.00	
260111_008	Invoice	01/23/2026	WW Daily UV - 1/11/26		0.00	146.00	
	310-0000-52053	LAB ANALYSIS & TESTING	WW Daily UV - 1/11/26			146.00	
260112_054	Invoice	01/23/2026	WW Daily UV - 1/12/26		0.00	125.60	
	310-0000-52053	LAB ANALYSIS & TESTING	WW Daily UV - 1/12/26			125.60	
260113_048	Invoice	01/23/2026	WW Daily UV - 1/13/26		0.00	125.60	
	310-0000-52053	LAB ANALYSIS & TESTING	WW Daily UV - 1/13/26			125.60	
260113_056	Invoice	01/23/2026	Week #2 Samples		0.00	135.00	

Vendor Number	Vendor Name		Payment Date	Payment Type	Discount Amount	Payment Amount	Number
	309-0000-52053	LAB ANALYSIS & TESTING		Week #2 Samples		135.00	
260114_028	Invoice	01/23/2026	WW Daily UV - 1/14/26		0.00	125.60	
	310-0000-52053	LAB ANALYSIS & TESTING		WW Daily UV - 1/14/26		125.60	
MOTEL6	MOTEL 6		01/23/2026	Regular	0.00	8,063.52	59369
Payable #	**Payable Type**	**Post Date**	**Payable Description**		**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**		**Item Description**	**Distribution Amount**		
9436ACR810	Invoice	01/23/2026	Encampment Client		0.00	671.96	
	121-0000-52190	RENT/UTILITY ASSISTANCE		Encampment Clients Winter		671.96	
9436ACR812	Invoice	01/23/2026	Encampment Client		0.00	671.96	
	121-0000-52190	RENT/UTILITY ASSISTANCE		Encampment Client		671.96	
9436ACR814	Invoice	01/23/2026	Encampment Client		0.00	671.96	
	121-0000-52190	RENT/UTILITY ASSISTANCE		Encampment Client		671.96	
9436ACR816	Invoice	01/23/2026	Encampment Client		0.00	671.96	
	121-0000-52190	RENT/UTILITY ASSISTANCE		Encampment Client		671.96	
9436ACR818	Invoice	01/23/2026	Encampment Client		0.00	671.96	
	121-0000-52190	RENT/UTILITY ASSISTANCE		Encampment Client		671.96	
9436ACR820	Invoice	01/23/2026	Encampment Client		0.00	671.96	
	121-0000-52190	RENT/UTILITY ASSISTANCE		Encampment Client		671.96	
9436ACR822	Invoice	01/23/2026	Encampment Client		0.00	671.96	
	121-0000-52190	RENT/UTILITY ASSISTANCE		Encampment Client		671.96	
9436ACR824	Invoice	01/23/2026	Encampment Client		0.00	671.96	
	121-0000-52190	RENT/UTILITY ASSISTANCE		Encampment Client		671.96	
9436ACS187	Invoice	01/23/2026	Encampment Client		0.00	335.98	
	121-0000-52190	RENT/UTILITY ASSISTANCE		Encampment Client		335.98	
9436ACS189	Invoice	01/23/2026	Encampment Client		0.00	335.98	
	121-0000-52190	RENT/UTILITY ASSISTANCE		Encampment Client		335.98	
9436ACS191	Invoice	01/23/2026	Encampment Client		0.00	335.98	
	121-0000-52190	RENT/UTILITY ASSISTANCE		Encampment Client		335.98	
9436ACS193	Invoice	01/23/2026	Encampment Client		0.00	335.98	
	121-0000-52190	RENT/UTILITY ASSISTANCE		Encampment Client		335.98	
9436ACS195	Invoice	01/23/2026	Encampment Client		0.00	335.98	
	121-0000-52190	RENT/UTILITY ASSISTANCE		Encampment Client		335.98	
9436ACS197	Invoice	01/23/2026	Encampment Client		0.00	335.98	
	121-0000-52190	RENT/UTILITY ASSISTANCE		Encampment Client		335.98	
9436ACS199	Invoice	01/23/2026	Encampment Client		0.00	335.98	
	121-0000-52190	RENT/UTILITY ASSISTANCE		Encampment Client		335.98	
9436ACS201	Invoice	01/23/2026	Encampment Client		0.00	335.98	
	121-0000-52190	RENT/UTILITY ASSISTANCE		Encampment Client		335.98	
MOTIND	MOTION INDUSTRIES, INC.		01/23/2026	Regular	0.00	2,285.03	59370
Payable #	**Payable Type**	**Post Date**	**Payable Description**		**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**		**Item Description**	**Distribution Amount**		
CA19-00805891	Invoice	01/23/2026	Headworks		0.00	2,285.03	
	310-0000-52525	REPAIRS & MAINTENANCE..		Headworks		2,285.03	
OREAUT	O'REILLY AUTO PARTS		01/23/2026	Regular	0.00	385.25	59371
Payable #	**Payable Type**	**Post Date**	**Payable Description**		**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**		**Item Description**	**Distribution Amount**		
3566-279647	Credit Memo	01/23/2026	Credit Coolant Return		0.00	-21.84	
	100-1400-52080	FLEET SERVICES		Credit Coolant Return		-21.84	
3566-282059	Invoice	01/23/2026	Coleman Light Tower Filters		0.00	24.82	
	310-0000-52525	REPAIRS & MAINTENANCE..		Coleman Light Tower Filters		24.82	
3566-282291	Invoice	01/23/2026	Wiper Fluid		0.00	4.65	

Vendor Number	Vendor Name		Payment Date	Payment Type	Discount Amount	Payment Amount	Number
	100-2100-52080	FLEET SERVICES		Wiper Fluid		4.65	
3566-282364	Invoice	01/23/2026	Battery Post Shim		0.00	6.00	
	100-2100-52525	REPAIRS & MAINTENANCE..		Battery Post Shim		6.00	
3566-282366	Invoice	01/23/2026	C. Light Tower Battery		0.00	162.81	
	310-0000-52525	REPAIRS & MAINTENANCE..		C. Light Tower Battery		162.81	
3566-282497	Invoice	01/23/2026	Tool		0.00	24.02	
	310-0000-52051	TOOLS & MINOR EQUIPM...		Tool		24.02	
3566-282501	Invoice	01/23/2026	Tail Light		0.00	146.47	
	309-0000-52080	FLEET SERVICES		Tail Light		146.47	
3566-282831	Invoice	01/23/2026	Brake Clean		0.00	14.73	
	100-1400-52080	FLEET SERVICES		Brake Clean		14.73	
3566-283110	Invoice	01/23/2026	Electrical Tape		0.00	2.50	
	100-1400-52080	FLEET SERVICES		Electrical Tape		2.50	
3566-283238	Invoice	01/23/2026	Wipers		0.00	21.09	
	100-8000-52080	FLEET SERVICES		Wipers		21.09	
P.G.E.	PACIFIC GAS & ELECTRIC		01/23/2026	Regular	0.00	33,369.18	59372
Payable #	**Payable Type**	**Post Date**	**Payable Description**		**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**		**Item Description**	**Distribution Amount**		
011426	Invoice	01/23/2026	Orchard Villas Landscape		0.00	116.23	
	651-0000-52400	UTILITIES		Orchard Villas Landscape		116.23	
011426B	Invoice	01/23/2026	Lights		0.00	79.19	
	410-0000-52400	UTILITIES		Lights		79.19	
011426C	Invoice	01/23/2026	Gallardo Park Lights		0.00	115.29	
	100-2100-52400	UTILITIES		Gallardo Park Lights		115.29	
011426D	Invoice	01/23/2026	Signals		0.00	244.16	
	410-0000-52400	UTILITIES		Signals		244.16	
011426E	Invoice	01/23/2026	Lights		0.00	7.76	
	410-0000-52400	UTILITIES		Lights		7.76	
011426F	Invoice	01/23/2026	Signals		0.00	285.35	
	410-0000-52400	UTILITIES		Signals		285.35	
011426G	Invoice	01/23/2026	Miravale II St. Lights		0.00	138.95	
	651-0000-52422	STREET LIGHTING		Miravale II St. Lights		138.95	
011426H	Invoice	01/23/2026	App Bay Fire Station		0.00	134.57	
	100-1450-52400	UTILITIES		App Bay Fire Station		134.57	
011426I	Invoice	01/23/2026	Orchard Park		0.00	287.96	
	651-0000-52400	UTILITIES		Orchard Park		287.96	
011426J	Invoice	01/23/2026	Water		0.00	31,959.72	
	309-0000-52400	UTILITIES		Water		31,959.72	
PENINS	PENINSULA WELDING & MEDICAL SUPPLY, INC.		01/23/2026	Regular	0.00	428.31	59373
Payable #	**Payable Type**	**Post Date**	**Payable Description**		**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**		**Item Description**	**Distribution Amount**		
291414	Invoice	01/23/2026	Parts - Torch		0.00	83.01	
	310-0000-52051	TOOLS & MINOR EQUIPM...		Parts - Torch		83.01	
291415	Invoice	01/23/2026	Cutting Torch		0.00	345.30	
	310-0000-52051	TOOLS & MINOR EQUIPM...		Cutting Torch		345.30	
PURPOW	PITNEY BOWES BANK INC PURCHASE POWER		01/23/2026	Regular	0.00	1,078.14	59374
Payable #	**Payable Type**	**Post Date**	**Payable Description**		**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**		**Item Description**	**Distribution Amount**		
011126	Invoice	01/23/2026	Office Supplies - Non Dept		0.00	1,078.14	
	100-8000-52040	OFFICE SUPPLIES		Office Supplies - Non Dept		1,078.14	
TERMIN	RENTOKIL NORTH AMERICA INC		01/23/2026	Regular	0.00	234.90	59375

Vendor Number / Payable #	Vendor Name / Payable Type / Account Number	Post Date / Account Name	Payment Date / Payable Description / Item Description	Payment Type	Discount Amount / Discount Amount / Distribution Amount	Payment Amount / Payable Amount / Distribution Amount	Number
466810129	Invoice	01/23/2026	Facility Pest Control		0.00	64.95	
	100-2200-52520	MAINTENANCE AGREEM...	Facility Pest Control			64.95	
467654049	Invoice	01/23/2026	Orchard Lane		0.00	64.95	
	651-0000-52200	PROFESSIONAL SERVICES...	Orchard Lane			64.95	
467913351	Invoice	01/23/2026	WWTP Pest Control		0.00	105.00	
	310-0000-52520	MAINTENANCE AGREEM...	WWTP Pest Control			105.00	
ROYALFLUSH	ROYAL FLUSH PUMPING & SANITATION		01/23/2026	Regular	0.00	2,102.00	59376
1192	Invoice	01/23/2026	Portable Restroom Rental		0.00	2,102.00	
	310-0000-52200	PROFESSIONAL SERVICES...	Portable Restroom Rental			2,102.00	
SABLE	SABLE COMPUTER INC		01/23/2026	Regular	0.00	6,475.50	59377
85663	Invoice	01/23/2026	Veeam Bakup		0.00	6,475.50	
	100-1320-52520	MAINTENANCE AGREEM...	Veeam Bakup			6,475.50	
SAFETY	SAFETY-KLEEN SYSTEMS, INC.		01/23/2026	Regular	0.00	279.36	59378
98824348	Invoice	01/23/2026	Used Oil Recycle		0.00	279.36	
	310-0000-52520	MAINTENANCE AGREEM...	Used Oil Recycle			279.36	
SALSOL	SALINAS VALLEY SOLID WASTE AUTHORITY		01/23/2026	Regular	0.00	80,081.38	59379
26093	Invoice	01/23/2026	Solid Waste Fees / Dec 2025		0.00	22,616.00	
	311-0000-52230	LEASE CONTRACTS	Solid Waste Fees / Dec 2025			22,616.00	
26200	Invoice	01/23/2026	Solid Waste Fees / Dec 2025		0.00	57,147.13	
	311-0000-52230	LEASE CONTRACTS	Solid Waste Fees / Dec 2025			57,147.13	
26203	Invoice	01/23/2026	Solid Waste Fees / Dec 2025		0.00	318.25	
	311-0000-52230	LEASE CONTRACTS	Solid Waste Fees / Dec 2025			318.25	
VALTRO	SALVADOR PEREZCHICA		01/23/2026	Regular	0.00	103.24	59380
88279	Invoice	01/23/2026	Plaque Solis' Graduation		0.00	103.24	
	100-1400-52200	PROFESSIONAL SERVICES...	Plaque Solis' Graduation			103.24	
SANDIE	SAN DIEGO POLICE EQUIPMENT CO. INC.		01/23/2026	Regular	0.00	9,752.34	59381
666109	Invoice	01/23/2026	Ammo		0.00	9,752.34	
	100-1400-52043	AMMUNITION/WEAPON ...	Ammo			9,752.34	
MEDCLE	SANDRA LOPEZ MEDINA		01/23/2026	Regular	0.00	7,920.00	59382
20025	Invoice	01/23/2026	Workforce Housing		0.00	300.00	
	100-1200-52200	PROFESSIONAL SERVICES...	Workforce Housing			300.00	
2010	Invoice	01/23/2026	Janitorial Service		0.00	1,937.50	
	100-1400-52518	FACILITIES EXPENSE	Janitorial Service			1,937.50	
2011	Invoice	01/23/2026	Unit Disinfecting		0.00	550.00	
	100-1400-52080	FLEET SERVICES	Unit Disinfecting			550.00	

Vendor Number	Vendor Name		Payment Date	Payment Type	Discount Amount	Payment Amount	Number
2012	Invoice	01/23/2026	Janitorial - Blue Building		0.00	335.00	
	310-0000-52518	FACILITIES EXPENSE		Janitorial - Blue Building		335.00	
2014	Invoice	01/23/2026	Janitorial - City Hall		0.00	2,257.50	
	100-8000-52518	FACILITIES EXPENSE		Janitorial - City Hall		2,257.50	
2015	Invoice	01/23/2026	Janitorial - Trailer		0.00	450.00	
	310-0000-52518	FACILITIES EXPENSE		Janitorial - Trailer		450.00	
2016	Invoice	01/23/2026	WWTP / Water - Janitorial		0.00	980.00	
	309-0000-52518	FACILITIES EXPENSE		WWTP / Water - Janitorial		196.00	
	310-0000-52518	FACILITIES EXPENSE		WWTP / Water - Janitorial		784.00	
2018	Invoice	01/23/2026	Gateway Janitor		0.00	1,110.00	
	100-1200-52520	MAINTENANCE AGREEM...		Gateway Janitor		1,110.00	
GARCIAS	SARA GARCIA		01/23/2026	Regular	0.00	6,464.96	59383
Payable #	**Payable Type**	**Post Date**	**Payable Description**		**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**		**Item Description**	**Distribution Amount**		
011526	Invoice	01/23/2026	CDBG Loan - Working Capital (Final Check)		0.00	6,464.96	
	214-0000-52200	PROFESSIONAL SERVICES...		CDBG Loan - Working Capital (Fi...		6,464.96	
SCHWHE	SCHAAF & WHEELER		01/23/2026	Regular	0.00	9,287.50	59384
Payable #	**Payable Type**	**Post Date**	**Payable Description**		**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**		**Item Description**	**Distribution Amount**		
42397	Invoice	01/23/2026	Nestles Rd. Stormwater Proj.		0.00	9,287.50	
	310-0000-57000	CAPITAL OUTLAY - IMPR...		Nestles Rd. Stormwater Proj.		9,287.50	
SOLTRU	SOLEDAD TRUE VALUE		01/23/2026	Regular	0.00	142.50	59385
Payable #	**Payable Type**	**Post Date**	**Payable Description**		**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**		**Item Description**	**Distribution Amount**		
366209	Invoice	01/23/2026	Support Stakes		0.00	30.87	
	100-2100-52525	REPAIRS & MAINTENANCE..		Support Stakes		30.87	
366283	Invoice	01/23/2026	Hook & Pick Set		0.00	15.28	
	100-2100-52051	TOOLS & MINOR EQUIPM...		Hook & Pick Set		15.28	
366328	Invoice	01/23/2026	Extractor Set		0.00	28.39	
	100-2100-52051	TOOLS & MINOR EQUIPM...		Extractor Set		28.39	
366351	Invoice	01/23/2026	Cable Ties		0.00	16.38	
	100-2100-52525	REPAIRS & MAINTENANCE..		Cable Ties		16.38	
366398	Invoice	01/23/2026	Plunger		0.00	8.73	
	100-2100-52525	REPAIRS & MAINTENANCE..		Plunger		8.73	
366641	Invoice	01/23/2026	Irrigation Cups		0.00	11.73	
	100-2100-52525	REPAIRS & MAINTENANCE..		Irrigation Cups		11.73	
366747	Invoice	01/23/2026	X-Mas Decor		0.00	9.78	
	100-2100-52525	REPAIRS & MAINTENANCE..		X-Mas Decor		9.78	
366817	Invoice	01/23/2026	X-Mas Decor		0.00	7.18	
	100-2100-52525	REPAIRS & MAINTENANCE..		X-Mas Decor		7.18	
367060	Invoice	01/23/2026	Open Hooks		0.00	5.44	
	100-2100-52525	REPAIRS & MAINTENANCE..		Open Hooks		5.44	
367488	Invoice	01/23/2026	Loop Stake		0.00	8.72	
	100-2100-52525	REPAIRS & MAINTENANCE..		Loop Stake		8.72	
SPECT	SPECTRUM		01/23/2026	Regular	0.00	260.00	59386
Payable #	**Payable Type**	**Post Date**	**Payable Description**		**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**		**Item Description**	**Distribution Amount**		
156875601010726	Invoice	01/23/2026	City Hall Internet		0.00	260.00	
	100-1320-52520	MAINTENANCE AGREEM...		City Hall Internet		260.00	
SPECT	SPECTRUM		01/23/2026	Regular	0.00	300.00	59387

Vendor Number / Payable #	Vendor Name / Payable Type / Account Number	Post Date / Account Name	Payment Date / Payable Description / Item Description	Payment Type	Discount Amount / Discount Amount / Distribution Amount	Payment Amount / Payable Amount	Number
107895501010726	Invoice	01/23/2026	Corp Yard Internet		0.00	300.00	
	100-2100-52520	MAINTENANCE AGREEM...	Corp Yard Internet		300.00		
STAPLE	STAPLES BUSINESS CREDIT		01/23/2026	Regular	0.00	790.26	59388
6051250961	Invoice	01/23/2026	Batteries / Office Supplies		0.00	88.56	
	309-0000-52040	OFFICE SUPPLIES	Batteries / Office Supplies		17.71		
	310-0000-52040	OFFICE SUPPLIES	Batteries / Office Supplies		70.85		
6051250963	Invoice	01/23/2026	Supplies - FD		0.00	701.70	
	100-1450-52041	OPERATIONAL SUPPLIES	Supplies - FD		701.70		
CALIFDIR	STATE OF CALIFORNIA		01/23/2026	Regular	0.00	125.00	59389
E 2242555 SJ	Invoice	01/23/2026	ADA Lyft Permit		0.00	125.00	
	100-2200-52518	FACILITIES EXPENSE	ADA Lyft Permit		125.00		
SURVEI	SURVEILLANCE GRID INTEGRATION INC.		01/23/2026	Regular	0.00	29,909.87	59390
2177	Invoice	01/23/2026	Annual Service Agreement		0.00	29,909.87	
	100-1400-52520	MAINTENANCE AGREEM...	Annual Service Agreement		29,909.87		
SWRCB	SWRCB ACCOUNTING OFFICE		01/23/2026	Regular	0.00	10,920.00	59391
SW-0334711	Invoice	01/23/2026	Stormwater Permit		0.00	10,920.00	
	312-0000-52066	AGENCY FEES	Stormwater Permit		10,920.00		
SYNAGRO	SYNAGRO - WWT, INC		01/23/2026	Regular	0.00	61,244.38	59392
63920	Invoice	01/23/2026	Biosolids - Nov 2025		0.00	17,211.26	
	310-0000-52526	SLUDGE DISPOSAL	Biosolids - Nov 2025		17,211.26		
64407	Invoice	01/23/2026	Biosolids - Dec 2025		0.00	44,033.12	
	310-0000-52526	SLUDGE DISPOSAL	Biosolids - Dec 2025		44,033.12		
TAPMAS	TAP MASTER INC		01/23/2026	Regular	0.00	1,769.00	59393
1225-23	Invoice	01/23/2026	ERF - Pipeline Service		0.00	1,769.00	
	121-0000-52200	PROFESSIONAL SERVICES...	ERF - Pipeline Service		1,769.00		
TMOBIL	T-MOBILE USA, INC		01/23/2026	Regular	0.00	141.93	59394
122125D	Invoice	01/23/2026	Cell Phones		0.00	141.93	
	100-2200-52415	CELLULAR PHONE	Cell Phones		141.93		
TMOBIL	T-MOBILE USA, INC		01/23/2026	Regular	0.00	344.96	59395
011226	Invoice	01/23/2026	Cell Phones CED		0.00	344.96	
	100-1200-52415	CELLULAR PHONE	Cell Phones CED		344.96		
TMOBIL	T-MOBILE USA, INC		01/23/2026	Regular	0.00	374.27	59396

Vendor Number / Payable #	Vendor Name / Payable Type	Post Date	Payment Date / Payable Description	Payment Type	Discount Amount	Payment Amount / Payable Amount	Number
	Account Number		**Account Name**	**Item Description**	**Distribution Amount**		
011226B	Invoice	01/23/2026	CM / Council		0.00	374.27	
	100-1000-52415		CELLULAR PHONE	CM / Council	269.66		
	100-1100-52415		CELLULAR PHONE	CM / Council	104.61		
TMOBIL	T-MOBILE USA, INC		01/23/2026	Regular	0.00	913.66	59397
122125E	Invoice	01/23/2026	T-Mobile New Hardware		0.00	913.66	
	100-1320-52415		CELLULAR PHONE	T-Mobile New Hardware	913.66		
TMOBIL	T-MOBILE USA, INC		01/23/2026	Regular	0.00	808.42	59398
122125C	Invoice	01/23/2026	Cell Phones		0.00	808.42	
	100-2400-52415		CELLULAR PHONE	Cell Phones	808.42		
TRICON	TRI-COUNTY FIRE PROTECTION, INC.		01/23/2026	Regular	0.00	868.65	59399
66338	Invoice	01/23/2026	Annual Fire Extinguisher Maint.		0.00	72.00	
	100-1400-52518		FACILITIES EXPENSE	Annual Fire Extinguisher Maint.	72.00		
66339	Invoice	01/23/2026	Annual Fire Extinguisher Maint.		0.00	228.00	
	100-1400-52080		FLEET SERVICES	Annual Fire Extinguisher Maint.	228.00		
66340	Invoice	01/23/2026	Annual Fire Extinguisher Maint.		0.00	132.00	
	100-8000-52518		FACILITIES EXPENSE	Annual Fire Extinguisher Maint.	132.00		
66341	Invoice	01/23/2026	Annual Fire Extinguisher Maint.		0.00	436.65	
	100-2100-52080		FLEET SERVICES	Annual Fire Extinguisher Maint.	436.65		
TYLER	TYLER TECHNOLOGIES		01/23/2026	Regular	0.00	8,350.10	59400
025-539316	Invoice	01/23/2026	Online Transaction Fees		0.00	8,252.80	
	309-0000-52072		WEB INCODE FEES	Online Transaction Fees	2,750.93		
	310-0000-52072		WEB INCODE FEES	Online Transaction Fees	2,750.93		
	311-0000-52072		WEB INCODE FEES	Online Transaction Fees	2,750.94		
025-539767	Invoice	01/23/2026	UB Notification Calls		0.00	97.30	
	309-0000-52200		PROFESSIONAL SERVICES...	UB Notification Calls	32.44		
	310-0000-52200		PROFESSIONAL SERVICES...	UB Notification Calls	32.43		
	311-0000-52200		PROFESSIONAL SERVICES...	UB Notification Calls	32.43		
USBANP	U.S. BANK CORPORATE PAYMENT SYSTEM		01/23/2026	Regular	0.00	25,025.51	59401
010626BT	Invoice	01/23/2026	Credit Card Purchases		0.00	3,094.45	
	100-1200-52030		ORDINANCE & PUBLISHI...	Publishing - Veterinary Services	272.25		
	100-1200-52091		TRAVEL, MEETINGS & TRA...	Convention	1,150.00		
	100-1200-52105		SPECIAL EVENTS	Dept Meeting	24.52		
	100-1200-52400		UTILITIES	Assessment Paid	159.06		
	100-1250-52091		TRAVEL, MEETINGS & TRA...	Permit Tech Testing	240.00		
	121-0000-52190		RENT/UTILITY ASSISTANCE	ERF Housing During Winter	167.99		
	121-0000-52200		PROFESSIONAL SERVICES...	Container Rental	358.52		
	121-0000-52200		PROFESSIONAL SERVICES...	Storage Rental	175.00		
	121-0000-52525		REPAIRS & MAINTENANCE..	Provisional Encampment Outrea...	547.11		
010626DN	Invoice	01/23/2026	Credit Card Purchases		0.00	1,968.37	
	100-1000-52091		TRAVEL, MEETINGS & TRA...	Good Notes Apple.com App	9.99		
	100-1100-52091		TRAVEL, MEETINGS & TRA...	Business Lunch Mtg	92.84		
	100-1310-52100		EMPLOYEE FUNCTIONS	Employee Function - Christmas ...	9.93		

Vendor Number	Vendor Name		Payment Date	Payment Type	Discount Amount	Payment Amount	Number
	100-1310-52100	EMPLOYEE FUNCTIONS		Employee Function - Christmas ...		3.28	
	100-8000-52040	OFFICE SUPPLIES		City of Soledad Merch.		1,852.33	
010626DW	Invoice	01/23/2026	Credit Card Purchases		0.00	1,811.60	
	309-0000-52091	TRAVEL, MEETINGS & TRA...		AWWA Conference		595.00	
	309-0000-52520	MAINTENANCE AGREEM...		Google Suite		310.80	
	310-0000-52091	TRAVEL, MEETINGS & TRA...		AWWA Conference		595.00	
	310-0000-52520	MAINTENANCE AGREEM...		Google Suite		310.80	
010626FL	Invoice	01/23/2026	Credit Card Purchases		0.00	6,242.70	
	100-1400-52048	UNIFORM PURCHASE		Patches		1,064.40	
	100-1400-52070	FOOD SERVICES		Food - Mandatory Staff Meeting		226.97	
	100-1400-52070	FOOD SERVICES		Food/Drinks - LT's Swearing In C...		20.99	
	100-1400-52070	FOOD SERVICES		Food/Drinks - LT's Swearing In C...		87.13	
	100-1400-52070	FOOD SERVICES		Pizza - Cops Giving Tree		71.87	
	100-1400-52070	FOOD SERVICES		Food/Drinks - LT's Swearing In C...		256.86	
	100-1400-52070	FOOD SERVICES		Food/Drinks - LT's Swearing In C...		154.36	
	100-1400-52070	FOOD SERVICES		Coffee - LT's Swearing In Cerem...		44.00	
	100-1400-52070	FOOD SERVICES		Food/Drinks - LT's Swearing In C...		56.02	
	100-1400-52091	TRAVEL, MEETINGS & TRA...		Training - E. Estrada		575.00	
	100-1400-52091	TRAVEL, MEETINGS & TRA...		Training - Lozano		416.64	
	100-1400-52091	TRAVEL, MEETINGS & TRA...		Training - Lt. Santiago, Offiver Br...		180.00	
	100-1400-52091	TRAVEL, MEETINGS & TRA...		Training - B. Solis		611.88	
	100-1400-52091	TRAVEL, MEETINGS & TRA...		Training - E. Estrada		889.00	
	100-1400-52091	TRAVEL, MEETINGS & TRA...		Training - LT. Arreola & Santiago		100.00	
	100-1400-52400	UTILITIES		Cable Service		122.58	
	418-0000-52015	SUBSCRIPTIONS		Training - CSO Celaya & Alejandre		100.00	
	418-0000-52015	SUBSCRIPTIONS		Membership - Alejandre		550.00	
	418-0000-52015	SUBSCRIPTIONS		Training - Alejandre		65.00	
	418-0000-52015	SUBSCRIPTIONS		Training - Alejandre		550.00	
	418-0000-52015	SUBSCRIPTIONS		Training - Alejandre		100.00	
010626FU	Invoice	01/23/2026	Credit Card Purchases		0.00	3,579.78	
	100-1200-52040	OFFICE SUPPLIES		Pan Dulce		29.00	
	100-1200-52040	OFFICE SUPPLIES		Lunch For Panel Members		22.00	
	100-1310-51100	SALARIES		3 - $25 Gift Cards - EE Holiday L...		75.00	
	100-1310-51100	SALARIES		3 - $25 Gift Cards - EE Holiday L...		75.00	
	100-1310-51100	SALARIES		3 - $25 Gift - EE Holiday Lunche...		75.00	
	100-1310-51100	SALARIES		Decor/Supplies		56.39	
	100-1310-51100	SALARIES		Decor/Supplies		24.78	
	100-1310-51100	SALARIES		Food Catering		3,222.61	
010626JP	Invoice	01/23/2026	Credit Card Purchases		0.00	193.26	
	100-2200-52031	PROGRAM SUPPLIES		Youth Program: Easy Baking		12.99	
	100-2200-52105	SPECIAL EVENTS		Event Supplies - Holly Jolly Xmas		17.76	
	100-2200-52105	SPECIAL EVENTS		Event Supplies - Holly Jolly Xmas		18.70	
	100-2200-52105	SPECIAL EVENTS		Event Supplies - Holly Jolly Xmas		9.82	
	100-2200-52115	SUNDRY		Youth Council Meeting		71.99	
	100-2200-52115	SUNDRY		Waters For Sale		42.00	
	100-2200-52518	FACILITIES EXPENSE		Software Subscription		20.00	
010626MH	Invoice	01/23/2026	Credit Card Purchases		0.00	2,363.94	
	100-1100-52091	TRAVEL, MEETINGS & TRA...		Conference Registration		575.00	
	100-1100-52091	TRAVEL, MEETINGS & TRA...		Lunch/Business Mtg. CM & Fin....		55.24	
	100-1320-52520	MAINTENANCE AGREEM...		IT		432.00	
	100-1320-52520	MAINTENANCE AGREEM...		IT		59.99	
	100-1320-52520	MAINTENANCE AGREEM...		IT		99.75	
	100-1320-52520	MAINTENANCE AGREEM...		IT		486.00	
	100-1320-52520	MAINTENANCE AGREEM...		IT		205.75	
	100-1320-52520	MAINTENANCE AGREEM...		IT		39.99	
	100-1320-52520	MAINTENANCE AGREEM...		IT		207.98	
	100-1320-52520	MAINTENANCE AGREEM...		IT		48.30	
	100-1320-52520	MAINTENANCE AGREEM...		IT		3.94	
	100-1320-52520	MAINTENANCE AGREEM...		IT		120.00	

Vendor Number	Vendor Name		Payment Date	Payment Type	Discount Amount	Payment Amount	Number
	100-1320-52520	MAINTENANCE AGREEM...		IT		30.00	
010626Rec	Invoice	01/23/2026	Credit Card Purchases		0.00	409.65	
	100-2200-52031	PROGRAM SUPPLIES		Gift Wrapping Bows		6.48	
	100-2200-52031	PROGRAM SUPPLIES		Produce Items		41.35	
	100-2200-52031	PROGRAM SUPPLIES		Produce Items		5.17	
	100-2200-52031	PROGRAM SUPPLIES		Script Perusal		5.00	
	100-2200-52031	PROGRAM SUPPLIES		Lunch Burritos		80.18	
	100-2200-52031	PROGRAM SUPPLIES		Produce Items		26.76	
	100-2200-52031	PROGRAM SUPPLIES		Various Food Items		7.62	
	100-2200-52105	SPECIAL EVENTS		Baking Soda		3.79	
	100-2200-52105	SPECIAL EVENTS		Facebook Boost		6.00	
	100-2200-52105	SPECIAL EVENTS		Various Food Items		44.43	
	100-2200-52105	SPECIAL EVENTS		Facebook Boost		7.00	
	100-2200-52105	SPECIAL EVENTS		Facebook Boost		4.72	
	100-2200-52105	SPECIAL EVENTS		Various Food Items		23.98	
	100-2200-52105	SPECIAL EVENTS		Various Food & Decor Items		75.89	
	100-2200-52105	SPECIAL EVENTS		Various Food Items		6.68	
	100-2200-52105	SPECIAL EVENTS		Facebook Boost		5.97	
	100-2200-52518	FACILITIES EXPENSE		Spotify		11.99	
	100-2200-52518	FACILITIES EXPENSE		Detergent		36.69	
	100-2200-52518	FACILITIES EXPENSE		Boxes		9.95	
120825FL	Invoice	01/23/2026	Credit Card Purchases		0.00	5,079.11	
	100-1200-52105	SPECIAL EVENTS		Pasteries		43.50	
	100-1200-52105	SPECIAL EVENTS		Coffee - Veterans Day		44.00	
	100-1200-52105	SPECIAL EVENTS		Misc - Veterans Day		239.93	
	100-1200-52105	SPECIAL EVENTS		Coffee/Drinks - Veterans Day		51.54	
	100-1400-52010	MEMBERSHIP DUES		Membership		150.00	
	100-1400-52010	MEMBERSHIP DUES		Membership		220.00	
	100-1400-52043	AMMUNITION/WEAPON ...		Baton		285.37	
	100-1400-52043	AMMUNITION/WEAPON ...		Holosun Light		1,020.04	
	100-1400-52048	UNIFORM PURCHASE		Patches		516.00	
	100-1400-52048	UNIFORM PURCHASE		Uniforms		131.10	
	100-1400-52091	TRAVEL, MEETINGS & TRA...		Training - Sgt. Solis		571.65	
	100-1400-52091	TRAVEL, MEETINGS & TRA...		Training - Sgt. Solis		272.60	
	100-1400-52091	TRAVEL, MEETINGS & TRA...		Training - Sgt. Solis		146.60	
	100-1400-52091	TRAVEL, MEETINGS & TRA...		Training - Sgt Carrillo		485.76	
	100-1400-52200	PROFESSIONAL SERVICES...		Business Cards		481.80	
	100-1400-52400	UTILITIES		Cable Service		122.58	
	100-3100-52200	PROFESSIONAL SERVICES...		Christmas Cards		284.72	
	100-3100-52200	PROFESSIONAL SERVICES...		Christmas Cards		11.92	
120825JL	Invoice	01/23/2026	Credit Card Purchases		0.00	282.65	
	100-1450-52400	UTILITIES		TV Service - FD		173.51	
	100-1450-52410	TELEPHONE/DATA/PAGER		Data Lines - FD		109.14	
	Void		01/23/2026	Regular	0.00	0.00	59402
	Void		01/23/2026	Regular	0.00	0.00	59403
	Void		01/23/2026	Regular	0.00	0.00	59404
UNDERG	UNDERGROUND SERVICE ALERT A CA. CORP.		01/23/2026	Regular	0.00	670.57	59405
Payable #	**Payable Type**	**Post Date**	**Payable Description**		**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**		**Item Description**	**Distribution Amount**		
1299102026	Invoice	01/23/2026	USA 811 Yearly Fee		0.00	670.57	
	309-0000-52200	PROFESSIONAL SERVICES...		USA 811 Yearly Fee		335.28	
	310-0000-52200	PROFESSIONAL SERVICES...		USA 811 Yearly Fee		335.29	
VALELE	VALLEY ELECTRIC MOTOR SERVICE, INC.		01/23/2026	Regular	0.00	15,831.79	59406
Payable #	**Payable Type**	**Post Date**	**Payable Description**		**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**		**Item Description**	**Distribution Amount**		
34469	Invoice	01/23/2026	Replacement Motor SSB#1		0.00	14,327.81	
	310-0000-52525	REPAIRS & MAINTENANCE..		Replacement Motor SSB#1		14,327.81	

Vendor Number	Vendor Name		Payment Date	Payment Type	Discount Amount	Payment Amount	Number
34521	Invoice	01/23/2026	WEG Motor - Aeration Basin		0.00	1,503.98	
	310-0000-52525		REPAIRS & MAINTENANCE..	WEG Motor - Aeration Basin		1,503.98	
VERIZO	VERIZON WIRELESS		01/23/2026	Regular	0.00	70.03	59407
Payable #	**Payable Type**	**Post Date**	**Payable Description**		**Discount Amount**	**Payable Amount**	
	Account Number		**Account Name**	**Item Description**	**Distribution Amount**		
6131644434	Invoice	01/23/2026	SCADA Phone & Encampment Internet		0.00	70.03	
	100-1200-52520		MAINTENANCE AGREEM...	SCADA Phone & Encampment In...		30.02	
	310-0000-52415		CELLULAR PHONE	SCADA Phone & Encampment In...		40.01	
VARCO	VIRGINIA RUBBER CORPORATION		01/23/2026	Regular	0.00	677.66	59408
Payable #	**Payable Type**	**Post Date**	**Payable Description**		**Discount Amount**	**Payable Amount**	
	Account Number		**Account Name**	**Item Description**	**Distribution Amount**		
616660A	Invoice	01/23/2026	Hose - Flush Truck		0.00	338.83	
	310-0000-52134		COLLECTION SYSTEM MA...	Hose - Flush Truck		338.83	
616661A	Invoice	01/23/2026	Hose - Vac Con		0.00	338.83	
	310-0000-52134		COLLECTION SYSTEM MA...	Hose - Vac Con		338.83	
EFTPS	EFTPS		01/09/2026	Bank Draft	0.00	10,313.18	DFT0000120
Payable #	**Payable Type**	**Post Date**	**Payable Description**		**Discount Amount**	**Payable Amount**	
	Account Number		**Account Name**	**Item Description**	**Distribution Amount**		
INV0001136	Invoice	01/09/2026	MEDICARE W/H		0.00	10,313.18	
	100-0000-21110		FICA/MEDICARE PAYABLE	MEDICARE W/H		6,371.64	
	122-0000-21110		FICA/MEDICARE PAYABLE	MEDICARE W/H		24.18	
	213-0000-21110		FICA/MEDICARE PAYABLE	MEDICARE W/H		7.98	
	309-0000-21110		FICA/MEDICARE PAYABLE	MEDICARE W/H		1,070.64	
	310-0000-21110		FICA/MEDICARE PAYABLE	MEDICARE W/H		2,107.98	
	311-0000-21110		FICA/MEDICARE PAYABLE	MEDICARE W/H		154.84	
	312-0000-21110		FICA/MEDICARE PAYABLE	MEDICARE W/H		106.98	
	410-0000-21110		FICA/MEDICARE PAYABLE	MEDICARE W/H		468.82	
	531-0000-21110		FICA/MEDICARE PAYABLE	MEDICARE W/H		0.12	
EFTPS	EFTPS		01/09/2026	Bank Draft	0.00	44,097.82	DFT0000121
Payable #	**Payable Type**	**Post Date**	**Payable Description**		**Discount Amount**	**Payable Amount**	
	Account Number		**Account Name**	**Item Description**	**Distribution Amount**		
INV0001137	Invoice	01/09/2026	FICA W/H		0.00	44,097.82	
	100-0000-21110		FICA/MEDICARE PAYABLE	FICA W/H		27,243.38	
	122-0000-21110		FICA/MEDICARE PAYABLE	FICA W/H		103.34	
	213-0000-21110		FICA/MEDICARE PAYABLE	FICA W/H		34.12	
	309-0000-21110		FICA/MEDICARE PAYABLE	FICA W/H		4,576.84	
	310-0000-21110		FICA/MEDICARE PAYABLE	FICA W/H		9,012.28	
	311-0000-21110		FICA/MEDICARE PAYABLE	FICA W/H		664.14	
	312-0000-21110		FICA/MEDICARE PAYABLE	FICA W/H		456.24	
	410-0000-21110		FICA/MEDICARE PAYABLE	FICA W/H		2,006.92	
	531-0000-21110		FICA/MEDICARE PAYABLE	FICA W/H		0.56	
EFTPS	EFTPS		01/09/2026	Bank Draft	0.00	32,956.73	DFT0000122
Payable #	**Payable Type**	**Post Date**	**Payable Description**		**Discount Amount**	**Payable Amount**	
	Account Number		**Account Name**	**Item Description**	**Distribution Amount**		
INV0001139	Invoice	01/09/2026	FEDERAL TAX		0.00	32,956.73	
	100-0000-21120		FEDERAL TAX PAYABLE	FEDERAL TAX		21,618.55	
	213-0000-21120		FEDERAL TAX PAYABLE	FEDERAL TAX		26.24	
	309-0000-21120		FEDERAL TAX PAYABLE	FEDERAL TAX		3,070.76	
	310-0000-21120		FEDERAL TAX PAYABLE	FEDERAL TAX		6,427.15	
	311-0000-21120		FEDERAL TAX PAYABLE	FEDERAL TAX		540.40	
	312-0000-21120		FEDERAL TAX PAYABLE	FEDERAL TAX		260.50	
	410-0000-21120		FEDERAL TAX PAYABLE	FEDERAL TAX		1,012.64	
	531-0000-21120		FEDERAL TAX PAYABLE	FEDERAL TAX		0.49	
EFTPS	EFTPS		01/23/2026	Bank Draft	0.00	9,631.56	DFT0000123

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
			Payment Date	Payment Type	Discount Amount	Payment Amount	Number
INV0001171	Invoice	01/23/2026	MEDICARE W/H		0.00	9,631.56	
	100-0000-21110	FICA/MEDICARE PAYABLE		MEDICARE W/H		5,926.00	
	121-0000-21110	FICA/MEDICARE PAYABLE		MEDICARE W/H		84.06	
	213-0000-21110	FICA/MEDICARE PAYABLE		MEDICARE W/H		20.38	
	309-0000-21110	FICA/MEDICARE PAYABLE		MEDICARE W/H		1,043.22	
	310-0000-21110	FICA/MEDICARE PAYABLE		MEDICARE W/H		1,834.56	
	311-0000-21110	FICA/MEDICARE PAYABLE		MEDICARE W/H		159.88	
	312-0000-21110	FICA/MEDICARE PAYABLE		MEDICARE W/H		105.26	
	410-0000-21110	FICA/MEDICARE PAYABLE		MEDICARE W/H		458.08	
	531-0000-21110	FICA/MEDICARE PAYABLE		MEDICARE W/H		0.12	
EFTPS	EFTPS		01/23/2026	Bank Draft	0.00	41,182.72	DFT0000124
Payable #	Payable Type	Post Date	Payable Description		Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description		Distribution Amount		
INV0001172	Invoice	01/23/2026	FICA W/H		0.00	41,182.72	
	100-0000-21110	FICA/MEDICARE PAYABLE		FICA W/H		25,337.76	
	121-0000-21110	FICA/MEDICARE PAYABLE		FICA W/H		359.44	
	213-0000-21110	FICA/MEDICARE PAYABLE		FICA W/H		87.08	
	309-0000-21110	FICA/MEDICARE PAYABLE		FICA W/H		4,460.20	
	310-0000-21110	FICA/MEDICARE PAYABLE		FICA W/H		7,843.90	
	311-0000-21110	FICA/MEDICARE PAYABLE		FICA W/H		684.86	
	312-0000-21110	FICA/MEDICARE PAYABLE		FICA W/H		449.78	
	410-0000-21110	FICA/MEDICARE PAYABLE		FICA W/H		1,959.14	
	531-0000-21110	FICA/MEDICARE PAYABLE		FICA W/H		0.56	
EFTPS	EFTPS		01/23/2026	Bank Draft	0.00	28,607.47	DFT0000125
Payable #	Payable Type	Post Date	Payable Description		Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description		Distribution Amount		
INV0001174	Invoice	01/23/2026	FEDERAL TAX		0.00	28,607.47	
	100-0000-21120	FEDERAL TAX PAYABLE		FEDERAL TAX		18,405.30	
	121-0000-21120	FEDERAL TAX PAYABLE		FEDERAL TAX		248.29	
	213-0000-21120	FEDERAL TAX PAYABLE		FEDERAL TAX		73.66	
	309-0000-21120	FEDERAL TAX PAYABLE		FEDERAL TAX		2,909.21	
	310-0000-21120	FEDERAL TAX PAYABLE		FEDERAL TAX		5,267.27	
	311-0000-21120	FEDERAL TAX PAYABLE		FEDERAL TAX		535.13	
	312-0000-21120	FEDERAL TAX PAYABLE		FEDERAL TAX		258.58	
	410-0000-21120	FEDERAL TAX PAYABLE		FEDERAL TAX		909.54	
	531-0000-21120	FEDERAL TAX PAYABLE		FEDERAL TAX		0.49	
EFTPS	EFTPS		01/23/2026	Bank Draft	0.00	351.24	DFT0000126
Payable #	Payable Type	Post Date	Payable Description		Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description		Distribution Amount		
INV0001175	Invoice	01/23/2026	MEDICARE W/H		0.00	351.24	
	100-0000-21110	FICA/MEDICARE PAYABLE		MEDICARE W/H		335.64	
	309-0000-21110	FICA/MEDICARE PAYABLE		MEDICARE W/H		6.24	
	310-0000-21110	FICA/MEDICARE PAYABLE		MEDICARE W/H		6.24	
	311-0000-21110	FICA/MEDICARE PAYABLE		MEDICARE W/H		3.12	
EFTPS	EFTPS		01/23/2026	Bank Draft	0.00	1,501.82	DFT0000127
Payable #	Payable Type	Post Date	Payable Description		Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description		Distribution Amount		
INV0001176	Invoice	01/23/2026	FICA W/H		0.00	1,501.82	
	100-0000-21110	FICA/MEDICARE PAYABLE		FICA W/H		1,435.08	
	309-0000-21110	FICA/MEDICARE PAYABLE		FICA W/H		26.70	
	310-0000-21110	FICA/MEDICARE PAYABLE		FICA W/H		26.70	
	311-0000-21110	FICA/MEDICARE PAYABLE		FICA W/H		13.34	
EFTPS	EFTPS		01/23/2026	Bank Draft	0.00	1,954.84	DFT0000128

Vendor Number / Payable #	Vendor Name / Payable Type / Account Number	Post Date	Payment Date / Payable Description / Account Name	Payment Type / Item Description	Discount Amount / Discount Amount / Distribution Amount	Payment Amount / Payable Amount	Number
INV0001178	Invoice	01/23/2026	FEDERAL TAX		0.00	1,954.84	
	100-0000-21120		FEDERAL TAX PAYABLE	FEDERAL TAX		1,954.84	

Bank Code APRAB Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	546	196	0.00	2,199,510.38
Manual Checks	0	0	0.00	0.00
Voided Checks	0	9	0.00	0.00
Bank Drafts	9	9	0.00	170,597.38
EFT's	54	25	0.00	121,326.50
	609	**239**	**0.00**	**2,491,434.26**

All Bank Codes Check Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	546	196	0.00	2,199,510.38
Manual Checks	0	0	0.00	0.00
Voided Checks	0	9	0.00	0.00
Bank Drafts	9	9	0.00	170,597.38
EFT's	54	25	0.00	121,326.50
	609	**239**	**0.00**	**2,491,434.26**

Fund Summary

Fund	Name	Period	Amount
999	POOLED CASH	1/2026	2,491,434.26
			2,491,434.26

AGENDA ITEM NO. 3.

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: **February 4, 2026**

Open Recruitment:
Water Reclamation Shift Supervisor - Open until filled

Recruitment/Vacancy Status Update:
Community Engagement Coordinator - Assessment for re-classification currently in progress.
Information Technology Manager – Second round of interviews completed on 1/28/26. City has extended a Conditional Job Offer and established an Eligible List.
Parks and Recreation Director - First round interviews are scheduled for 1/30/26.
Police Officer Cadet/Trainee and Police Officer – Currently, (1) vacancy, with a candidate in the pre-employment background process.
Temporary Administrative Assistant (Police Department) – Interviews completed on 1/23/26. City has extended a Conditional Job Offer and established an Eligible List.

Temporary Staffing:
(2) Administrative Assistant (Police Department; currently (1) vacancy) – Peak workload in the Records Division
(1) Maintenance Worker – Parks Maintenance – Backfill for WC injury
(1) Office Specialist (Community Development) – Peak workload in the Planning and Building Division
(1) Office Specialist (Finance) – Peak workload in the Finance Department
(2) Utility Maintenance Mechanic – (1) Backfill vacant WR Shift Supervisor, (1) Peak workload in the Water Reclamation Facility

AGENDA ITEM NO. 4.

COUNCIL COMMUNICATION

SUBJECT: **Community and 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: **February 4, 2026**

ECONOMIC DEVELOPMENT DIVISION UPDATES:

CDBG BUSINESS ASSISTANCE LOAN PROGRAM

In January, the Business Loan Review Committee approved a $200,000 loan to an existing towing company to support the purchase of equipment and machinery necessary to expand its services. This investment will enable the business to continue thriving while providing services to Soledad residents and surrounding communities. This loan also represents the final allocation of available funds under the CDBG Business Assistance Loan Program.

BUSINESS ENGAGEMENT

In partnership with the Monarch Small Business Development Center and the Soledad Chamber of Commerce, a Vendor Workshop will be held on January 29, 2026, from 5:00 to 7:00 p.m. at the Soledad City Council Chambers. The workshop will provide information on the upcoming year-round "El Mercadito" program.

"El Mercadito" is an initiative designed to bring small, home-based businesses to the forefront while assisting them in obtaining the proper licenses and permits needed to sell their products, services, and goods. The workshop will focus on the process of becoming a permitted vendor and will offer guidance on securing the required licenses, with the goal of encouraging participation in "El Mercadito", which is scheduled to launch in April and operate on a monthly basis.

In addition, on January 26th, staff met with El Pajaro Valley, CDC to discuss its upcoming 2026 programming. This meeting served as a starting point to strengthen coordination and collaboration with the CDC in order to better support, promote and facilitate the services they offer to the Soledad business community and surrounding South County cities. Staff are excited about the programming that will be offered by the CDC and will provide support as needed.

SOLEDAD CONTAINER VILLAGE PROJECT

Staff continue to actively pursue Federal and State funding opportunities to support the development of the Soledad Container Village Project. This includes seeking grand funding through CDBG and EDA that will help fund planning, design and other pre-development efforts necessary to advance the project towards implementation.

HOUSING DIVISION UPDATES:

ENCAMPEMENT RESOLUTION

In the first week of January, participants transitioned to Motel 6 while they awaited their move into the modular units. During the following weeks, participants were assisted with removing their tents, cleaning their spaces, and collecting their belongings. The provisional encampment closed in mid-January.

Sendero, our modular interim site, has completed its units and is fully equipped for participants to move in. While participants are on site, contractors will continue site work to complete the parking lot and fencing of the site however, this will not interfere with participants' stay.

On January 22, twelve participants moved into the modular units and were provided with welcome kits that included hygiene essentials, blankets, sheets, and other necessary items.

Security remains on site, with reduced hours covering overnight 12-hour shifts. Step Up continues to provide on-site support until late in the evenings, delivering wraparound services and addressing client needs.

City of Soledad and Step Up continue their partnership with other service providors in the county, mental health professionals and landlords to support participant's transition to permanent housing.

YOUTH PROGRAM DEMONSTRATION PROGRAM

As of January, YHDP services have concluded due to the end of program funding. Youth are no longer receiving services; however; individual seeking housing assistance or supportive services are referred by City Staff to local service providers that can help them navigate their needs.

Staff remain committed to supporting unsheltered youth in Soledad and South County and are actively exploring funding opportunities to restart the YHDP program. At the end of January, in partnership with our Continuum of Care, the City plans to apply for YHDP funding and become the lead recipient to continue serving our unsheltered youth ages 18-24.

PLANNING & BUILDING UPDATES:

SOLEDAD GENERAL PLAN

As part of the ongoing 2045 General Plan Update, the City of Soledad continues to work closely with planning consultant PlaceWorks, Inc. and the General Plan Steering Committee to shape a long-term vision for growth, mobility, and land use in the community. Following the approval of the Land Use Alternatives, PlaceWorks has begun preparation of the Environmental Impact Report (EIR), the next major phase of the General Plan Update process. This stage focuses on analyzing how the proposed land uses

and policies may affect the environment and community.
To ensure a transparent and community-led process, City staff has continued coordination with the Steering Committee, which is composed of community members and local stakeholders. Staff will continue to engage with the Steering Committee in early 2026 to prepare for the next phase of the General Plan Update process.
For more information about the General Plan Update, please visit the project website at www.soledadgeneralplan2045.com or obtain materials in person at City Hall.

SOLEDAD MARKETPLACE
Quick Quack Car Wash was returned for deficiencies and is currently working on resubmitting Plan Check #3. At this time, no additional applications have been submitted to the City for development at the Marketplace.

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 end of February 2026.

SOLEDAD RENWABLE OASIS TRUCK STOP
Staff is currently working with the applicant towards a complete planning application to start with the environmental work that is needed to comply with CEQA. The developer is still working on resubmitting plans for review.

ALMOND ACRES SUBDIVISION
The City, as the lead agency, has prepared a Draft Environmental Impact Report (EIR) for a proposed residential subdivision consisting of 55 single-family and 12 multi-family housing units, located on a 12-acre site between Cedar and Orchard Lane. The project would retain the existing mobile home neighborhood and develop the remaining 9.16 acres.
The public comment period began on June 27 and ended on August 7, 2025. Public comments were received by County agencies like the Air District, MST and state agencies like the California Department of Fish & Wildlife. Staff is currently reviewing the project for technical accuracy. It is anticipated that the project will be before the Planning Commission in the Spring of 2026.

SUHSD HOUSING PROJECT
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.

MIRAMONTE (FORMER MIRAVALE III)
Staff is actively working with the Local Agency Formation Commission (LAFCO) to secure the Certification of Completion. City Manager Megan Hunter has been leading discussions with LAFCO regarding the agricultural conservation easement, and staff will continue coordinating to meet all requirements.
It is important to highlight that the project already benefits several key approvals, including a certified Environmental Impact Report, an adopted Specific Plan, and a Vesting Tentative Tract Map. While the Development Agreement remains under

preparation, much of the overall development framework is already in place. The Development Agreement will primarily address infrastructure phasing, financing strategies, and the affordable housing program.

In parallel, staff has been working closely with the Developer's team to complete the draft Parks and Landscape Master Plan and the Fire Station/Police Substation Plan. These documents will provide further support for the Development Agreement's approval.

On September 3, 2025, the Soledad City Council approved the formation of an Advisory Committee for the Miramonte Specific Plan, where the Committee's primary focus is on housing-related issues.

The Miramonte Ad Hoc Committee held its first meeting on December 15, 2025. At that meeting, the Committee requested to meet on a regular basis, specifically on the second Monday of each month, to receive updates related to new housing development. Due to the holidays and the City Hall closure, the January 12, 2026 meeting was not held, as there were no updates to report. The next meeting is scheduled for February 9, 2026 and will be held at City Hall at 6pm and also livestreamed via the City of Soledad Youtube Channel.

BUILDING DEPARTMENT UPDATE:

Building Permits Log is attached

Permit List

12 Records

Permit #	Issued	Any Parcel Number	Site Address	Type	Project Description	Valuation Totals
260001	01/05/2026	22335031000	1006 MADRID ST	RESIDENTIAL WATER HEATER	R&R 50 GAL. GAS WATER HEATER LOCATED IN GARAGE	$5,566.00
250287	01/06/2026	22192011000	1636 JOHNSON DR (UNIT A)	ACCESSORY DWELLING UNIT	NEW DETACHED ADU 749 SQ. F.T W/ 150 SQ. FT. PORCH	$138,375.20
250324	01/06/2026	22518045000	529 TANKERSLEY ST	RESIDENTIAL FIRE SYSTEMS	FIRE SPRINKLER PLANS DRAWINGS/ INSTALLATION	$2,900.00
250345	01/06/2026	022281009000	1777 Metz Road	COMMERCIAL FIRE SYSTEMS	Installation of new Fire Pump for existing buildngs.	$180,000.00
250346	01/06/2026	022281009000	1777 Metz Road	COMMERCIAL FIRE SYSTEMS	Install perimeter sprinkler protection around perimeter wall per Factory Mutual standards and replace existing system upright sprinklers with new sprinklers.	$130,000.00
260003	01/06/2026	022231026000	144 INCA DRIVE	RESIDENTIAL RE-ROOF	PARTIAL RE-REOOF; REMOVE AND REPLACE WITH COMP SHINGLES 422 SQ. FT. & FASHIA BOARDS	$2,000.00
250198	01/07/2026	22025007000	641 FRONT ST	COMMERCIAL TENANT IMPROVEMENT	Tenant improvements to (E) Building for (N) Ricositas Ice Cream Parlor	$25,000.00
260007	01/12/2026	22533001000	800 VASQUEZ DRIVE	SOLAR / PV SYSTEM	ROOF MOUNT SOLAR, 15 MODULES, 6.6 KWS, 1 INVERTER, 1ESS	$20,540.00
260009	01/12/2026	22371057000	623 LARKSPUR ST	SOLAR / PV SYSTEM	ROOF MOUNT SOLAR, 8 MODULES, 3.52KWS, 1 INVERTER, 1ESS	$20,936.00
250360	01/14/2026	022-518-048	550 LEGADO DRIVE	SOLAR / PV SYSTEM	ROOF MOUNT SOLAR 9 MODULES, 3.96 KWS, 2 INVERTERS, 2 ESS	$21,524.00
260010	01/16/2026	022154025000	1225 Palm Avenue	SOLAR PV WITH ELECTRICAL PANEL UPGRADE	ROOF MOUNT SOLAR, 9 MODULES, 3.96 KWS, 1 INVERTER, 1ESS	$21,894.00

Permit #	Issued	Any Parcel Number	Site Address	Type	Project Description	Valuation Totals
260013	01/26/2026	022341005000	378 Valleyridge Street	RESIDENTIAL RE-ROOF	RE-ROOF: REMOVE EXISTING AND REPLACE WITH COMP. SHINGLES	$15,000.00

AGENDA ITEM NO. 5.

COUNCIL COMMUNICATION

SUBJECT: **Public Works Activity Report**

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

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

THROUGH: **Megan Hunter, City Manager**

MEETING DATE: **February 4, 2026**

PUBLIC WORKS DEPARTMENT ACTIVITY REPORT

MEETING
DATE: February 4, 2026

Projects and Activities

- **Community Center Modernization Project**
  - The Community Center Modernization Project is currently under discussion with the contractor regarding the gym lighting scope of work and the finalization of outstanding contractual obligations.

- **Fire Department Apparatus Bay Project**
  - Phase 2 site work for the Apparatus Bay Project has been completed. The project is now awaiting the final release of retention and the resolution of a final outstanding item.

- **Water Reclamation Facility (WRF) Metal Building**
  - The WRF metal building structure has been completed, and the final item is electrical work to bring the building fully online.

- **WRF Manhole Replacement Project**
  - The WRF manhole replacement project has begun, with the initial replacement of a failing manhole within the facility completed. Replacement of the remaining manholes at various locations throughout the City is scheduled to begin in early March.

- **Recycled Water Conveyance Project**
  - The RW Conveyance Project continues with multiple alignments throughout the City. Work has commenced at several school sites, including Main Street Middle School and various elementary schools, to replace existing irrigation piping with recycled water (purple pipe) systems.

- **West St Road Diet**
  - The West Street Road Diet project has completed the design phase. Additional elements, including lighting improvements and intersection signal enhancements along West Street, are now being incorporated.

- **HSIP 10 Project**
  - HSIP 10 Project has completed construction. New Rapid Flashing Beacons have been installed, and crosswalk striping has been updated at the intersection of Gabilan Street and Benito Street, directly in front of the High School.

- **Front Street Maintenance Project**
  - The five streetlights installed at Moranda Road during the Front Street Maintenance Project have been energized by PG&E and are now fully operational.

- **Projects out for Bids (PlanetBids) Updates:**
  - A Request for Bids for the Soledad Potable Water Storage Tank Cleaning project was issued, and bids are due **January 30th, 2026.**

<u>Water Department Activities</u>

- **Storm Drain Cleaning**
  - Storm drain cleaning activities are ongoing, with Public Works staff working on cleaning city storm drain manholes and storm drain inlets.

- **Utility Breaks/Repairs**
  - Public Works Staff have continued valve exercising to ensure all water valves are in working order for use in cases where emergency shutoffs need to take place.

- **ERF Project**
  - Public Works staff helped complete the installation of water services and backflow preventers at the new ERF temporary housing complex located at the end of Los Coches Road.

<u>Water Reclamation Facility Activities:</u>

- **WRF Repairs**
  - Staff removed Aerator 1 from Sludge Stabilization Basin 1 and Mixer 6 from Sludge Stabilization Basin 2. Both units are being replaced with spare equipment.
  - Staff continue to work on Headworks Screen No. 2 and will reinstall the unit upon completion of repairs.

- **WRF Front Entry Gate Project**
  - The WRF Entry Gate is nearing completion. The gate has been constructed and installed, with remaining wiring and electrical work scheduled to be completed in the coming weeks.

<u>PW Streets Department:</u>

- **Parks and Street Maintenance**
  - Streets/Park staff continue routine maintenance of City parks and streets, and have identified areas requiring refreshed striping. Bids for this work are being solicited through the Engineering Division.
  - Staff are identifying additional locations for streetlights throughout the City and updating the Streetlights GIS database in preparation for submitting requests to PG&E for additional lighting.
  - Parks/Street Staff provided traffic control for repairs to the bird netting installed underneath the Front St Underpass.

Figure 1 – PW staff using Filter Bags at WRF

Figure 2 – Streetlights on Moranda Road

Figure 3 – PW staff at an Emergency Service Repair

Figure 4- Underpass Bird Netting Work

Figure 5- PW Staff working on Clarifiers at WRF

USA
WELDING
SPS
SAFETY PRO

AGENDA ITEM NO. 6.

COUNCIL COMMUNICATION

SUBJECT: **Parks and Recreation Activity Report**

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

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

THROUGH: **Megan Hunter, City Manager**

MEETING DATE: **February 4, 2026**

City of Soledad – Parks & Recreation Department

Monthly Activity Report: 2025 Annual Review

1. Executive Summary

This report provides a summary of key Parks and Recreation metrics and milestones from 2025, alongside strategic goals for 2026, and includes the formal Year-End Review. The 2025 Annual Report provides a comprehensive breakdown of growth across programs, events, and public engagement.

As detailed in the report, 2025 marked a high-growth and milestone-rich year with:

- 4,947 program participants (52% increase over 2024)
- 28,714 fitness and open gym visitations (2% increase over 2024)
- Expansion of programming for all age groups.
- Implementation of grant-funded initiatives, including youth workforce development, workshop access, and EV infrastructure.
- Strengthened policy, partnerships, and operational systems supporting sustainable growth.

This year not only reinforced the department's mission to serve all residents through equitable, high-quality services, but it also solidified Parks and Recreation as a central force in building community identity, resilience, and opportunity.

2. 2025 Highlights (from Annual Review)

- **Department Signature Events:** 7 community-wide events with over 1,200 combined attendees. Introduced the *Music in the Park* summer concert series, a free community program offered monthly in June-August.
- **Youth Workforce Development:** Through NRPA's Workforce Development CoP, staff launched the *Park Attendant Pilot Program* and hosted the *Real World Survival Guide* life skills event. The department also assumed full oversight of the *Soledad Youth Council* and launched the *Safer Streets, Safer Futures* initiative.
- **Senior Services:** Boosted participation in culinary, travel, and wellness offerings in collaboration with the *Alliance on Aging*, *LiveWell Monterey County (formerly Blue Zones)*, and *Monterey County Health Department*.
- **Grant and Planning Milestones:** Successfully secured the *NRPA Workforce Development Grant* and *AB 2766 CAMP Grant* for EV charger installation. Advanced park planning efforts with the *Toledo Basin Concept Plan.* Successfully completed and adopted the City's Parks & Recreation Master Plan, establishing a long-range vision and action framework that aligns with Soledad's Strategic Plan goals. Completed multiple internal policy documents to support programming, staffing, and facility operations.

3. Strategic Goals for 2026

The planned 2026 goals reflect alignment with Parks and Recreation Department priorities and the City of Soledad Strategic Plan priorities of Youth, Mobility, Health, Education, and Community Places:

- **Enhance Youth Access and Engagement:**
  The Parks and Recreation Department will prioritize expanding meaningful opportunities for youth to engage with local government, develop leadership skills, and safely access public spaces and programs.

  Strategic Plan Pillars:

  - ***Youth (7.2)*** *– Leadership, Civic Engagement, Mentorship*
  - ***Mobility (5.2)*** *– Safe Routes to School, Vision Zero Initiatives*

- **Expand Senior Health, Recreation, and Social Engagement**
  The Department will continue to prioritize the health and well-being of Soledad's growing senior population by offering accessible, age-friendly programming that supports active living, lifelong learning, and social connection. This includes a partnership with the Alliance on Aging, building on the City's participation in the Local Aging and Disability Action Plan (LADAP) Report and partnering on the Alliance's Civic Engagement Grant for seniors.

  Strategic Plan Pillars:

  - ***Health (8.5)*** *– Enhance Senior Health, Recreation, and Social Engagement*

- **Strengthen Community Places through Recreation, Arts, and Events:**
  The Department will continue cultivating community pride and connection by enhancing recreational offerings, expanding cultural and environmental programs, and delivering inclusive events that reflect Soledad's diversity.

  Strategic Plan Pillars:

  - ***Community Places (4.2)*** *– Expand Recreational Programming*
  - ***Community Places (4.4)*** *– Promote Events, Entertainment, and Social Engagement*

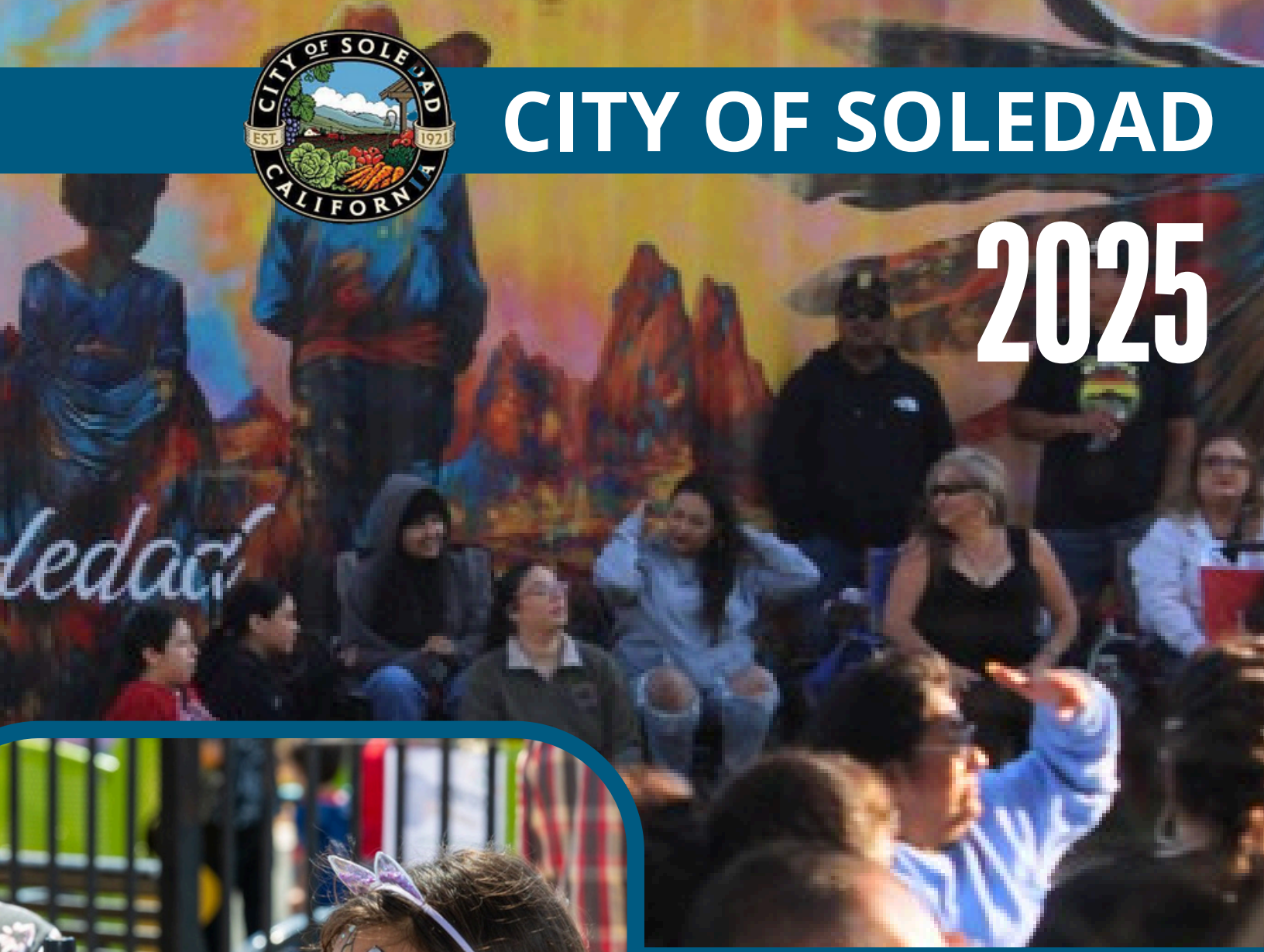
- **Increase Access Through Program Growth and Multilingual Outreach**
  The Parks and Recreation Department will focus on reducing participation barriers by expanding program offerings, improving multilingual communication, and growing partnerships that reflect Soledad's diverse community. Efforts will include culturally relevant programs, outreach campaigns, and simplified scholarship systems.

  Strategic Plan Pillars:

  - ***Community Places (4.2.1) –*** *Capacity and Partnerships*
  - ***Education (4.2.2)*** *– Digital and Multilingual Outreach*

CITY OF SOLEDAD

2025



YEAR IN REVIEW

PARKS AND RECREATION

ABOUT THE SOLEDAD PARKS AND RECREATION

The Soledad Parks and Recreation Department (SPRD) was established in 2021 following strong community support for Measure S, with a clear goal: build a year-round recreation system that serves Soledad's diverse community with a wide range of interests and needs. Since opening, SPRD has grown into a central hub for programs, events, and community gatherings across the Soledad Community Center, parks, and fields.

From youth sports and performing arts to senior services, fitness, and citywide events, SPRD provides consistent, affordable opportunities that strengthen health, belonging, and community connection. SPRD is committed to creating an accessible and active community for everyone.

The Role of Measure S

Measure S, a voter-approved general tax measure, made the establishment and growth of the SPRD possible. Measure S funds have been used strategically to strengthen public spaces, expand year-round programming, support staffing and supervision that keep services safe, reliable, and accessible.

Measure S has allowed the City to invest in sustainable systems that support long-term community use and program stability. The result is a department built to grow with the community while remaining fiscally responsible and publicly accountable.

Our Mission . . .

To provide diverse year-round recreation and open space experiences that promote healthy lives, healthy minds, and a healthy community through the preservation of park settings, recreational facilities, and programs for the community of Soledad and Salinas Valley at large.

Our Vision . . .

To provide diverse, accessible, and equitable recreational services for a growing community.

Our Team . . .

Our team works diligently to provide our community with a growing catalog of health and wellness options.

Department Full-Time Staff

Jessica Potts
Parks and Recreation Director
Priscilia Rodriguez
Recreation Supervisor
Rolando Aguilar
Recreation Coordinator - Arts, Culture and Senior Services
Manuel Madrid-Olguin
Recreation Coordinator - Sports and Fitness

City Council
Mayor/Chair Anna M. Velazquez
Mayor Pro Tem/Vice Chair Fernando Ansaldo-Sánchez
Councilmember/Agencymember Evarista Bañuelos
Councilmember/Agencymember Fernando Cabrera
Councilmember/Agencymember Benjamin Caldera Garcia

City Manager
Megan Hunter

YEAR IN REVIEW

- 2025 -

SPORTS & ATHLETICS

Sports Games Held 368

Youth Sports Participants 1,126

Sports Leagues Held 31

ARTS & CULTURE

Arts and Culture Program Sessions Provided-All Ages 61

Culinary Class Participants 119

Youth (6-17) Art & Culture Participants 151

Pre-K (2-5) Program Participants 254

Adult and Family Partic. (Program & Events) 2,296

BREAK DAY CAMPS

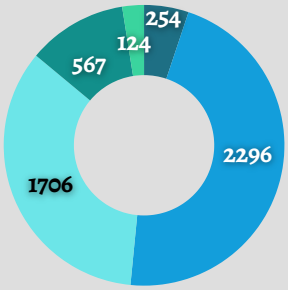
Days of Camps 58

Campers Served 310

COMMUNITY SERVICE

Volunteers 146

Program Participation By Age



PRE-K	254
YOUTH	1,706
INCLUSIVE	124
ADULTS / FAMILY	2,296
SENIOR	567

CULINARY CLASSES

ADULT PROGRAMS

COMMUNITY EVENTS

FITNESS

Open Gym Drop-Ins 4,908

Fitness Center Use
Drop-Ins 1,522
Member 22,284

COMMUNITY

Community Center Hours Open 3,928

Community Events/Outreach 37

Free Senior Lunches 385

FACILITIES USE

Field Reservations 1,254

Facility Rentals 7

City Use, Meetings and Trainings - Hours 303

City Outreach and Workshops- Days 21

2025 YEAR IN REVIEW: PROGRAM GROWTH & COMMUNITY IMPACT

Soledad Parks and Recreation Department

Throughout 2025, SPRD expanded opportunities in key areas while maintaining strong participation in programs that residents count on year-round. Focusing on programming quality, the goals remained the same: accessible programs, consistent operations, and experiences that make an impact.

Pre-K (Ages 2-5) | Overall Growth: 63%

Pre-K programming continued to show strong demand, offering young children enriching, play-based experiences that support early social development.

Programs include Tiny Tots Sports, STEAM-based activities, and hands-on culinary experiences designed to foster curiosity and confidence at an early age.

Youth (Ages 6-18) | Overall Growth: 41%

Youth programming experienced continued growth across multiple areas, emphasizing teamwork, creativity, and skill development through structured activities.

Growth was strongest in: Performing Arts, Sports Programs, Break Camps, and Inclusive Access Programs.

Additional offerings include: Digital Art & Animation Classes, Culinary Classes, and Painting

Adult & Family (Ages 18+) | Overall Growth: 130%

Adult and family programs and events saw significant growth in participation, reflecting strong community interest in accessible recreation, wellness opportunities, and shared experiences. Providing signature special events that draw the community together was a major focus through the introduction of community events like the Music in the Park Series, and the growth of cultural events like Día de Los Muertos.

Seniors (Ages 60+) | Overall Growth: 26%

Senior programming remained a consistent and valued component of department services, supporting social connection, creativity, and active lifestyles.

- **SoCo Social** – A welcoming space for seniors to connect and engage in social activities.
- **Art & Cooking Classes** – Encouraging hands-on learning and creative expression.
- **Travel Program** – Offering local and regional excursions for senior participants.
- **Health & Wellness** - Physical and mental well-being through regular programming.

Facility Use for Fitness & Recreation – 9% Increase Tracked Visitation

The Soledad Community Center remains a hub for fitness and well-being, with a steady increase in residents using our facilities for exercise, sports, and wellness activities.

Measure S in Action

Building Sustainable Recreation for Soledad

The passage of Measure S allowed the City of Soledad to enhance services and establish Parks and Recreation as a full-service department and invest in recreation as essential public infrastructure. Measure S funding supports facilities, staffing, and programs in ways that prioritize access, safety, and long-term sustainability.

Facilities and Community Spaces

Measure S funds supported reinvestment in the Soledad Community Center, parks, and recreational spaces, with a focus on accessibility, safety, and year-round use across multiple age groups and program types.

Staffing, Supervision, and Youth Employment

Measure S supports staffing and supervision that keep facilities open, programs safe, and services consistent. It also funds paid youth positions that provide first-job experiences rooted in responsibility, customer service, and public service, strengthening both program quality and building the next generation of Soledad leaders.

As one of Soledad's largest employers of youth, the department provides first-job and mentorship opportunities that help build work experience, confidence, and leadership skills that benefit participants well beyond their time in Parks and Recreation.

Program Access and Affordability

Measure S allows the City to expand year-round programming while keeping fees affordable for residents. Funding supports a balance between cost recovery and access, ensuring financial barriers do not prevent participation.

Programs and community events are designed to serve residents across all ages and abilities, including youth, families, seniors, and inclusive populations, reinforcing recreation as a core community service rather than a luxury. To ensure equitable access to recreation for all residents, dedicated funds are earmarked towards participation scholarships.

Accountability and Public Trust

Measure S investments are guided by transparency, fiscal responsibility, and alignment with community priorities. Funding decisions aremade to support long-term operations, responsible growth, and measurable community benefit.

The result is a Parks and Recreation Department that operates with public trust, clear purpose, and the capacity to adapt as the community continues to grow.

Measure Oversight and Governance

Oversight of voter-approved tax measures has evolved over time to ensure effective governance and compliance with City requirements. Recently, the City consolidated oversight responsibilities for Measure S and Measure Y under a single Temporary Use Tax (TUT) Oversight Committee to improve consistency, quorum reliability, and administrative efficiency.

This transition strengthened the City's ability to conduct business, maintain transparency, and provide clear reporting across departments that receive funding from voter-approved measures.

Interested in serving on this committee? Contact the City Clerk's office for more information.

PARTNERSHIPS AND COLLABORATION

Working Together to Serve Soledad

The success of the Soledad Parks and Recreation Department is strengthened through partnerships. These relationships expand capacity, improve coordination, and help ensure residents receive a broad scope of services.

Partnerships listed below reflect ongoing collaboration that supports programs, events, youth opportunities, senior services, and community well-being

City Departments and Public Agencies

Collaboration across City departments and public agencies supports safe operations, coordinated services, and shared community goals.

- Public Works
- Police Department
- Fire Department
- Community Engagement
- Monterey County Works
- Salinas Valley Recycles
- Monterey County Free Libraries
- County of Monterey
- Ecology Action
- UCSC GEAR UP
- Pinnacles National Park

Schools & Youth Partners

Partnerships with schools and youth-serving organizations help align recreation, enrichment, and workforce development opportunities for young people.

- Soledad Unified School District
- Special Kids Connect
- San Andreas Regional Center
- Aceing Autism
- Hartnell College
- Greenfield Community Science Workshop
- First Tee Monterey

Senior Services & Community Organizations

Community-based organizations play a critical role in expanding access to nutrition, wellness, and social connection for older adults and families.

- Meals on Wheels
- Alliance on Aging
- Salinas Valley Live Well Project
- Monterey County Food Bank
- Loaves & Fishes
- Save the Whales
- The Wahine Project
- Soledad Senior Apartments

Community and Recreation Partners

Recreation-focused partnerships support programming, facilities use, and community events that bring residents together.

- Lioness Club of Soledad
- The Leo Foundation
- Greenfield Recreation Department
- Gonzales Recreation Department

The Wahine Project

Soledad
Fire Department

Greenfield Community
Science Workshop

Alliance on Aging

Community, Commitment, and Care: The Heart of Parks and Recreation

At the heart of the Soledad Parks and Recreation Department is its seasonal and year-round youth staff. Whether welcoming the community at the front desk, making a direct impact on children through program leadership, or helping maintain a safe and welcoming Community Center, youth employment is one of the ways SPRD builds community from the inside out.

Young people have played essential roles in leading programs, interacting with the public, supporting City events, and caring for shared spaces. Through this work, they have learned not only workplace skills, but also what it means to contribute to something larger than themselves. Accountability, teamwork, and professionalism were built through real expectations and meaningful responsibility.

In 2025, initiatives such as the NRPA Youth Workforce Development Cohort, life skills programming, and the Park Attendant Pilot Program built upon this established foundation, providing additional structure, mentorship, and growth opportunities for youth already contributing as staff and emerging leaders. These efforts strengthened pathways for skill development, confidence, and long-term engagement within the department.

The most meaningful outcome of this work is not the number of positions filled, but the number of young people who have grown into leadership roles, remained connected to the department, and developed a lasting sense of pride and connection to Soledad.

A Closing Reflection

Parks and Recreation in Soledad was built with intention. With a commitment to provide the community with more. Engaging spaces to grow, equitable opportunities to participate, and accessible ways to belong. When I stepped into this role nearly five years ago, this mission and vision guided the work and decisions that shaped the department we built.

Since opening in 2021, the SPRD team has focused on building systems that serve residents across all stages of life, spaces that foster connection, and opportunities that strengthen the future of Soledad through youth development, family engagement, and community trust. This work moved beyond launching programs and facilities, toward creating a service that is consistent, reliable, and rooted in care for the community it serves.

This progress is the result of a dedicated team and strong community relationships. Together with residents, partners, and City leadership, we built programs, spaces, and operational foundations designed to endure.The staff, including the many youth who grew into leaders within the department, carried this work with commitment, pride, and a genuine love for the community they serve.

As the department enters its next chapter, it does so with strong foundations, a capable and committed team, and a clear sense of purpose. I am deeply grateful to the residents, staff, partners, and City leadership who supported this work and invested in its long-term success. Being a part of building such an incredible community asset and working alongside the phenomenal people who made it possible will forever be a highlight of my career.

With appreciation,

Jessica Potts
Parks and Recreation Director

Annual Community Events

Being together as a community builds strength, connection, inclusion, and pride. Throughout the year, SPRD hosted free, family-friendly events that strengthen community identity, celebrate culture, and create safe spaces for residents to gather together.

- **Citywide Celebrations**: Easter Celebration, Hot Summer Days Festival, 4th of July Celebration, National Night Out, Music in the Park, Christmas Tree Lighting, and Christmas Parade.
- **Seasonal & Cultural Events**: Summer Kick-off, Superhero Fall Inclusive Festival, Spookfest, Halloween Haunt Night, Harvest Festival, Dia de Los Muertos, Holly Jolly Christmas.
- **Community Resources & Engagement**: Resource and Job Fairs, and family-friendly gatherings.

City of Soledad
Parks and Recreation Department

Soledad Community Center
560 Walker Dr.
Soledad, CA 93960
(831)223-5250
recreation@cityofsoledad.gov
soledadparksandrec.com

CIUDAD DE SOLEDAD

2025

AÑO EN REVISION

PARQUES Y RECREACIÓN

ACERCA DE LOS PARQUES Y RECREACIÓN DE SOLEDAD

El Departamento de Parques y Recreación de Soledad (SPRD) se estableció en 2021, con el fuerte apoyo de la comunidad a través de la Medida S, y con un objetivo claro: construir un sistema de recreación durante todo el año que sirva a la diversa comunidad de Soledad, con una amplia variedad de intereses y necesidades. Desde su apertura, SPRD se ha convertido en un centro integral para programas, eventos y reuniones en el Centro Comunitario de Soledad, parques y campos.

Desde deportes juveniles y arte hasta servicios para personas mayores, acondicionamiento físico y eventos para la comunidad de ciudad, SPRD ofrece oportunidades consistentes y asequibles que fortalecen la salud, el sentido de pertenencia y la conexión comunitaria. El departamento de SPRD está comprometido con la creación de una comunidad activa con accesibildad para todos.

El Propósito de la Medida S

La Medida S, una medida fiscal general aprobada por los votantes, hizo posible el establecimiento y crecimiento del SPRD. Los fondos de la Medida S se han utilizado estratégicamente para fortalecer los espacios públicos, ampliar la programación durante todo el año y apoyar al personal y la supervisión que mantienen los servicios seguros, confiables y accesibles.

La Medida S ha permitido a la Ciudad invertir en sistemas sostenibles que apoyan el uso comunitario a largo plazo y la estabilidad de los programas. El resultado es un departamento diseñado para crecer junto con la comunidad, manteniéndose a la vez fiscalmente responsable públicamente.

Nuestra Misión . . .

Proporcionar diversas experiencias de recreación y espacios abiertos durante todo el año que promuevan vidas y mentes y una comunidad saludable, a través de la preservación de los parques, las instalaciones recreativas y los programas para la comunidad de Soledad y, en general, para el Valle de Salinas.

Nuestra visión . . .

Proporcionar servicios recreativos diversos, accesibles y equitativos para una comunidad en crecimiento.

Nuestro equipo . . .

Nuestro equipo trabaja diligentemente para ofrecer a nuestra comunidad un catálogo de crecimiento anual de salud y bienestar.

Personal a Tiempo Completo del Departamento

Jessica Potts
Directora de Parques y Recreación

Priscilia Rodriguez
Supervisora de Recreación

Rolando Aguilar
Coordinador de Recreación - Arte, cultura y servicios para personas mayores

Manuel Madrid-Olguin
Coordinador de Recreación - Deportes y Fitness

Ayuntamiento

Alcalde/Presidente Anna M. Velazquez

Alcalde Pro Tempore/Vicepresidente Fernando Ansaldo-Sánchez

Miembro del consejo/miembro de la agencia Evarista Bañuelos

Miembro del consejo/miembro de la agencia Fernando Cabrera

Miembro del consejo/miembro de la agencia Benjamin Caldera Garcia

Gerente de la Ciudad

Megan Hunter

AÑO EN REVISION

- 2025 -

DEPORTES Y ATLETISMO

Juegos deportivos 368

Participantes de deporte juvenil 1,126

Ligas deportivas celebradas 31

ARTES Y CULTURA

Sesiones de arte y cultura 61

Participantes culinarios 119

Participantes de Arte y Cultura para Jóvenes (6-17) 151

Participantes del programa Pre-K (2-5) 254

Participantes adultos y familias 2,296

CAMPAMENTOS JUVENILES

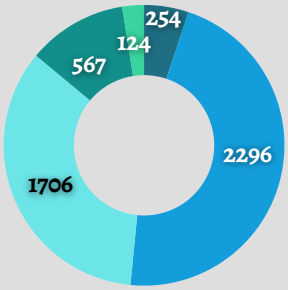
Dias de Campo 58

Campistas atendidos 310

SERVICIO COMUNITARIO

Voluntarios 146

Participación en el programa por Edad



PRE-K	254
JUVENIL	1,706
INCLUSIVO	124
ADULTOS / FAMILIA	2,296
TERCERA EDAD	567

CLASES DE COCINA

PROGRAMAS PARA ADULTOS

EVENTOS COMUNITARIOS

APTITUD FÍSICA

Entradas a las canchas 4,908

Uso del gimnasio Por dia 1,522 Miembro 22,284

COMUNIDAD

Horario de atención del centro comunitario 3,928

Eventos/Actividades Comunitarias 37

Almuerzos gratuitos para personas mayores 385

USO DE LAS INSTALACIONES

Reserva de campos 1,254

Reserva del Centro 7

Uso de la ciudad, reuniones y juntas- Horarios 303

Extensión urbana y talleres 21

REVISIÓN DEL AÑO 2025: CRECIMIENTO DEL PROGRAMA E IMPACTO EN LA COMUNIDAD

Departamento de Parques y Recreación de Soledad
A lo largo de 2025, SPRD amplió las oportunidades en áreas integrales mientras mantenía una fuerte participación en los programas en los que los residentes confían durante todo el año. Centrándose en la calidad de la programación, los objetivos se mantuvieron iguales: programas accesibles, operaciones consistentes y experiencias que generan un impacto positivo.

Preescolar (de 2 a 5 años) | Crecimiento general: 63%
La programación para preescolar continuó mostrando una fuerte demanda y ofreció a los niños pequeños experiencias enriquecedoras basadas en el juego que ayuda a apoyar el desarrollo social temprano.

Los programas incluyen Tiny Tots Sports, actividades basadas en STEAM y experiencias culinarias prácticas diseñadas para fomentar la curiosidad y la confianza desde una edad temprana.

Jóvenes (de 6 a 18 años) | Crecimiento general: 41%
La programación para jóvenes experimentó un crecimiento continuo en varias áreas, centrado en el trabajo en grupo, la creatividad y el desarrollo de habilidades a través de actividades estructuradas.

El mayor crecimiento se rindió en: Artes Escénicas, Programas Deportivos, Campamentos y Programas de Acceso Inclusivo.

Las ofertas adicionales incluyen: clases de arte digital, clases de cocina, arte.

Adultos y familias (mayores de 18 años) | Crecimiento general: 130%
Los programas y eventos para adultos y familias registraron un crecimiento significativo en la participación, lo que refleja un fuerte interés de la comunidad en recreación accesible, oportunidades de bienestar y experiencias compartidas. Ofrecimos eventos especiales emblemáticos que unen a la comunidad fue un enfoque importante a través de la introducción de eventos comunitarios como la Serie Música en el Parque y el crecimiento de eventos culturales como el Día de los Muertos.

Personas mayores (60 años o más) | Crecimiento general: 26%
La programación para personas mayores siguió siendo un componente constante y valioso de los servicios del departamento, apoyando la conexión social, la creatividad y los estilos de vida activos.

- **SoCo Social**: Un espacio inclusivo para que las personas mayores se conecten y participen en actividades sociales.
- **Clases de Arte y Cocina**: Motivando el aprendizaje práctico y la expresión creativa.
- **Programa de Viajes**: Ofreciendo excursiones locales y regionales para los participantes mayores.
- **Salud y Bienestar:** Bienestar físico y mental a través de programas regulares.

Uso de las instalaciones para actividades de fitness y recreación:– 9% Aumentar la Visita Registrada
El Centro Comunitario de Soledad sigue siendo un punto central para la salud física y el bienestar, con un aumento constante de residentes que utilizan nuestras instalaciones para hacer ejercicio, practicar deportes y participar en actividades de bienestar.

Medida S en Acción

Construyendo Recreación Sostenible para Soledad

La aprobación de la Medida S permitió a la Ciudad de Soledad mejorar los servicios y establecer Parques y Recreación como un departamento de servicio completo e invertir en la recreación como infraestructura pública esencial. Los fondos de la Medida S apoyan instalaciones, personal y programas de manera que se prioriza el acceso, la seguridad y la sostenibilidad a largo plazo.

Instalaciones y Espacios Comunitarios
Los fondos de la Medida S apoyaron la reinversión en el Centro Comunitario de Soledad, parques y espacios recreativos, con un enfoque en la accesibilidad, la seguridad y el uso durante todo el año para múltiples grupos de edad y tipos de programas.

Personal, Supervisión y Empleo Juvenil
La Medida S apoya la contratación de personal y la supervisión que mantienen las instalaciones abiertas, los programas seguros y los servicios consistentes. También financia puestos remunerados para jóvenes que ofrecen experiencias de primer empleo basadas en la responsabilidad, el servicio al cliente y el servicio público, fortaleciendo tanto la calidad del programa como la formación de la próxima generación de líderes de Soledad.

Como uno de los mayores empleadores de jóvenes en Soledad, el departamento ofrece oportunidades de primer empleo y mentoría que ayudan a desarrollar experiencia laboral, confianza y habilidades de liderazgo que benefician a los participantes mucho más allá de su tiempo en Parques y Recreación.

Acceso y Asequibilidad del Programa
La Medida S permite a la Ciudad expandir los programas durante todo el año mientras mantiene tarifas accesibles para los residentes. La financiación respalda un equilibrio entre la recuperación de costos y el acceso, asegurando que las barreras financieras no impidan la participación.

Los programas y eventos comunitarios están diseñados para servir a residentes de todas las edades y capacidades, incluyendo jóvenes, familias, personas mayores y poblaciones inclusivas, reforzando la recreación como un servicio comunitario fundamental en lugar de un lujo. Para garantizar un acceso equitativo a la recreación para todos los residentes, se destinan fondos específicos a becas de participación.

Responsabilidad y Confianza Pública
Las inversiones de la Medida S se guían por la transparencia, la responsabilidad fiscal y la alineación con las prioridades de la comunidad. Las decisiones de financiamiento se toman para apoyar las operaciones a largo plazo, el crecimiento responsable y el beneficio medible para la comunidad.

El resultado es un Departamento de Parques y Recreación que opera con la confianza del público, un propósito claro y la capacidad de adaptarse a medida que la comunidad continúa creciendo.

Supervisión y Gobernanza de Medidas

La supervisión de las medidas fiscales aprobadas por los votantes ha evolucionado con el tiempo para garantizar una gobernanza efectiva y el cumplimiento de los requisitos de la Ciudad. Recientemente, la Ciudad consolidó las responsabilidades de supervisión de la Medida S y la Medida Y bajo un solo Comité de Supervisión del Impuesto de Uso Temporal (TUT, por sus siglas en inglés) para mejorar la consistencia, la fiabilidad del quórum y la eficiencia administrativa.

Esta transición fortaleció la capacidad de la Ciudad para realizar sus labores, mantener la transparencia y proporcionar informes claros entre los departamentos que reciben financiamiento de medidas aprobadas por los votantes.

Interesado en formar parte de este comité? Comuníquese con la oficina del Secretario de la Ciudad para obtener más información.

ASOCIACIONES Y COLABORACIÓN

Trabajando Juntos para Servir a Soledad
El éxito del Departamento de Parques y Recreación de Soledad se fortalece a través de asociaciones. Estas relaciones amplían la capacidad, mejoran la coordinación y ayudan a garantizar que los residentes reciban una amplia gama de servicios.

Las asociaciones enumeradas a continuación reflejan una colaboración continua que apoya programas, eventos, oportunidades para jóvenes, servicios para personas mayores y el bienestar de la comunidad.

Departamentos de la Ciudad y Agencias Públicas
La colaboración entre los departamentos de la ciudad y las agencias públicas respalda operaciones seguras, servicios coordinados y objetivos comunitarios compartidos.

- Obras Públicas
- Departamento de Policía
- Departamento de Bomberos
- Participación Comunitaria
- Trabajos del Condado de Monterey
- Salinas Valley Recicla
- Bibliotecas Públicas del Condado de Monterey
- Condado de Monterey
- Acción Ecológica
- UCSC GEAR UP
- Parque Nacional Pinnacles

Escuelas y Socios Juveniles
Las asociaciones con escuelas y organizaciones que atienden a jóvenes ayudan a coordinar oportunidades de recreación, enriquecimiento y desarrollo profesional para los jóvenes.

- Distrito Escolar Unificado de Soledad
- Conexión para Niños Especiales
- Centro Regional de San Andreas
- Aciendiendo con Autismo
- Colegio Hartnell
- Taller Comunitario de Ciencias de Greenfield
- Primer Tee Monterey

Servicios para Personas Mayores y Organizaciones Comunitarias
Las organizaciones comunitarias desempeñan un papel fundamental en la ampliación del acceso a la nutrición, el bienestar y la conexión social para personas mayores y familias.

- Comidas a Domicilio
- Alianza sobre el Envejecimiento
- Proyecto Vive Bien del Valle de Salinas
- Banco de Alimentos del Condado de Monterey
- Pan y Peces
- Salvemos a las Ballenas
- El Proyecto Wahine
- Apartamentos para Personas Mayores Soledad

Socios de Comunidad y Recreación
Las alianzas centradas en la recreación apoyan la programación, el uso de instalaciones y los eventos comunitarios que reúnen a los residentes.

- Club de Leonas de Soledad
- La Fundación Leo
- Departamento de Recreacion de Greenfield
- Departamento de Recreacion de Gonzales

El Proyecto Wahine

Departamento de Bomberos de Soledad

Taller Comunitario de Ciencias de Greenfield

Alianza sobre el Envejecimiento

Comunidad, Compromiso y Cuidado: El Corazón de Parques y Recreación

En el corazón del Departamento de Parques y Recreación de Soledad se encuentra su personal juvenil, tanto estacional como durante todo el año. Ya sea dando la bienvenida a la comunidad en la recepción, impactando directamente a los niños a través del liderazgo de programas, o ayudando a mantener un Centro Comunitario seguro y acogedor, el empleo juvenil es una de las formas en que SPRD construye comunidad desde adentro hacia afuera.

Los jóvenes han desempeñado roles esenciales en la dirección de programas, la interacción con el público, el apoyo a eventos de la Ciudad y el cuidado de los espacios compartidos. A través de este trabajo, han aprendido no solo habilidades laborales, sino también lo que significa contribuir a algo más grande que ellos mismos. La responsabilidad, el trabajo en equipo y el profesionalismo se desarrollaron mediante expectativas reales y responsabilidades significativas.

En 2025, iniciativas como la Cohorte de Desarrollo de la Fuerza Laboral Juvenil de NRPA, los programas de habilidades para la vida y el Programa Piloto de Asistentes de Parque se basaron en esta base ya establecida, proporcionando estructura adicional, mentoría y oportunidades de crecimiento para los jóvenes que ya contribuían como personal y líderes emergentes. Estos esfuerzos fortalecieron las vías para el desarrollo de habilidades, la confianza y la participación a largo plazo dentro del departamento.

El resultado más significativo de este trabajo no es el número de posiciones ocupadas, sino la cantidad de jóvenes que han crecido hasta asumir roles de liderazgo, se han mantenido conectados con el departamento y han desarrollado un sentido duradero de orgullo y conexión con Soledad.

Una Reflexión Final

El Departamento de Parques y Recreación en Soledad fue construido con intención. Con un compromiso de brindar a la comunidad más espacios atractivos para crecer, oportunidades equitativas para participar y maneras accesibles de sentirse parte. Cuando asumí este rol hace casi cinco años, esta misión y visión guiaron el trabajo y las decisiones que dieron forma al departamento que construimos.

Desde su apertura en 2021, el equipo de SPRD se ha enfocado en construir sistemas que sirvan a los residentes en todas las etapas de la vida, espacios que fomenten la conexión y oportunidades que fortalezcan el futuro de Soledad a través del desarrollo juvenil, la participación familiar y la confianza comunitaria. Este trabajo fue más allá de lanzar programas e instalaciones, trabajando para crear un servicio que sea consistente, confiable y basado en el cuidado de la comunidad a la que sirve.

Este progreso es el resultado de un equipo dedicado y de fuertes relaciones con la comunidad. Junto con los residentes, socios y el liderazgo de la ciudad, construimos programas, espacios y bases operativas diseñadas para perdurar. El personal, incluidos los muchos jóvenes que crecieron y se convirtieron en líderes dentro del departamento, realizaron este trabajo con compromiso, orgullo y un genuino amor por la comunidad a la que sirven.

A medida que el departamento entra en su próximo capítulo, lo hace con bases sólidas, un equipo capaz y comprometido, y un claro sentido de propósito. Estoy profundamente agradecida con los residentes, el personal, los socios y el liderazgo de la Ciudad que apoyaron este trabajo e invirtieron en su éxito a largo plazo. Formar parte de la construcción de un recurso comunitario tan increíble y trabajar junto a las personas fenomenales que lo hicieron posible será siempre un punto culminante de mi carrera.

Con aprecio,

Jessica Potts
Directora de Parques y Recreación

Eventos de Comunidad Anuales

Estar juntos como comunidad genera fortaleza, conexión, inclusión y orgullo. A lo largo del año, SPRD organizó eventos gratuitos y familiares que fortalecen la identidad comunitaria, celebran la cultura y crean espacios seguros para que los residentes se reúnan.

- **Celebraciones en Toda la Ciudad:** Celebración de Semana Santa, Festival de Días Calurosos de Verano, Celebración del 4 de Julio, Noche Nacional, Música en el Parque, Iluminación del Árbol de Navidad y Desfile de Navidad.
- **Eventos Estacionales y Culturales:** Inicio del Verano, Festival Inclusivo de Otoño de Superhéroes, Spookfest, Noche de Terror de Halloween, Festival de la Cosecha, Día de los Muertos, Navidad Alegre.
- **Recursos y Participación Comunitaria:** Ferias de Recursos y Empleo, y reuniones familiares.

Ciudad de Soledad

Departamento de Parques y Recreación

Centro Comunitario Soledad
560 Walker Dr.
Soledad, CA 93960
(831)223-5250
recreation@cityofsoledad.gov
soledadparksandrec.com

AGENDA ITEM NO. 7.

COUNCIL COMMUNICATION

SUBJECT: **Police Department Activity Report**

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

FROM: **Patrick G. Valenzuela, Chief of Police**

THROUGH: **Megan Hunter, City Manager**

MEETING DATE: **February 4, 2026**

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	0												
Sexual Assault	1												
2025-Armed Robbery	0	0	0	0	0	0	1	0	0	0	1	0	2
Armed Robbery	0												0
2025-Strong Arm Robbery	0	0	0	0	0	0	0	0	1	0	0	0	1
Strong Arm Robbery	0												0
Aggravated Assault	3												
Arson	0												
Burglary	0												
Auto Theft	1												
DUI Stops at checkpoint	0												
Minor ABC/TOBACCO Violations	0												
Youth Violence Related Incidents	1												
Traffic Citations/Warnings Issued	96												
Total Arrests	22												
Dogs Impounded	13												
Cats & Other Impounds	0												
ACO Contacts	23												
Animals transported to SPCA	4												
Code Enforcement Contacts	89												
Parking Enforcement Citations/Warnings	17												
Vehicle Abatement Contacts	31												
Commercial Enforcement Contacts	0												
Community Policing	50												
Victim Advocate Contacts	57												
Domestic Violence	4												
Total Calls for Service	1,094												
TOTAL MONTHLY ACTIVITY	1,506												

City of Soledad

Credit Card Purchase Log

Credit Card Holder Name : FREDERICK LOMBARDI

Statement Closing Date: January 6, 2026

Date of Purchase	Business / Purpose	Item Purchased	Account No.	Project No.	Amount	Sales Tax Charged Y/N
12/9/2025	DIRECT TV	CABLE SERVICE	100-1400-52400	-	$122.58	Y
12/11/2025	*SAFEWAY*	FOOD/DRINKS/PASTERIES - LT'S SWEARING IN CEREMONY	100-1400-52070	-	$20.99	Y
12/11/2025	SAFEWAY	FOOD/DRINKS/PASTERIES - LT'S SWEARING IN CEREMONY	100-1400-52070	-	$87.13	Y
12/12/2025	*CA GOURMET PIZZA*	PIZZA - COPS GIVING TREE	100-1400-52070	-	$71.87	Y
12/12/2025	SAFEWAY	FOOD/DRINKS/PASTERIES - LT'S SWEARING IN CEREMONY	100-1400-52070	-	$256.86	Y
12/12/2025	*SAFEWAY*	FOOD/DRINKS/PASTERIES - LT'S SWEARING IN CEREMONY	100-1400-52070	-	$154.36	Y
12/11/2025	STARBUCKS	COFFEE - LT'S SWEARING IN CEREMONY	100-1400-52070	-	$44.00	Y
12/18/2025	*SAVAGE TRAINING GROUP*	TRAINING - E. ESTRADA	100-1400-52091	-	$889.00	Y
12/17/2025	SAFEWAY	FOOD/DRINKS/PASTERIES - LT'S SWEARING IN CEREMONY	100-1400-52070	-	$56.02	Y
12/17/2025	*HILTON*	TRAINING - B. SOLIS	100-1400-52091	-	$611.88	Y
12/19/2025	COCUYOS	FOOD - MANDATORY STAFF MEETING	100-1400-52070	-	$226.97	Y
12/29/2025	*TRUCODETM ACADEMY*	TRAINING - LT. ARREOLA & SANTIAGO	100-1400-52091	-	$100.00	Y
12/29/2025	TRUCODETM ACADEMY	TRAINING - CSO CELAYA & ALEJANDRE	418-0000-52015	-	$100.00	Y
1/1/2026	*THE EMBLEM AUTHORITY*	PATCHES	100-1400-52048	-	$1,064.40	Y
1/2/2026	NATIONAL TRAINING CONCEPTS, INC	TRAINING - LOZANO	100-1400-52091	-	$416.64	Y
1/2/2026	*TRUCODETM ACADEMY*	TRAINING - ALEJANDRE	418-000-52015	-	$65.00	Y
1/2/2026	BEHAVIOR ANALYSIS	TRAINING - E. ESTRADA	100-1400-52091	-	$575.00	Y
1/2/2026	*CACEO*	TRAINING - ALEJANDRE	418-0000-52015	-	$550.00	Y
1/2/2026	CACEO	TRAINING - ALEJANDRE	418-0000-52015	-	$100.00	Y
1/2/2026	CACEO	MEMBERSHIP - ALEJANDRE	418-0000-52015	-	$550.00	Y
1/2/2026	CA NARCOTIC	TRAINING - LT. SANTIAGO, OFFICER BRAVO AND DIAZ	100-1400-52091	-	$180.00	Y
Totals					$6,242.70	

1/1/2026 to
1/25/2026

2026

Soledad Police Department

COMMUNITY ENGAGEMENT REPORT

Citizen Contacts: Officers have made multiple contacts with community members throughout their shifts.
Business Checks: Officers conducted 39 business outreach contacts.
Apartment/Residential contacts: Officers made 11 contacts with residents on well-being checks.
Schools: Officers conduct patrols of school zones during high traffic time.
City Parks: Continuous patrols and walk-throughs.
Youth Outreach: Youth provided stickers throughout the reporting period.
Special Events: N/A
Social media: Instagram- 79,501 views and 7,027 accounts reached. Facebook - 711,998 views.
Churches: Daily patrol of churches throughout the city.
Misc: N/A

Prepared by: *Acting Lieutenant Santiago*

Victim Assistance Advocate activity report- C. Zamudio

November 20th 2025- January 21st 2025

Referral Services: 07

On-scene crisis response: 03

Community Outreach: 10

Meetings: 03

Follow ups: 14

Social Media/ Website: 07

Victim Advocate Training: 00

Schools visited: 00

Other Details: 13

TOTAL: 57

Soledad Police Department

Department Activity Report

CSO: P. Celaya	Jan.	Feb.	March	April	May	June	July	Aug.	Sept.	Oct.	Nov.	Dec.
Abandoned Vehicles												
72-Hour Tag: Public	27											
72-Hour Tag: Private	2											
Vehicles Towed	2											
Total AV Contacts	31											
Commercial Enforcement												
Commercial Enforcement Contacts	0											
Animal Control												
Dog Licenses Issued	0											
Dogs In Custody	2											
Other Animals In Custody	0											
Animal Bites	0											
SPCA Transport	1											
Deceased Animals	0											
Citations	0											
Warning Citations	0											
Breeding License Applications	0											
Contacts regarding Breeding	0											
Total Animal Control Contacts	3											
Municipal Code Violations												
Complaints	3											
Warnings	8											
Citations	8											
Total Municipal Code Contacts	19											
Calls for Service												
Other Calls for Service	50											
Total Calls for Service	103											

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											
72-Hour Tag: Private	0											
Vehicles Towed	0											
Total AV Contacts	0											
Commercial Enforcement												
Commercial Enforcement Contacts	0	0	0	0	0	0	0	0	0	0	0	0
Animal Control												
Dog Licenses Issued	0											
Dogs In Custody	6											
Other Animals In Custody	0											
Animal Bites	0											
SPCA Transport	0											
Deceased Animals	2											
Citations	1											
Warning Citations	0											
Breeding License Applications	0											
Contacts regarding Breeding	0											
Total Animal Control Contacts	9											
Municipal Code Violations												
Complaints	56											
Warnings	0											
Citations	0											
Total Municipal Code Contacts	56											
Calls for Service												
Other Calls for Service	10											
Total Calls for Service	75											

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											
72-Hour Tag: Private	0											
Vehicles Towed	0											
Total AV Contacts	0											
Commercial Enforcement												
Commercial Enforcement Contacts	0	0	0	0	0	0	0	0	0	0	0	0
Animal Control												
Dog Licenses Issued	3											
Dogs In Custody	5											
Other Animals In Custody	0											
Animal Bites	0											
SPCA Transport	3											
Deceased Animals	0											
Citations	0											
Warning Citations	0											
Breeding License Applications	0											
Contacts regarding Breeding	0											
Total Animal Control Contacts	11											
Municipal Code Violations												
Complaints	7											
Warnings	7											
Citations	0											
Total Municipal Code Contacts	14											
Calls for Service												
Other Calls for Service	25											
Total Calls for Service	50											

AGENDA ITEM NO. 8.

COUNCIL COMMUNICATION

SUBJECT: **Fire Department Activity Report - January 2026**

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

FROM: **Jason Luckenbach, Fire Chief**

THROUGH: **Megan Hunter, City Manager**

MEETING DATE: **February 4, 2026**

Fire Department Activity Report - January 2026

City of Soledad Fire Department

525 Monterey Street, Soledad, CA 93960

STAFF REPORT

January 27th, 2026

To: Mayor and City Council

From: Jason Luckenbach, Assistant Chief

Subject: **Activity Report – January 2025**

BUSINESS INSPECTIONS / PRE-PLANS:

- (3) Life/Safety Business Inspections have been completed
- (4) Re-Inspections completed
- (5) Preplans Completed

Hydrant Inspections

- (28) Hydrants Inspected

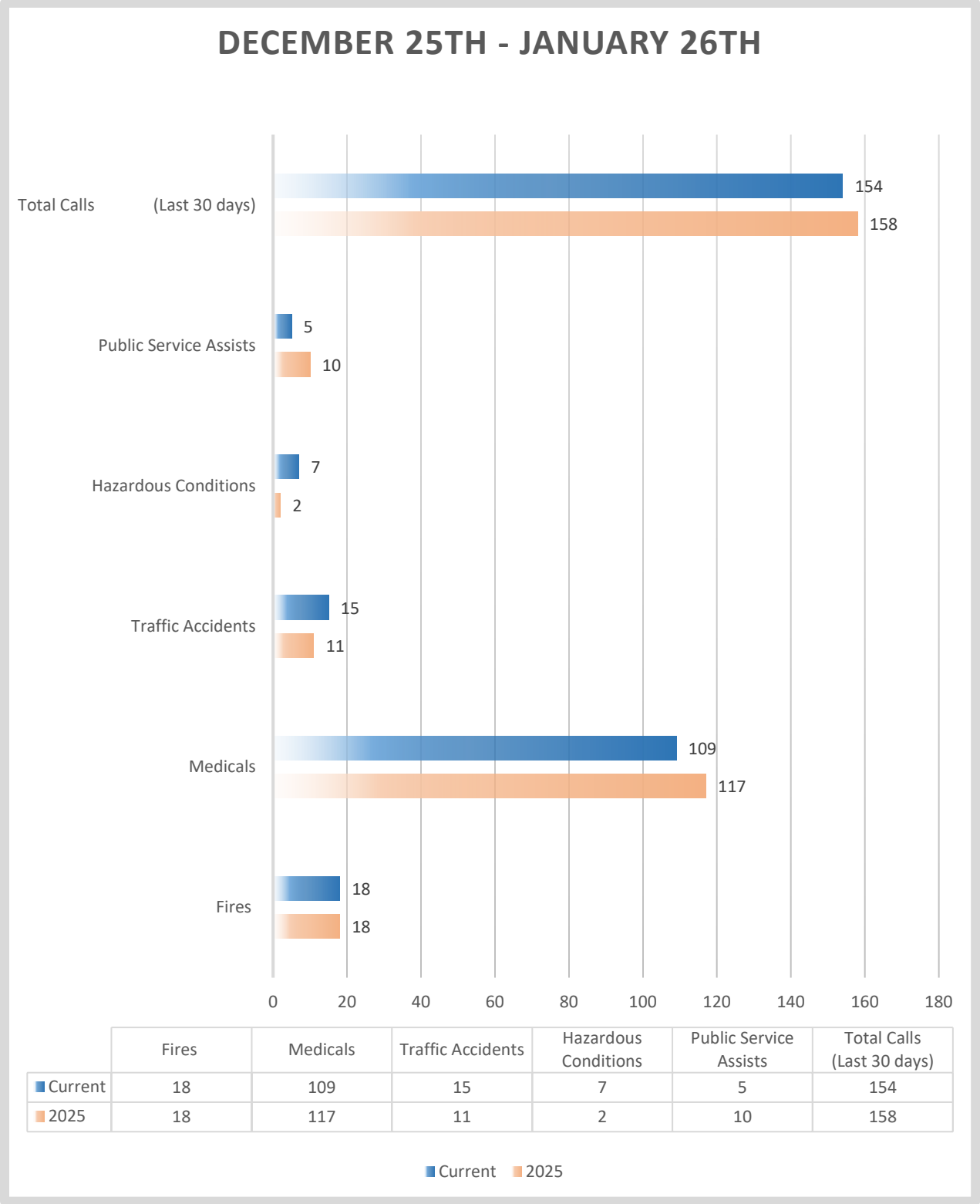
OPERATIONS:

- 1/22/2026
  - E137 with the Soledad Fire Department responded to a Residential Structure Fire, assisting the City of Greenfield. Crews extinguished a residential garage fire upon arrival.

PUBLIC RELATIONS:

- January 23rd, 2026
  - Official Ribbon Cutting for the Naloxone and Fentanyl Test Strip Kiosk in front of the Fire Apparatus Bay.

Station 37 - Call Volume



	Fires	Medicals	Traffic Accidents	Hazardous Conditions	Public Service Assists	Total Calls (Last 30 days)
Current	18	109	15	7	5	154
2025	18	117	11	2	10	158

AGENDA ITEM NO. 9.

CITY OF SOLEDAD
STAFF REPORT

SUBJECT: **Resolution No. 6323, A Resolution of The City Council of the City of Soledad Approving Amendment No. 1 to the Non-Exclusive Professional Services Agreement with 4LEAF, Inc., Increasing the Contract by $50,000 for a Total Not-to-Exceed Amount of $160,000 for Plan Review, Inspection, Building Official, and Related Services**

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: **February 4, 2026**

Recommendation

It is recommended that the City Council of the City of Soledad consider and adopt Resolution No. 6323, "Approving Amendment No. 1 to the Non-Exclusive Professional Services Agreement with 4LEAF, Inc., Increasing the Contract by $50,000 for a Total Not-to-Exceed Amount of $160,000 for Plan Review, Inspection, Building Official, and Related Services".

Executive Summary

On June 18, 2025, the City entered into a professional services agreement with 4LEAF, Inc. to provide building and fire plan review, inspection, and Building Official services in response to increased development activity. Since that time, development and permit volumes have continued to rise, creating demands on the Building Division that exceed the assumptions made when the original contract was approved. To maintain timely permit processing, consistent code compliance, and dependable customer service, staff recommends approval of Amendment No. 1 to the agreement with 4LEAF, Inc., increasing the contract not to exceed amount to $160,000. The proposed amendment is fully funded within the existing departmental budget; however, City Council approval is required because the increase surpasses the original contract authorization.

Background

The City Council approved a professional services agreement with 4LEAF, Inc. on June 18, 2025, through Resolution No. 6246, authorizing a not-to-exceed amount of $110,000 funded through the Planning and Building Division line item in the Community and Economic Development Department budget. Under the agreement, 4LEAF provides a full range of building services, including building and fire plan reviews, building and fire inspections, structural engineering reviews, and Building Official

services. Through its established quality assurance framework and project management platform, 4LEAF has supported the City in maintaining timely application processing, consistent code enforcement, and dependable customer service while responding to increased permit activity.

To address evolving operational needs and ensure continuity of services, staff is recommending Amendment No. 1 to the existing agreement. The amendment increases the contract authority by up to $50,000 while maintaining the existing scope of work. Because the amendment exceeds the original authorization, City Council review and approval is required.

Review & Analysis

Since being contracted by the City, 4LEAF, Inc. has been essential in supporting the Building Division during a time of sustained and increasing development activity. Their services have allowed the City to meet service expectations, ensure consistent code compliance, and respond efficiently to applicants as permit volumes and project complexity have continued to rise. The development work has exceeded the initial assumptions made when the original contract was approved, leading to greater demand than the current agreement can accommodate. Without additional resources, the City may face delays in permit processing, extended project timelines, and potential disruptions to construction activities.

Approval of Amendment No. 1 will provide the necessary flexibility to address current operational demands while maintaining service levels and operational efficiency. This amendment does not expand the scope of services but ensures that adequate resources are available to meet ongoing needs.

Staff recommends approving Amendment No. 1 and authorizing the increased contract amount. This recommendation is made as a proactive and essential measure to maintain efficient building operations and support ongoing development throughout the City.

Financial Considerations

Approval of Amendment No. 1 will increase the existing professional services agreement with 4LEAF, Inc. by $50,000, resulting in a total contract amount not to exceed $160,000. The additional cost will be funded through a reallocation of existing appropriations within the professional services line item (Account No. 100-1200-5200) in the Planning/Community Development category of the Community and Economic Development Department budget. Sufficient funds are available, and approval of this amendment will not require an additional budget appropriation nor result in any impact to the City's General Fund beyond currently adopted levels.

Strategic Plan Alignment

Approval of Amendment No. 1 to the 4LEAF, Inc. Agreement supports the City Council's 2025 Strategic Plan by ensuring continued progress toward key goals and pillars. The proposed reallocation of $50,000 from departmental budgets directly advances the Safety pillar by providing the Building Division with sufficient professional resources to consistently apply and enforce updated codes and standards. Maintaining adequate staffing capacity strengthens uniform enforcement practices and enhances interdepartmental coordination, supporting Strategic Plan Objective 6.3.3 to modernize and standardize City ordinances and enforcement tools. Overall, 4LEAF services will promote consistent code interpretation, unified enforcement practices, and improved coordination across City departments.

Alternatives

- Approve Amendment No. 1; or
- Do not approve Amendment No. 1 and provide direction to staff; This is not recommended as the contract with 4LEAF Inc. providers for critical building services and any service break would delay permitting.

Planning/CEQA

The approval of a contract amendment for professional services is not a project under CEQA pursuant to CEQA Guidelines § 15378(b)(5), as it involves administrative activities that do not result in any direct or indirect physical changes to the environment.

Public Notice Requirements

None required.

Attachment(s):
Resolution No. 6323
Exhibit A - Amendment No. 1
Attachment 1 - Consultant Service Agreement

RESOLUTION NO. 6323

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOLEDAD APPROVING AMENDMENT NO. 1 TO THE NON-EXCLUSIVE PROFESSIONAL SERVICES AGREEMENT WITH 4LEAF, INC., INCREASING THE CONTRACT BY $50,000 FOR A TOTAL NOT-TO-EXCEED AMOUNT OF $160,000 FOR PLAN REVIEW, INSPECTION, BUILDING OFFICIAL, AND RELATED SERVICES

WHEREAS, the City of Soledad entered into a Professional Services Agreement with 4LEAF, Inc. on June 18, 2025, pursuant to Resolution No. 6246, to provide building and fire plan review, inspection, and Building Official services in support of increased development activity within the City; and

WHEREAS, the original agreement authorized a not-to-exceed contract amount of $110,000 and was funded through the Planning and Building Division budget within the Community and Economic Development Department; and

WHEREAS, since execution of the agreement, development activity and permit volumes have continued to increase beyond the levels originally anticipated, resulting in additional workload demands on building services; and

WHEREAS, 4LEAF, Inc. has played a vital role in supporting the Building Division by maintaining timely permit processing, consistent code compliance, and reliable customer service during this period of sustained development activity; and

WHEREAS, without additional contractual capacity, the City risks permit processing delays, extended project timelines, and potential impacts to construction activity; and

WHEREAS, staff has determined that Amendment No. 1 to the Professional Services Agreement with 4LEAF, Inc. is necessary to address current operational needs and ensure continuity of building services; and

WHEREAS, Amendment No. 1 increases the contract amount by up to $50,000, for a revised not-to-exceed amount of $160,000, without expanding the scope of services; and

WHEREAS, the approval of Amendment No. 1 is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15378(b)(5) which is exempt as this amendment provides administrative and professional services support without changing the physical environment.

NOW, THEREFORE, BE IT HEREBY RESOLVED, by the City Council of the City of Soledad that:

1. Amendment No. 1 to the Professional Services Agreement with 4LEAF, Inc. ("Agreement"), increasing the contract by $50,000 for a new amount not-to-exceed $160,000 is approved; and

2. The City Manager is authorized to execute Amendment No. 1 to said "Agreement".

PASSED AND ADOPTED by the City Council of the City of Soledad at a regular meeting duly held on the 4th of February 2026, 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

February 4, 2026

CONTRACT AMENDMENT NUMBER 1
TO THE CONTRACT TITLED:

PROFESSIONAL SERVICES AGREEMENT BETWEEN THE CITY OF SOLEDAD AND 4LEAF INC. AGREEMENT IN AN AMOUNT NOT TO EXCEED $50,000 FOR PLAN REVIEW, INSPECTION, BULDING OFFICIAL, AND RELATED SERVICES

On February 4, 2026 the City Council of the City of Soledad Adopted Resolution No. 6323, "Approving and Authorizing the City Manager to Execute Amendment No. 1 to the Professional Services Agreement with 4LEAF Inc. in an Amount not to Exceed $50,000 for Plan Review, Inspection, Building Official, and Related Services".

By this Amendment:

1. The Consulting Services Agreement between the City of Soledad and 4LEAF Inc. dated July 1, 2025, is amended to continue services as described in the attached proposal, marked Exhibit B, for an amount not to exceed $50,000.

Megan Hunter City Manager City of Soledad	Kevin Duggan President 4LEAF Inc.

NON-EXCLUSIVE CONSULTING SERVICES AGREEMENT BETWEEN
THE CITY OF SOLEDAD AND
(4Leaf Inc.)

THIS AGREEMENT for consulting services is made by and between the City of Soledad ("City") and 4Leaf Inc. ("Consultant") (together referred to as the "Parties") as of July 1, 2025 (the "Effective Date").

Section 1. **SERVICES**. Subject to the terms and conditions set forth in this Agreement, Consultant shall provide to City the services described in the Scope of Work attached as Attachment 1, and incorporated herein, at the time and place and in the manner specified therein. In the event of a conflict in or inconsistency between the terms of this Agreement and Attachment 1, the Agreement shall prevail.

1.1 **Term of Services.** The term of this Agreement shall begin on the Effective Date and shall end on June 30, 2026, unless the term of the Agreement is otherwise terminated or extended, as provided for in Section 8. The time provided to Consultant to complete the services required by this Agreement shall not affect the City's right to terminate the Agreement, as referenced in Section 8.

1.2 **Standard of Performance.** Consultant shall perform all services required pursuant to this Agreement according to the standards observed by a competent practitioner of the profession in which Consultant is engaged.

1.3 **Assignment of Personnel.** Consultant shall assign only competent personnel to perform services pursuant to this Agreement. In the event that City, in its sole discretion, at any time during the term of this Agreement, desires the reassignment of any such persons, Consultant shall, immediately upon receiving notice from City of such desire of City, reassign such person or persons.

1.4 **Time.** Consultant shall devote such time to the performance of services pursuant to this Agreement as may be reasonably necessary to meet the standard of performance provided in Section 1.1 above and to satisfy Consultant's obligations hereunder.

1.5 **Public Works Requirements.**

Intentionally Left Blank

Section 2. **COMPENSATION.** City hereby agrees to pay Consultant a not-to-exceed amount of One Hundred and Ten Thousand Dollars ($110,000) notwithstanding any contrary indications that may be contained in Consultant's proposal, for services to be performed and reimbursable costs incurred under this Agreement. In the event of a conflict between this Agreement and Consultant's proposal, attached as Attachment 1, regarding the amount of compensation, the Agreement shall prevail. City shall pay Consultant for services rendered pursuant to this Agreement at the time and in the manner set forth herein. The payments specified below shall be the only payments from City to Consultant for services rendered pursuant to this Agreement. Consultant shall submit all invoices to City in the manner specified herein. Except as specifically authorized by City in writing, Consultant shall not bill City for duplicate services performed by more than one person.

Consultant and City acknowledge and agree that compensation paid by City to Consultant under this Agreement is based upon Consultant's estimated costs of providing the services required hereunder, including salaries and benefits of employees and subcontractors of Consultant. Consequently, the parties further agree that compensation hereunder is intended to include the costs of contributions to any pensions and/or annuities to which Consultant and its employees, agents, and subcontractors may be eligible. City therefore has no responsibility for such contributions beyond compensation required under this Agreement.

2.1 **Invoices.** Consultant shall submit invoices, not more often than once a month during the term of this Agreement, based on the cost for services performed and reimbursable costs incurred prior to the invoice date. Invoices shall contain the following information:

- Serial identifications of progress bills; i.e., Progress Bill No. 1 for the first invoice, etc.;
- The beginning and ending dates of the billing period;
- A Task Summary containing the original contract amount, the amount of prior billings, the total due this period, the balance available under the Agreement, and the percentage of completion;
- At City's option, for each work item in each task, a copy of the applicable time entries or time sheets shall be submitted showing the name of the person doing the work, the hours spent by each person, a brief description of the work, and each reimbursable expense;
- The total number of hours of work performed under the Agreement by Consultant and each employee, agent, and subcontractor of Consultant performing services hereunder;
- The Consultant's signature;
- Consultant shall give separate notice to the City when the total number of hours worked by Consultant and any individual employee, agent, or subcontractor of Consultant reaches or exceeds 800 hours within a 12-month period under this Agreement and any other agreement between Consultant and City. Such notice shall include an estimate of the time necessary to complete work described in a given task order and the estimate of time necessary to complete work under any other agreement between Consultant and City, if applicable.

2.2 **Monthly Payment.** City shall make monthly payments, based on invoices received, for services satisfactorily performed, and for authorized reimbursable costs incurred. City shall have 30 days from the receipt of an invoice that complies with all of the requirements above to pay Consultant.

2.3 **Final Payment.** City shall pay the last 10% of the total sum due pursuant to each task order within 60 days after completion of the services and submittal to City of a final invoice, if all services required have been satisfactorily performed.

2.4 **Total Payment.** City shall pay for the services to be rendered by Consultant pursuant to this Agreement. City shall not pay any additional sum for any expense or cost whatsoever incurred by Consultant in rendering services pursuant to this Agreement. City shall make no payment for any extra, further, or additional service pursuant to this Agreement.

In no event shall Consultant submit any invoice for an amount in excess of the maximum amount of compensation provided above either for a task or for the entire Agreement, unless the Agreement is modified prior to the submission of such an invoice by a properly executed change order or amendment.

2.5 **Hourly Fees.** Fees for work performed by Consultant on an hourly basis shall not exceed the amounts shown on the compensation schedule attached hereto as Attachment 1.

2.6 **Reimbursable Expenses.** Reimbursable expenses are included in the total amount of compensation provided under this Agreement that shall not be exceeded.

2.7 **Payment of Taxes.** Consultant is solely responsible for the payment of employment taxes incurred under this Agreement and any similar federal or state taxes.

2.8 **Payment upon Termination.** In the event that the City or Consultant terminates this Agreement pursuant to Section 8, the City shall compensate the Consultant for all outstanding costs and reimbursable expenses incurred for work satisfactorily completed as of the date of written notice of termination. Consultant shall maintain adequate logs and timesheets to verify costs incurred to that date.

2.9 **Authorization to Perform Services.** The Consultant is not authorized to perform any services or incur any costs whatsoever under the terms of this Agreement until receipt of authorization from the Contract Administrator.

Section 3. **FACILITIES AND EQUIPMENT.** Except as set forth herein, Consultant shall, at its sole cost and expense, provide all facilities and equipment that may be necessary to perform the services required by this Agreement. City shall make available to Consultant only the facilities and equipment listed in this section, and only under the terms and conditions set forth herein.

City shall furnish physical facilities such as desks, filing cabinets, and conference space, as may be reasonably necessary for Consultant's use while consulting with City employees and reviewing records and the information in possession of the City. The location, quantity, and time of furnishing those facilities shall be in the sole discretion of City. In no event shall City be obligated to furnish any facility that may involve incurring any direct expense, including but not limited to computer, long-distance telephone or other communication charges, vehicles, and reproduction facilities.

Section 4. **INSURANCE REQUIREMENTS.** Before beginning any work under this Agreement, Consultant, at its own cost and expense, unless otherwise specified below, shall procure the types and amounts of insurance listed below against claims for injuries to persons or damages to property that may arise from or in connection with the performance of the work hereunder by the Consultant and its agents, representatives, employees, and subcontractors. Consistent with the following provisions, Consultant shall provide proof satisfactory to City of such insurance that meets the requirements of this section and under forms of insurance satisfactory in all respects, and that such insurance is in effect prior to beginning work to the City. Consultant shall maintain the insurance policies required by this section throughout the term of this Agreement. The cost of such insurance shall be included in the Consultant's bid. Consultant shall not allow

any subcontractor to commence work on any subcontract until Consultant has obtained all insurance required herein for the subcontractor(s) and provided evidence that such insurance is in effect to City. Verification of the required insurance shall be submitted and made part of this Agreement prior to execution. Consultant shall maintain all required insurance listed herein for the duration of this Agreement.

4.1 **Workers' Compensation.** Consultant shall, at its sole cost and expense, maintain Statutory Workers' Compensation Insurance and Employer's Liability Insurance for any and all persons employed directly or indirectly by Consultant. The Statutory Workers' Compensation Insurance and Employer's Liability Insurance shall be provided with limits of not less than $2,000,000 per accident. In the alternative, Consultant may rely on a self-insurance program to meet those requirements, but only if the program of self-insurance complies fully with the provisions of the California Labor Code. Determination of whether a self-insurance program meets the standards of the Labor Code shall be solely in the discretion of the Contract Administrator. The insurer, if insurance is provided, or the Consultant, if a program of self-insurance is provided, shall waive all rights of subrogation against the City and its officers, officials, employees, and volunteers for loss arising from work performed under this Agreement.

4.2 **Commercial General and Automobile Liability Insurance.**

4.2.1 **General requirements.** Consultant, at its own cost and expense, shall maintain commercial general and automobile liability insurance for the term of this Agreement in an amount not less than $2,000,000 per occurrence, combined single limit coverage for risks associated with the work contemplated by this Agreement. If a Commercial General Liability Insurance or an Automobile Liability form or other form with a general aggregate limit is used, either the general aggregate limit shall apply separately to the work to be performed under this Agreement or the general aggregate limit shall be at least twice the required occurrence limit. Such coverage shall include but shall not be limited to, protection against claims arising from bodily and personal injury, including death resulting therefrom, and damage to property resulting from activities contemplated under this Agreement, including the use of owned and non-owned automobiles.

4.2.2 **Minimum scope of coverage.** Commercial general coverage shall be at least as broad as Insurance Services Office Commercial General Liability occurrence form CG 0001 (most recent edition) covering comprehensive General Liability on an "occurrence" basis. Automobile coverage shall be at least as broad as Insurance Services Office Automobile Liability form CA 0001 (most recent edition), Code 1 (any auto). No endorsement shall be attached limiting the coverage.

4.2.3 **Additional requirements.** Each of the following shall be included in the insurance coverage or added as a certified endorsement to the policy:

a. The Insurance shall cover on an occurrence or an occurrence basis, and not on a claims-made basis.

b. City, its officers, officials, employees, and volunteers are to be covered as insureds as respects: liability arising out of work or operations performed by or on behalf of the Consultant; or automobiles owned, leased, hired, or borrowed by the Consultant

c. For any claims related to this Agreement or the work hereunder, the Consultant's insurance covered shall be primary insurance as respects the City, its officers, officials, employees, and volunteers. Any insurance or self-insurance maintained by the City, its officers, officials, employees, or volunteers shall be excess of the Consultant's insurance and shall not contribute with it.

d. Each insurance policy required by this clause shall be endorsed to state that coverage shall not be canceled by either party, except after 30 days' prior written notice has been provided to the City.

4.3 Professional Liability Insurance.

4.3.1 General requirements. Consultant, at its own cost and expense, shall maintain for the period covered by this Agreement professional liability insurance for licensed professionals performing work pursuant to this Agreement in an amount not less than $1,000,000 covering the licensed professionals' errors and omissions. Any deductible or self-insured retention shall not exceed $150,000 per claim.

4.3.2 Claims-made limitations. The following provisions shall apply if the professional liability coverage is written on a claims-made form:

a. The retroactive date of the policy must be shown and must be before the date of the Agreement.

b. Insurance must be maintained and evidence of insurance must be provided for at least five years after completion of the Agreement or the work, so long as commercially available at reasonable rates.

c. If coverage is canceled or not renewed and it is not replaced with another claims-made policy form with a retroactive date that precedes the date of this Agreement, Consultant must purchase an extended period coverage for a minimum of five years after completion of work under this Agreement.

d. A copy of the claim reporting requirements must be submitted to the City for review prior to the commencement of any work under this Agreement.

4.4 All Policies Requirements.

4.4.1 Acceptability of insurers. All insurance required by this section is to be placed with insurers with a Bests' rating of no less than A:VII.

4.4.2 **Verification of coverage.** Prior to beginning any work under this Agreement, Consultant shall furnish City with a complete copy of the certificate of insurance delivered to Consultant by the insurer. Certificates of insurance shall show the signature of a person authorized by that insurer to bind coverage on its behalf. If the City does not receive the required insurance documents prior to the Consultant beginning work, it shall not waive the Consultant's obligation to provide them. If the Certificate of Insurance refers to the policy and it is necessary as a reference, then the City will reserve the right to require complete copies of all required insurance policies at any time.

4.4.3 **Deductibles and Self-Insured Retentions.** Consultant shall disclose to and obtain the written approval of City for the self-insured retentions and deductibles before beginning any of the services or work called for by any term of this Agreement. At the option of the City, either: the insurer shall reduce or eliminate such deductibles or self-insured retentions as respects the City, its officers, employees, and volunteers; or the Consultant shall provide a financial guarantee satisfactory to the City guaranteeing payment of losses and related investigations, claim administration and defense expenses.

4.4.4 **Wasting Policies**. No policy required by this Section 4 shall include a "wasting" policy limit (i.e. limit that is eroded by the cost of defense).

4.4.5 **Waiver of Subrogation.** Consultant hereby agrees to waive subrogation which any insurer or contractor may require from vendor by virtue of the payment of any loss. Consultant agrees to obtain any endorsements that may be necessary to affect this waiver of subrogation.

The Workers' Compensation policy shall be endorsed with a waiver of subrogation in favor of the entity for all work performed by the consultant, its employees, agents, and subcontractors.

4.4.6 **Subcontractors.** Consultant shall include all subcontractors as insureds under its policies or shall furnish separate certificates and endorsements for each subcontractor. All coverages for subcontractors shall be subject to all of the requirements stated herein.

4.5 **Remedies.** In addition to any other remedies City may have if Consultant fails to provide or maintain any insurance policies or policy endorsements to the extent and within the time herein required, City may, at its sole option exercise any of the following remedies, which are alternatives to other remedies City may have and are not the exclusive remedy for Consultant's breach:

- Obtain such insurance and deduct and retain the amount of the premiums for such insurance from any sums due under the Agreement;

- Order Consultant to stop work under this Agreement or withhold any payment that becomes due to Consultant hereunder, or both stop work and withhold any payment, until Consultant demonstrates compliance with the requirements hereof; and/or

- Terminate this Agreement.

Section 5. INDEMNIFICATION AND CONSULTANT'S RESPONSIBILITIES.

To the full extent permitted by law, 4Leaf Inc. shall indemnify, defend, and hold harmless Owner, its governing body, officers, agents, employees, and volunteers from and against any and all liability, loss, damage, claims, expenses and costs (including, without limitation, attorney fees and costs and fees of litigation) (collectively, "Liability") arising out of, pertaining to, or relating to the negligence, recklessness, or willful misconduct of Engineer in the performance of this Agreement, except such Liability caused by the active negligence, sole negligence or willful misconduct of Owner. This indemnification obligation is not limited in any way by any limitation on the amount or type of damages or compensation payable to or for Engineer or its agents or employees under Workers' Compensation acts, disability benefits acts, or other employee benefit acts. This indemnification obligation is not limited by any limitation on the amount or type of damages available under any applicable insurance coverage and shall survive the expiration or early termination of this Agreement with respect to Liability arising during the term of the Agreement.

The Consultant's obligation to defend and indemnify shall not be excused because of the Consultant's inability to evaluate Liability or because the Consultant evaluates Liability and determines that the Consultant is not liable to the claimant. The Consultant must respond within 30 days, to the tender of any claim for defense and indemnity by the City, unless this time has been extended by the City. If the Consultant fails to accept or reject a tender of defense and indemnity within 30 days, in addition to any other remedy authorized by law, so much of the money due the Consultant under and by virtue of this Agreement as shall reasonably be considered necessary by the City, may be retained by the City until disposition has been made of the claim or suit for damages, or until the Consultant accepts or rejects the tender of defense, whichever occurs first.

With respect to third party claims against the Consultant, the Consultant waives any and all rights of any type to express or implied indemnity against the Indemnitees.

Notwithstanding the forgoing, to the extent this Agreement is a "construction contract" as defined by California Civil Code Section 2782, as may be amended from time to time, such duties of consultant to indemnify shall not apply when to do so would be prohibited by California Civil Code Section 2782.

In the event that Consultant or any employee, agent, or subcontractor of Consultant providing services under this Agreement is determined by a court of competent jurisdiction or the California Public Employees Retirement System (PERS) to be eligible for enrollment in PERS as an employee of City, Consultant shall indemnify, defend, and hold harmless City for the payment of any employee and/or employer contributions for PERS benefits on behalf of Consultant or its employees, agents, or subcontractors, as well as for the payment of any penalties and interest on such contributions, which would otherwise be the responsibility of City.

Section 6. STATUS OF CONSULTANT.

6.1 **Independent Contractor.** At all times during the term of this Agreement, Consultant shall be an independent contractor and shall not be an employee of City. City shall have the right to control Consultant only insofar as the results of Consultant's services rendered pursuant to this Agreement and assignment of personnel pursuant to Subparagraph 1.3; however, otherwise City shall not have the right to control the means by which Consultant accomplishes services rendered pursuant to this Agreement. Notwithstanding any other City, state, or federal policy, rule, regulation, law, or ordinance to the contrary, Consultant and any of its employees, agents, and subcontractors providing services under this Agreement shall not qualify for or become entitled to, and hereby agree to waive any and all claims to, any compensation, benefit, or any incident of employment by City, including but not limited to eligibility to enroll in the California Public Employees Retirement System (PERS) as an employee of City and entitlement to any contribution to be paid by City for employer contributions and/or employee contributions for PERS benefits.

6.2 **Consultant Not an Agent.** Except as City may specify in writing, Consultant shall have no authority, express or implied, to act on behalf of City in any capacity whatsoever as an agent. Consultant shall have no authority, express or implied, pursuant to this Agreement to bind City to any obligation whatsoever.

Section 7. LEGAL REQUIREMENTS.

7.1 **Governing Law.** The laws of the State of California shall govern this Agreement.

7.2 **Compliance with Applicable Laws.** Consultant and any subcontractors shall comply with all laws applicable to the performance of the work hereunder.

7.3 **Other Governmental Regulations.** To the extent that this Agreement may be funded by fiscal assistance from another governmental entity, Consultant and any subcontractors shall comply with all applicable rules and regulations to which City is bound by the terms of such fiscal assistance program.

7.4 **Licenses and Permits.** Consultant represents and warrants to City that Consultant and its employees, agents, and any subcontractors have all licenses, permits, qualifications, and approvals of whatsoever nature that are legally required to practice their respective professions. Consultant represents and warrants to City that Consultant and its employees, agents, any subcontractors shall, at their sole cost and expense, keep in effect at all times during the term of this Agreement any licenses, permits, and approvals that are legally required to practice their respective professions. In addition to the foregoing, Consultant and any subcontractors shall obtain and maintain during the term of this Agreement valid Business Licenses from City.

7.5 **Nondiscrimination and Equal Opportunity.** Consultant shall not discriminate, on the basis of a person's race, religion, color, national origin, age, physical or mental handicap or disability, medical condition, marital status, sex, or sexual orientation, against any employee, applicant for employment, subcontractor, bidder for a subcontract, or participant in, recipient

of, or applicant for any services or programs provided by Consultant under this Agreement. Consultant shall comply with all applicable federal, state, and local laws, policies, rules, and requirements related to equal opportunity and nondiscrimination in employment, contracting, and the provision of any services that are the subject of this Agreement, including but not limited to the satisfaction of any positive obligations required of Consultant thereby.

Consultant shall include the provisions of this Subsection in any subcontract approved by the Contract Administrator or this Agreement.

Section 8. TERMINATION AND MODIFICATION.

8.1 **Termination.** City may cancel this Agreement at any time and without cause upon written notification to Consultant.

Consultant may cancel this Agreement upon 60 days' written notice to City and shall include in such notice the reasons for cancellation.

In the event of termination, Consultant shall be entitled to compensation for services performed to the effective date of termination; City, however, may condition payment of such compensation upon Consultant delivering to City any or all documents, photographs, computer software, video and audio tapes, and other materials provided to Consultant or prepared by or for Consultant or the City in connection with this Agreement.

8.2 **Extension.** City may, in its sole and exclusive discretion, extend the end date of this Agreement beyond that provided for in Subsection 1.1. Any such extension shall require a written amendment to this Agreement, as provided for herein. Consultant understands and agrees that, if City grants such an extension, City shall have no obligation to provide Consultant with compensation beyond the maximum amount provided for in this Agreement. Similarly, unless authorized by the Contract Administrator, City shall have no obligation to reimburse Consultant for any otherwise reimbursable expenses incurred during the extension period.

8.3 **Amendments.** The parties may amend this Agreement only by a writing signed by all the parties.

8.4 **Assignment and Subcontracting.** City and Consultant recognize and agree that this Agreement contemplates personal performance by Consultant and is based upon a determination of Consultant's unique personal competence, experience, and specialized personal knowledge. Moreover, a substantial inducement to City for entering into this Agreement was and is the professional reputation and competence of Consultant. Consultant may not assign this Agreement or any interest therein without the prior written approval of the Contract Administrator. Consultant shall not subcontract any portion of the performance contemplated and provided for herein, other than to the subcontractors noted in the proposal, without prior written approval of the Contract Administrator.

8.5 **Survival.** All obligations arising prior to the termination of this Agreement and all provisions of this Agreement allocating liability between City and Consultant shall survive the termination of this Agreement.

8.6 **Options upon Breach by Consultant.** If Consultant materially breaches any of the terms of this Agreement, City's remedies shall included, but not be limited to, the following:

8.6.1 Immediately terminate the Agreement;

8.6.2 Retain the plans, specifications, drawings, reports, design documents, and any other work product prepared by Consultant pursuant to this Agreement;

8.6.3 Retain a different consultant to complete the work described in a given task order not finished by Consultant; or

8.6.4 Charge Consultant the difference between the cost to complete the work described in a given task order that is unfinished at the time of breach and the amount that City would have paid Consultant pursuant to Section 2 if Consultant had completed the work.

Section 9. KEEPING AND STATUS OF RECORDS.

9.1 **Records Created as Part of Consultant's Performance.** All reports, data, maps, models, charts, studies, surveys, photographs, memoranda, plans, studies, specifications, records, files, or any other documents or materials, in electronic or any other form, that Consultant prepares or obtains pursuant to this Agreement and that relate to the matters covered hereunder shall be the property of the City. Consultant hereby agrees to deliver those documents to the City upon termination of the Agreement. It is understood and agreed that the documents and other materials, including but not limited to those described above, prepared pursuant to this Agreement are prepared specifically for the City and are not necessarily suitable for any future or other use. City and Consultant agree that, until final approval by City, all data, plans, specifications, reports and other documents are confidential and will not be released to third parties without prior written consent of both parties.

9.2 **Consultant's Books and Records.** Consultant shall maintain any and all ledgers, books of account, invoices, vouchers, canceled checks, and other records or documents evidencing or relating to charges for services or expenditures and disbursements charged to the City under this Agreement for a minimum of 3 years, or for any longer period required by law, from the date of final payment to the Consultant to this Agreement.

9.3 **Inspection and Audit of Records.** Any records or documents that Section 9.2 of this Agreement requires Consultant to maintain shall be made available for inspection, audit, and/or copying at any time during regular business hours, upon oral or written request of the City. Under California Government Code Section 8546.7, if the amount of public funds expended under this Agreement exceeds $10,000.00, the Agreement shall be subject to the

examination and audit of the State Auditor, at the request of City or as part of any audit of the City, for a period of 3 years after final payment under the Agreement.

Section 10 MISCELLANEOUS PROVISIONS.

10.1 **Attorneys' Fees.** If a party to this Agreement brings any action, including an action for declaratory relief, to enforce or interpret the provision of this Agreement, the prevailing party shall be entitled to reasonable attorneys' fees in addition to any other relief to which that party may be entitled. The court may set such fees in the same action or in a separate action brought for that purpose.

10.2 **Venue.** In the event that either party brings any action against the other under this Agreement, the parties agree that trial of such action shall be vested exclusively in the state courts of California in the County of Monterey or in the United States District Court for the Northern District of California.

10.3 **Severability.** If a court of competent jurisdiction finds or rules that any provision of this Agreement is invalid, void, or unenforceable, the provisions of this Agreement not so adjudged shall remain in full force and effect. The invalidity in whole or in part of any provision of this Agreement shall not void or affect the validity of any other provision of this Agreement.

10.4 **No Implied Waiver of Breach.** The waiver of any breach of a specific provision of this Agreement does not constitute a waiver of any other breach of that term or any other term of this Agreement.

10.5 **Successors and Assigns.** The provisions of this Agreement shall inure to the benefit of and shall apply to and bind the successors and assigns of the parties.

10.6 **Use of Recycled Products.** Consultant shall prepare and submit all reports, written studies and other printed material on recycled paper to the extent it is available at equal or less cost than virgin paper.

10.7 **Conflict of Interest.** Consultant may serve other clients, but none whose activities within the corporate limits of City or whose business, regardless of location, would place Consultant in a "conflict of interest," as that term is defined in the Political Reform Act, codified at California Government Code Section 81000 *et seq.*

Consultant shall not employ any City official in the work performed pursuant to this Agreement. No officer or employee of City shall have any financial interest in this Agreement that would violate California Government Code Sections 1090 *et seq.*

Consultant hereby warrants that it is not now, nor has it been in the previous 12 months, an employee, agent, appointee, or official of the City. If Consultant was an employee, agent, appointee, or official of the City in the previous twelve months, Consultant warrants that it did not participate in any manner in the forming of this Agreement. Consultant understands

that, if this Agreement is made in violation of Government Code § 1090 *et seq.*, the entire Agreement is void and Consultant will not be entitled to any compensation for services performed pursuant to this Agreement, including reimbursement of expenses, and Consultant will be required to reimburse the City for any sums paid to the Consultant. Consultant understands that, in addition to the foregoing, it may be subject to criminal prosecution for a violation of Government Code § 1090 and, if applicable, will be disqualified from holding public office in the State of California.

10.8 **Solicitation.** Consultant agrees not to solicit business at any meeting, focus group, or interview related to this Agreement, either orally or through any written materials.

10.9 **Contract Administration.** This Agreement shall be administered by Community and Economic Development Department ("Contract Administrator"). All correspondence shall be directed to or through the Contract Administrator or his or her designee.

10.10 **Notices.** Any written notice to Consultant shall be sent to:

4Leaf Inc.
Attn: Michael Loomis
409 Washington, Suite 100
Monterey, CA 93940

Any written notice to City shall be sent to:

City of Soledad
Community & Economic Development Director
248 Main Street
Soledad, CA 93960

10.11 **Professional Seal.** Where applicable in the determination of the contract administrator, the first page of a technical report, first page of design specifications, and each page of construction drawings shall be stamped/sealed and signed by the licensed professional responsible for the report/design preparation. The stamp/seal shall be in a block entitled "Seal and Signature of Registered Professional with report/design responsibility," as in the following example.

_____ Seal and Signature of Registered Professional with report/design responsibility.

10.12 **Integration.** This Agreement, including the scope of work attached hereto and incorporated herein as Attachment 1 represents the entire and integrated agreement between City and Consultant and supersedes all prior negotiations, representations, or agreements, either written or oral.

10.13 **Counterparts.** This Agreement may be executed in multiple counterparts, each of which shall be an original and all of which together shall constitute one agreement.

[SIGNATURES ON FOLLOWING PAGE]

The Parties have executed this Agreement as of the Effective Date.

CITY OF SOLEDAD

Megan Hunter
Megan Hunter (Sep 4, 2025 15:38:22 PDT)

Megan Hunter, City Manager

Attest:

Megan Hunter
Megan Hunter (Sep 4, 2025 15:38:22 PDT)

Megan Hunter, City Clerk

Approved as to Form:

Mike Rodriquez
Mike Rodriquez (Sep 4, 2025 15:30:42 PDT)

Michael Rodriquez, City Attorney

4LEAF INC.

Kevin Duggan

Kevin Duggan, President

PROPOSAL TO PROVIDE

PROFESSIONAL BUILDING, PLANNING PLAN REVIEW, AND BUILDING INSPECTION SERVICES

TO THE

CITY OF SOLEDAD

Attachment 1

4LEAF, INC.
409 WASHINGTON ST., STE. 100
MONTEREY, CA 93940
(831) 330-1235

MAY 30, 2025

PROPOSAL TO PROVIDE

PROFESSIONAL BUILDING, PLANNING PLAN REVIEW, AND BUILDING INSPECTION SERVICES

TO THE

CITY OF SOLEDAD

SECTION 5

SCOPE OF WORK

4LEAF, INC.

SECTION 5: SCOPE OF WORK

Building Department Services

4LEAF has a proven track record of providing Building Officials and Permit Technician/Counter staff to support jurisdictions. 4LEAF can deploy such staff on short notice and offer training programs for existing department staff, if required. Our staff encompasses the right combination of experience, education, and certifications.

Building Official

The 4LEAF Interim Building Official can provide in-house plan reviews to the City, limiting the amount of projects distributed to outside consultants and helping the City achieve significant cost savings. The Building Official will act as an adjunct staff member to the City and work with City personnel and various departments to perform professional building services including but not limited to plan review, permit technician, building inspection, and code enforcement.

For this RFP, we are pleased to propose **Minnie Arredondo, CBO**, who is currently providing part-time Building Official Services to the City of Gonzales. With her extensive expertise and regional experience, Minnie is well-equipped to serve the City of Soledad effectively. In addition, our Project Manager, **John Kuehl, CBO**, will oversee all work. John brings over 21 years of experience as the Building Official for the City of Monterey, providing him with the knowledge and insight to effectively serve 4LEAF's clients throughout Monterey County.

Permit Technician

4LEAF Permit Technician Staff must be experienced and dedicated to serving the public at the Planning and Building Department counter. 4LEAF has numerous Permit/Counter Technicians on staff, many who are currently assigned to Building Departments throughout the state. All staff will have the materials, resources, tools, and training required to perform the job. Typical Permit Technician duties include:

- Accepting plans for plan check
- Verification that plans are accurate and complete
- Calculating permit fees
- Explaining ordinances and procedures to owners, contractors, developers, architects, and the public
- Assisting with preparation of permit applications
- Receiving plans for Planning and Building permits and route to various agencies (if requested)
- Accepting complaints on code violations, process, and record complaints
- Answering phone calls for field and office staff
- Processing inspection requests
- Maintaining files for building permits
- Operating the Building Department's computerized information system
- Inputting a variety of information, including building permits and inspections
- Completing related duties and responsibilities as assigned by Building Official and Senior staff members

Plan Review Services

4LEAF will provide Plan Review for any and all types of structures to ensure compliance with all adopted codes, local ordinances (including Tier 1 of Cal Green, if required) and State and federal laws that pertain to Building and Safety, and for compliance with the adopted International Code Council (ICC) Building, Plumbing, Electrical, Mechanical, National Fire Protection codes and standards, and the Accessibility and Noise and Energy Conservation requirements as mandated by the State of California Title 24, State of California Water Efficient Landscape Ordinance, the State of California Certified Access Specialist (CASp) compliance, and all other applicable ordinances. We provide these services for project types including Single-Family Dwellings, large Multi-Family Mixed-Use Dwelling Units, Commercial, and Industrial.

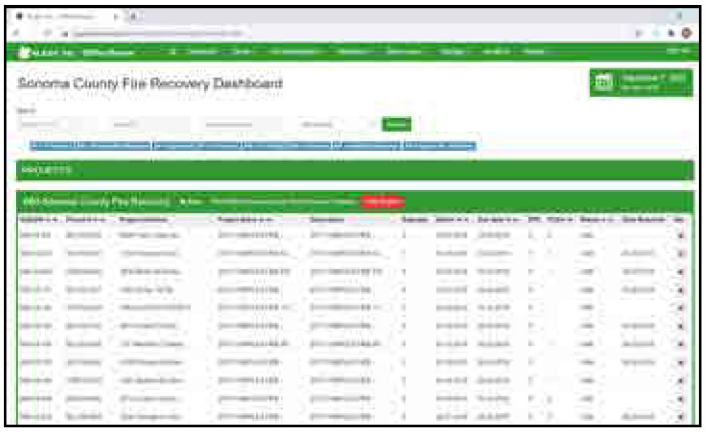
Approach

We understand that the specific building plan review responsibilities will include, but are not limited to:

- Examining plans, drawings, specifications, computations documents, soils reports, and additional data;
- Ascertaining whether projects are in accordance with applicable building and fire codes, and City ordinances, including but not limited to Title 24 and Title 25;
- Performing such reviews as structural, MEP, green building, fire and life safety, grading and drainage;
- Reviewing plans to ensure conformity to the required strengths, stresses, strains, loads, and stability as per the applicable laws;
- Reviewing plans to ensure conformity with use and occupancy classification, general building heights and areas, types of construction, fire resistance construction and protection systems, means of egress, accessibility, structural design, soils and foundations; and masonry;
- Providing additional plan review services as requested by the City;
- Conducting all plan review at the City Department or at a site mutually agreed upon in writing and;
- Supplying all plan review staff with all code books and other basic professional references.

4LEAF's EZPlan Review

EZPlan Review is our in-house tracking software that acts as a communication tool between 4LEAF and the jurisdictions we work with. The use of EZPlan makes communication easy. This web portal allows users visualize project due dates, notes, and status updates so that projects can be followed from start to finish. Additionally, 4LEAF provides electronically stamped and uploaded copies of approved project plans, a value which saves clients time and resources. With the use of EZPlan, 4LEAF hopes to provide a level of ease and transparency during the off-site plan review process.



QA/QC Review Process

Task 1 – Project Tracking Set-up

The first step of our process will be to set up the project in our system to enable 4LEAF and the City each to track the progress of the review. Our plan tracking procedures are designed to track each submittal throughout the review process and maintain accurate and comprehensive records for each submittal.

Task 2 - Complete Submittal Review

Upon receiving the plans from the City, 4LEAF will triage (preliminary plan review performed by 4LEAF plan review project lead) the submittal to verify that the submittal received is complete (i.e., all pertinent plans, calculations, reports, and other related documents) in order that we can begin our review. If the submitted package is incomplete, we will communicate with the City to discuss the deficient documents needed to proceed with our review.

Task 3 - Plan Review Assignment

After the triage process is performed and a complete package is verified, the project will be assigned to the most qualified Plans Examiner and a turnaround time will be established. We will log each application into our database the same day the plans are received to assure that they are routed in a timely manner and to allow for daily project tracking.

Task 4 - Plan Review

4LEAF will provide the project contact (Developer, Contractor, Architect, or Engineer) desired by the City with a list of any items needing correction and clarification to comply with applicable building codes, ordinances, and regulations. A correction list will be created based on the missing codes and ordinances.

Task 5 - Quality Control

Prior to submitting the plan review correction list to the City, the designated plan review project lead will review the correction list for adherence to applicable codes and ordinances as well as for accuracy and completeness. After completion of our quality control review a correction list will be e-mailed to a designated staff member at the City or as directed by the City. The correction list and a 4LEAF transmittal form will include the following information: a description of the work, type of construction, occupancy group, square footage, number of floors, and sprinkler requirements.

Task 6 - Plan Review Rechecks

Plans received for rechecks will be reviewed for conformance. Our goal is to actively work with the designers to resolve all unresolved issues after our second review. If it appears that there are complicated issues that might cause a project to go beyond our second review, we will communicate directly with the designer to resolve these concerns.

Task 7 - Project Approval

Once the final plan reviews are completed and ready for approval, 4LEAF will organize the plans and supporting documents per the City processing requirements and return them to the City, along with our letter of completion.

Turn-Around Times

4LEAF has a tremendous reputation for completing projects on-time and under budget. 4LEAF's plan review team is widely recognized for quick turn-around times and prompt service. Off-site plan reviews are performed at our office, with plans transmitted by personal delivery or overnight service. The standard turn-around time is within 10 business days for residential plan reviews and within 10 days for commercial/industrial plan reviews; however, these timeframes are negotiable based on your needs. **4LEAF also provides Fire Plan Review services**.

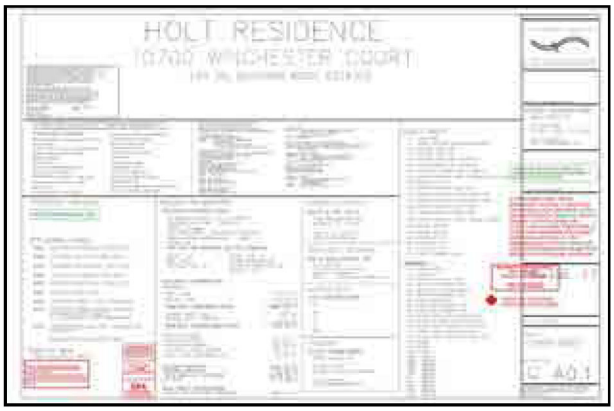
Type of Plans	Transportation	Initial Review	Resubmittal Review	Resubmittal Review #2	Expedited Review	Expedited Resubmittal
*Residential	< 24 Hours (pick up & delivery)	< 10 Days	< 5 Days	< 5 Days	< 5 Days	< 3 Days
**Multi-Family	< 24 Hours (pick up & delivery)	< 10 Days	< 5 Days	< 5 Days	< 5 Days	< 3 Days
Commercial	< 24 Hours (pick up & delivery)	< 10 Days	< 5 Days	< 5 Days	< 5 Days	< 3 Days
***Large Commercial > 15,000 s.f.	< 24 Hours (pick up & delivery)	Negotiable	Negotiable	Negotiable	Negotiable	Negotiable

***Larger complex plan reviews can be negotiated to achieve the best possible pricing. 4LEAF has a proven track record of working with municipalities to provide expedited reviews with special discounted pricing.**

Pick-up of all plans will be performed by 4LEAF staff within 24 hours of the City's phone call or e-mail at no additional cost, 4LEAF staff will transport the plans to and from the City upon a phone call to the 4LEAF office or simply e-mail pickup@4leafinc.com.

Document Control

When plans and documents are received for review, 4LEAF's Plan Review Manager and Document Control Technician analyze the project, creates a job number, and completes a Job Setup Sheet. This form highlights both the jurisdiction, applicable contact information, and all project specific design criteria and notes. Jobs are then transmitted through 4LEAF's easily accessed EZPlan Review Portal which tracks initial and subsequent reviews and is open for view by the client. The City and their customers can view 4LEAF's plan review control log through 4LEAF's EZPlan Review Portal.



Plans then get distributed for review to a 4LEAF team consisting of Plan Review Engineers, Architect (a licensed state professional) and/or an ICC Certified Plans Examiner, as applicable. Our staff then performs his or her function of analyzing the plans and documentation for effective conformance to the state codes, referenced construction standards, and City amendments. 4LEAF's code review methodology is "The Effective Use of the Codes" reinforced through proprietary and jurisdictional checklists. When complete, the Plan Review Manager overviews the project for quality control purposes and forwards comments or approvals to the client's pre-designated contacts.

On- and Off-Site Review

4LEAF can supply Registered Professional Engineers to the City to work on-site performing structural plan review and non-structural reviews at the jurisdiction's discretion. Our experience includes checking for compliance with the structural, life-safety, accessibility, plumbing, mechanical, electrical, fire, and local codes/ordinances.

Off-Site Electronic Plan Review

Digital plan review allows 4LEAF the ability to review, markup and transport plans of any size electronically. We strongly encourage this service for our clients. This process delivers a high degree of cost effectiveness, time efficiency and a "green" and environmentally friendly system. Through our strong focus on utilizing this digital capability, we offer full access to all 4LEAF engineers and plans examiners company-wide, from any of our office locations. A protected online portal will be established to allow property owners, contractors, developers, businesses, designers, and stakeholders to submit plans electronically for review. Access to the online portal will be given to City staff for immediate access to information regarding project status during the review process.

4LEAF has successfully implemented and used **Bluebeam** for electronic review of files to help eliminate the use of paper and take the plan review workflow to a whole new level. 4LEAF's offices are equipped with large scale monitors for easy review of plans. Bluebeam Revu combines powerful PDF editing, markup, and collaboration technology with reliable file creation. Bluebeam integrates flawlessly with our Green Line approach for electronic and timely turnarounds resulting in permit issuance within 5-7 business days.

Process Mapping

4LEAF aims to bring departmental processes together by identifying and eliminating obstacles to streamline processes. Our subject-matter experts visit each department within a jurisdiction to conduct an analysis of existing processes, identify how best to streamline separate departmental processes to improve workflow, and provide guidance and recommendations on an improved work plan. 4LEAF implementation staff work both on- and off-site during this process and offer extensive training to existing municipal staff members on the use of a jurisdiction's preferred permitting software.

Additional Technologies

Having served more than 400 jurisdictions, 4LEAF and our staff are knowledgeable and have experience working with a variety of different technologies for Electronic Plan Review, Permit Tracking, and Building Inspections. 4LEAF's experience with tracking technologies includes, but is not limited to:

GRANICUS energov a tyler civic services solution ProjectDox Accela e-PlanSoft TRAKiT® esri

Inspection Services

4LEAF has a team of more than 200 ICC Certified Building Inspectors, OSHPD/DSA Inspectors of Record, Fire Personnel, and Construction Inspectors working on various contracts. 4LEAF has a team committed to work throughout California who will remain for the duration of projects to ensure we capture the goals and performance that have made our inspection system successful. With our diverse and exceptionally qualified inspection staff, we are confident in our ability to provide **Residential Building, Commercial Building, Combination Residential, and Combination Commercial Inspector(s)** to the City.

We maintain the largest database of qualified inspectors of varied qualifications. Inspectors vary from current full-time inspection staff, idle staff (temporarily between assignments), and pre-qualified staff which include inspectors who are available subject to client demand. 4LEAF's inspectors are all ICC Certified and experienced working within a municipal work environment. 4LEAF will provide inspectors with all the necessary tools, equipment, and current code books sufficient to facilitate all required inspections. **4LEAF can provide interim or full-time inspectors same-day or within one business day—**simply call, email, or text our assigned Project Manager for an immediate response. Our on-call database is utilized for all our clients for as-needed requests.

Periodic Inspection Services → Available Next Day

4LEAF can fulfill inspection requests immediately upon request including same day. 4LEAF has a wealth of local and available inspectors ready to serve the City. In addition, 4LEAF has a proven track record of providing such services to a number of different building departments.

Part-Time Inspection Services → Available Next Day

4LEAF will provide the City with part-time inspectors upon request. 4LEAF can provide part-time staff within 24 hours of request for any duration of time. 4LEAF's Project Manager will work closely with the department to identify the right personnel and determine the appropriate work schedule.

Full-Time Inspection Services → Available Two Days or Less

4LEAF can provide full-time inspectors upon request. 4LEAF provides this service regularly to many clients throughout Northern California, Central Valley, Central Coast, Sacramento Valley, Peninsula/South Bay, East Bay, North Bay, and Southern California.

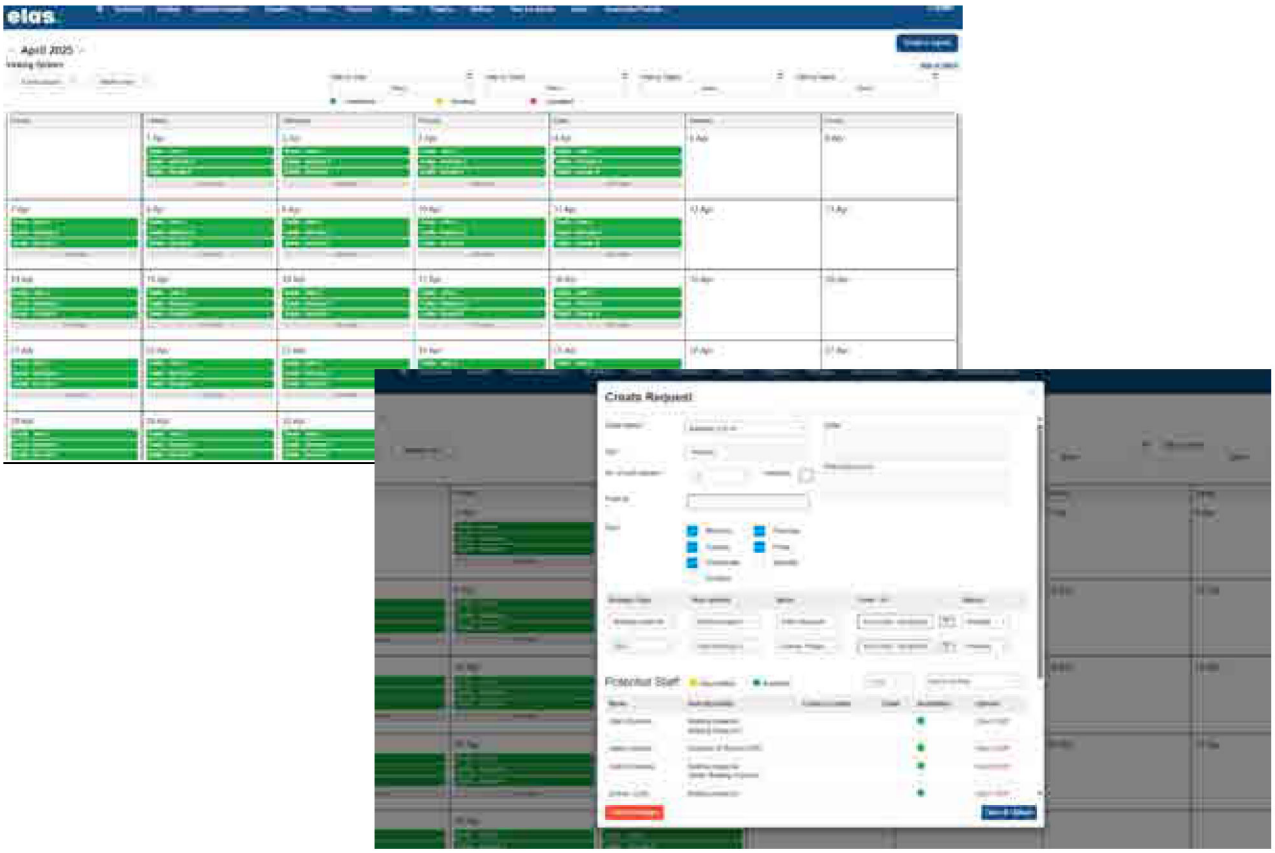
Project Specific Inspection Services → Available Two Days or Less

4LEAF is often tasked with providing inspection services to large projects on behalf of municipalities. 4LEAF currently handles large-scale projects for such clients as the City of Palo Alto, City of Cupertino, etc. These projects are developer funded into a separate City account which is distributed to 4LEAF using a separate invoice and contract number. This is particularly helpful to fast paced projects looking for continuous inspection services over a short period of time (i.e. 6 - 36 Months).

Inspection Technology

4LEAF has extensive experience working with various inspection reporting technologies, including **elas**.™ and GoFormz, which 4LEAF used this for all scopes of the Apple 2 Campus **(~$8 Billion)**, and for the Encore Boston Harbor Casino **(~$2.6 Billion)**, San Mateo County Project Development Unit **(~$1.1 Billion)**, and at San Jose State University **(~$1 Billion)**. Innovative technology allows every piece of information collected on a project to be accessible by all staff as every inspection report is stored securely and safely in the cloud. The information can be accessed through a user's web account where any inspection report can be viewed, and reports can be ran using stored project data. With inspection technology, 4LEAF inspectors are able to leave detailed notes under the inspections and observations box and instantaneously attach pictures to reports to show the items inspected. By means of an iPad, inspectors sign reports using a mobile signature block and attached pictures of the item inspected that were taken using the iPad.

elas.™ Page View



Fire Prevention Services

4LEAF understands that the City is seeking a consultant who is highly experienced in providing commercial and residential fire plan review and inspection services. The City would like to contract with a dependable firm who can conduct external plan reviews and provide inspection services as needed by the City in an effort to provide a timely, efficient, and professional service to the needs of the City. Additional services might include professional personnel such as Fire Marshals, Fire Protection Engineers, Fire Inspectors, Fire Prevention Officers, permit technicians, in-house/remote fire plans examiners, and other Fire Prevention personnel as needed. 4LEAF is a qualified fire consultant who can provide:

- ✓ Complete Fire Prevention Services
- ✓ Construction Related Fire Plan Reviews and Inspections
- ✓ Web-based digital platform for Fire Plan Review Permit Tracking
- ✓ Fire Prevention Division Staff Augmentation
- ✓ Annual Fire Inspections
- ✓ Administrative support

Approach

Our Fire team is comprised of experienced Fire Prevention Officers, Fire Inspectors, Fire Investigators, Fire Plans Examiners, Fire Protection Engineers, Fire Marshals, and Fire Chiefs. 4LEAF's Fire Prevention personnel are **professionally licensed, ICC Certified, and/or CSFM Certified** and experienced working within a public and private work environment. Our team can provide complete Fire Prevention services for all types of occupancies and construction types to ensure compliance with all adopted codes, local ordinances and state and federal laws, ordinances, regulations, and standards that pertain to Fire/Life Safety including, but not limited to:

- CA Code of Regulations, Titles 19 & 24
- All NFPA Standards
- Local amendments to the CA Fire Code
- Municipal Codes, Standards, and Policies
- California Health and Safety Code
- National Fire & Building Referenced Standards

4LEAF is a Fire and Life Safety industry leader in Fire Prevention. Our Fire Prevention services include, but are not limited to:

Complete Fire Code New Construction Services:

- Emergency Site Access Compliance
- Fire Flow Water Supply Compliance
- Building Fire and Life Safety Compliance
- Hazardous Materials Code Compliance
- Fire Suppression, Fire Alarm and Gas Detection System Compliance
- Hazardous Occupancies, High Piled Storage, Energy Storage Systems and Plant Processing and Extraction Compliance
- Cause & Origin Investigation
- Emergency Responder Radio Communication System Compliance
- Wildland-Urban Interface Compliance
- Review of Alternative Materials and Methods of Construction
- Review of Performance-Based Code Compliance
- New Construction Acceptance Testing and Inspections
- In-House & Off-Site Plan Review
- Code Adoption

Complete Fire Prevention Division Services:

- Fire Code Operational Permits
- Annual Business Inspections
- Fire Investigations
- Hazardous Materials Inspections
- Wildland-Urban Interface Compliance
- Codes and Standards Development
- Public Education
- Safety Training
- Special Events Permits

Fire Plan Review

Fire Plans are all reviewed by 4LEAF's Fire Plan Review team for compliance with locally adopted codes and ordinances, State of California Building & Fire Codes, CA Code of Regulations, Titles 19 & 24, and any other applicable nationally recognized standards. We provided these services for all project types including Single-Family Dwellings, large Multi-Family Mixed-Use Dwelling Units, Commercial, and Industrial.

Fire Inspection

4LEAF maintains the largest database of qualified inspectors of varied qualifications. Fire inspectors vary from current full-time inspection staff, idle staff (temporarily between assignments), and pre-qualified staff which include inspectors who are available subject to client demand. 4LEAF's fire inspectors are all ICC Certified and experienced working within a municipal work environment. 4LEAF will provide fire inspectors with all the necessary tools, equipment, and current code books sufficient to facilitate all required inspections.

4LEAF can provide interim or full-time fire inspectors same-day or within one business day — simply call, email, or text our assigned Project Manager for an immediate response. Our on-call database is utilized for all our clients for as-needed requests.

Periodic Fire Inspection Services	→	**Available Next Day**
Part-Time Fire Inspection Services	→	**Available Next Day**
Full-Time Fire Inspection Services	→	**Available Two Days or Less**
Project Specific Fire Inspection Services	→	**Available Two Days or Less**

Fire Investigation

Fire investigations require a unique mix of knowledge, experience, and skills, utilizing a very technical and scientific approach. 4LEAF has qualified Fire Investigators on staff that are able to perform cause and origin investigations to truly determine how a fire was started, regardless of its size or severity. In order to identify the root cause and ignition sequence of a fire, 4LEAF Fire Investigation personnel will collaborate with other professionals to collect, preserve, analyze, and document evidence left at the burn site.

In the event that the origin of the fire is deemed unlawful, 4LEAF is able to equip the City with an experienced investigator that has the ability to assist in any prosecutions, lawsuits, or litigations that may take place. Investigators can assist by providing expert witness testimonies and presenting any evidence discovered in court.

Civil Plan Review Services

4LEAF will provide civil engineering review and support for any and all types of private development to ensure compliance with the City's Standard Specifications, Municipal Code, project specific conditions of approval, and with all other adopted codes, and Caltrans Standards (where applicable), and for compliance with State of California Water Efficient Landscape Ordinance, the State of California Certified Access Specialist (CASp) compliance, and all other applicable ordinances. We provide these services for development projects including single-family subdivisions, affordable housing projects, multi-family and mixed-use developments, commercial, and Industrial civil improvements. We also provide services for tentative, parcel, and final map review, easement and right-of-way dedication and abandonment, and lot line adjustments and mergers.

Understanding

4LEAF understands the City's need for timely and reliable On-Call Civil Improvement Plan Check Services. Our team will complete plan reviews within required timeframes, deliver electronic comments, and support staff and applicants with technical expertise. Our team reviews grading, drainage, utilities, erosion control, floodplain compliance, and technical reports to ensure conformance with City standards, FEMA regulations, and Master Plans. 4LEAF is fully committed to supporting the City's development goals.

Approach

We understand the development process from entitlement to certificate of occupancy. **Our civil engineering services responsibilities will include, *but are not limited to*:**

- Examining rough grading, civil, and backbone infrastructure plans, specifications, geotechnical and drainage reports, feasibility studies, and additional analyses.
- Ascertaining whether development construction documents adhere to the City's standard specifications, municipal code, development conditions of approval, and all other adopted codes and ordinances.
- Performing such reviews on improvement plans including grading, drainage, sanitary sewer, water, raw water, storm drainage, and joint utilities.
- Reviewing plans to ensure conformity to the City Council approved development entitlement, ensuring that all entitlement conditions are either adhered to or completed.
- Reviewing landscaping plans to ensure conformity with the Model Water Efficient Landscaping Ordinance (MWELO).
- Reviewing tentative, parcel, and final maps, lot line adjustments, mergers, and easement and right-or-way documents for compliance with the California Subdivision Map Act and the City's municipal code.
- Collaborate with the City's Fire Department to address wildfire and latter fuel management concerns associated with new development.
- Supplying the City with civil improvement and mapping submittal checklists to ensure that applicants have a complete understanding of what is required.
- Reviewing construction cost estimates for accuracy, current market values, completeness, and transparency.
- Ensuring conformance with the City's Storm Drain Master Plan and Stormwater Post-Construction Stormwater Standards Manual requirements.

Civil Engineering Review Turn-Around Times

Type of Plans	Transportation	Initial Review	Resubmittal Review	Resubmittal Review #2	Expedited Review	Expedited Resubmittal
Rough Grading	< 24 Hours (pick up & delivery)	< 15 Days	< 10 Days	< 5 Days	< 5 Days	< 3 Days
*Subdivision	< 24 Hours (pick up & delivery)	< 15 Days	< 10 Days	< 5 Days	< 5 Days	< 3 Days
Commercial	< 24 Hours (pick up & delivery)	< 15 Days	< 10 Days	< 5 Days	< 5 Days	< 3 Days
Tent., Parcel and Final Maps	< 24 Hours (pick up & delivery)	Negotiable	Negotiable	Negotiable	Negotiable	Negotiable
ROW and Easement Documents	< 24 Hours (pick up & delivery)	Negotiable	Negotiable	Negotiable	Negotiable	Negotiable

***Larger complex project reviews can be negotiated to achieve the best possible pricing. 4LEAF has a proven track record of working with municipalities to provide expedited reviews with special discounted pricing.**

Code Enforcement Services

Our Code Enforcement personnel are certified through the **International Code Council, CACEO, and various training programs offered through accredited institutions**. In addition, most of our personnel hold a PC832, ICC Property Maintenance and Housing Inspector, and/or CACEO.

4LEAF staff have experience in collaborating with property owners and other responsible parties to bring properties into compliance with regulatory standards. Our team is entrusted with the responsibility of ensuring adherence to local, state, and federal laws, codes, ordinances, and regulations pertaining to various aspects of community development and public safety. Our Code Enforcement team possesses a diverse skill set and expertise covering a wide area, including building construction, zoning, land use, property maintenance, health and sanitation, environmental protection, and public nuisances. Our Code Enforcement team is adept at utilizing various procedural mechanisms, such as issuing administrative citations, investigating potential violations and ensuring prompt resolution while upholding legal integrity. At 4LEAF, our primary goal for our code enforcement team is to promote and maintain the health, safety, and welfare of residents and visitors within the municipality or jurisdiction we serve.

4LEAF Code Enforcement Officers have experience in writing criminal citations and in working with legal counsel to assist in the successful prosecution of Code Enforcement cases either in criminal or civil courts when necessary. We focus on nearly every area of Code Enforcement including, but not limited to, the following categories detailed below.

Standard Operating Procedures

4LEAF's Code Enforcement Directors have an extensive history with Cities and Counties in preparing Standard Operating Procedures (SOP's) to ensure consistency while performing code enforcement duties. This will provide guidelines for Code Enforcement personnel to implement and achieve voluntary compliance. These SOP's are specific to each community's needs and we help establish a uniform set of guidelines for consistency and efficiency. Some of these areas include:

- Training guidelines for new Code Enforcement Officers
- Safety guidelines (including Officer Safety Procedures or compliance with SB246)
- Hearings
- Testimony

Blight Enforcement

Our team works to identify and enforce state and local laws pertaining to the maintenance of private property. Through field contact with tenants and property owners, our team works efficiently in providing guidance to address blighted conditions such as overgrown weeds, trash, debris, and graffiti.

Classroom Training with CEUs

You can often find members of 4LEAF training nationally for organizations such as the International Code Council (ICC), American Association of Code Enforcement (AACE), California Association of Code Enforcement Officers (CACEO), and other nationally recognized affiliations of these chapters. 4LEAF's training leads include Pete Roque, Kenneth Eckman, and Alejandra Molina. Our instructors are nationally accredited and offer Continuing Education Credits (CEUs).

Our trainers currently cover topics such as:

- 10 Most Common Complaints
- Accessible Parking
- ADU Legislation
- Agency Promotion Community Relations
- Banner and Sign Enforcement
- Basic Ethics
- Basic Ethics and Inspections
- Basic Ethics, Authority, and Inspections
- Basic Inspection Protocol
- Basic Report Writing
- Basic Residential Construction
- Blueprint Reading
- Building And Safety Presentation
- Building Blocks for Code Enforcement Officer Success
- Building Code
- Building Inspections and Code Enforcement – A Powerful Duo
- Case Documentation
- Case Management from Start to Finish
- Code Enforcement 101
- Code Enforcement Culture
- Courtroom Testimony and Demeanor
- Dealing With Difficult People
- Effective Communications – Bridging the Gap with External and Internal Customers
- Ensuring Short-Term Rental Reg. Compliance
- Essentials for Short-Term Rental Enforcement

- Ethics
- Hoarding
- Individual Awareness and Preparation
- Inspection Protocol
- Interior Inspections
- Intermediate Communications
- Interview And Interrogation
- Interview And Report Writing
- Investigative Report Writing
- IPMC 2021 or 2018 Exam Prep
- IPMC 2021 Overview
- Landlord Tenant Disputes
- Legal Aspects
- Marketing Your Code Enforcement
- Mobile Vending
- Mold, Lead, Asbestos, & Vectors Enforcement
- Multi-Agency Task Forces
- Officer Safety – Drug Awareness for the Code Enforcement Officer
- Officer Safety – Encountering Mental Illness in the field of Code Enforcement (Self-Care)
- Officer Safety – Field Inspection Protocols for the Code Enforcement Officer
- Officer Safety – Gang Awareness for the Code Enforcement Officer
- Officer Safety – Hazardous Building Safety for the Code Enforcement Officer
- Planning And Zoning Basics
- Property Maintenance

Community Outreach

4LEAF will review current outreach and engagement initiatives and make appropriate recommendations to the City. Items typically reviewed include:

- Opportunities for involvement in community events
- Creation of pamphlets and marketing material
- Social media engagement
- News media outlets
- Municipal Code Enforcement web page
- Review of frequently asked questions

Department Assessments

4LEAF is working with many Community Development Departments to provide assessments of their code units reviewing closely staffing levels, Standard Operating Procedures (including branding/rebranding, target issues, prioritization of existing Code Enforcement cases, community engagement strategies, written materials such as compliance notices, postings and door hangers, data entry, inspection response time management, and training programs. Additionally, 4LEAF provides in-house assessments and regular meetings with directors and municipal stakeholders for plan implementation and execution.

Hearing Officers

4LEAF has Hearing Officers available for contracted municipalities. Our seasoned officers are trained to understand the existing Municipal Code as well as other adopted codes and make a knowledgeable determination regarding the validity of a violation. Results may include the issuance of fines or granting additional time for compliance for respondents with unusual hardships.

Inspections

4LEAF can provide certified and qualified staff to perform inspections in a lawful manner that respects the reasonable expectations of privacy and security of residents and their properties. Inspections conducted will determine if conditions on the properties are compliant with applicable sections of the current editions of the International Property Maintenance Code (IPMC), Municipal Code, Zoning Code, California Health and Safety Codes, Uniform Housing Code, Uniform Code for the Abatement of Dangerous Building, CA Residential Code, CA Building Code, and trade codes. Upon assignment, 4LEAF's Code Enforcement staff will be ready to respond and provide compliance solutions to code cases, new and existing, with minimal impact to current processes.

4LEAF Code Enforcement Inspectors are qualified to do the following:

- Perform inspections for violations of Building Codes and Ordinances as adopted by the municipality.
- Research properties for prior approvals, permits, and general information relating to violations.
- Investigate and take necessary action when a violation of municipal codes exists.
- Consult with the City Council as required, when requested by the Code Enforcement Manager/Director, and when escalated enforcement may be required.
- Comply with the City's procedures for reporting inspection results and deficiencies.
- Use City inspection correction forms.
- Complete necessary digital entries that capture site inspection results, case status communications and any documentation of notices provided to responsible parties and stakeholders.
- Conduct follow-up inspections as needed.
- Notify the responsible parties of other agency approvals prior to closing a Code Enforcement action.
- Maintain records as needed for the efficient and effective operation of the City.
- Meet with members of the public and municipal staff on a daily basis as needed.

Short-Term Rental Programs

One of the fastest-growing programs within Code Enforcement Divisions is short-term rentals. 4LEAF assists with compliance with municipal short-term rental ordinances that require property owners to adhere to several rules, including limiting the number of daytime and overnight guests, prohibiting events and amplified sound, and posting specific rules and emergency information, among others. Short-term rentals are presenting challenges within our communities. While these rentals offer unique opportunities for travelers and hosts, they have also brought forth various concerns that warrant immediate attention. Housing availability, neighborhood dynamics, and safety considerations have raised valid apprehensions among residents. 4LEAF understands these issues and is pleased to present a comprehensive scope of services designed to regulate short-term rentals effectively, fostering a harmonious coexistence for all stakeholders involved. Our proposed solution encompasses meticulous research, the development of fair regulations, stringent compliance inspections, and a robust enforcement system to address illegal postings and operations. With these measures in place, we can resolve the prevailing issues and create a sustainable short-term rental ecosystem that benefits the entire community. We look forward to collaborating with you all in implementing this solution and achieving a positive and lasting impact on our neighborhoods. These are scopes of services that we provide, including but not limited to:

1. Research and Analysis: Conducting a thorough study of the local short-term rental market is crucial to understanding the current landscape and potential impact on the community. This data-driven approach enables your jurisdiction to make informed decisions and design effective regulations tailored to your specific needs.

2. Developing Regulations and Policies: Developing clear and well-defined regulations is essential for creating a level playing field for all short-term rental operators. These policies help establish guidelines, standards, and boundaries that ensure the industry operates responsibly, benefiting both residents and hosts alike.

3. Licensing and Registration: Implementing a licensing and registration system ensures that only eligible and responsible operators are allowed to offer short-term rentals. This process helps your jurisdiction track and communicate with operators, making it easier to enforce regulations and ensure compliance with safety and tax requirements.

4. Compliance Inspections: Regular compliance inspections are vital to guarantee the safety and quality of short-term rental properties. By verifying adherence to regulations, your jurisdiction can maintain community safety, prevent potential hazards, and protect the rights of both guests and neighbors.

5. Enforcement and Penalties: A robust enforcement mechanism, including penalties for non-compliant operators, serves as a deterrent against illegal or irresponsible practices. By imposing consequences for violations, authorities can discourage unlawful behavior and encourage operators to adhere to the established regulations.

6. Data Monitoring and Reporting: Implementing or ensuring that proper documentation is completed is standard operating procedure for 4LEAF. A proper data monitoring system provides insights into the short-term rental market's impact on housing and the local economy. It enables evidence-based decision-making, helping your jurisdiction adjust regulations if necessary and fostering transparency in the regulatory process.

7. Public Awareness and Education: Public awareness campaigns educate both short-term rental operators and residents about their respective rights and responsibilities. By promoting best practices and addressing concerns, these campaigns foster a sense of community understanding and cooperation, reducing potential conflicts.

8. Collaborative Partnerships: Partnering with short-term rental platforms and law enforcement agencies fosters cooperation and facilitates compliance. Data sharing and joint efforts between these stakeholders help streamline the enforcement process and address challenges more effectively.

9. Complaint Resolution: a complaint resolution empowers residents to report issues and complaints related to short-term rentals. Swift and fair resolution of complaints helps maintain harmony within the community and ensures that any problems are addressed promptly.

10. Periodic Review: Regularly reviewing and updating regulations allows your jurisdiction to keep pace with changes in the short-term rental industry and adapt to new challenges or opportunities. This flexibility ensures that the regulatory framework remains relevant and effective in achieving its intended goals.

Lead Abatement

Although lead-based legislation has been around since the 1950s, nationwide regulation was not enforced until 1971 with the introduced of the Lead-Based Paint Poisoning Prevention Act (LBPPPA), which prohibited the use of lead-based paint in residential structures constructed or rehabilitated by the Federal government or with Federal assistance. In 1973, an amendment to the LBPPPA stated that lead-based paint should be removed from pre-1950 housing and structures. Our Code Enforcement team follows the requirements set forth by the State of California to ensure proper lead safe practices are taking place in removal of lead-based paint to protect citizens from exposure.

Additionally, our team participated at the National Healthy Homes Conference in 2022 in Baltimore, MD, where we spoke on the importance of Code Enforcement for Lead Paint Abatement Programs to safeguard communities.

Massage Parlor Enforcement

This scope can often be utilized for undercover stings with partnering agencies for businesses that not only violate criminal laws but also building code violations, licensing requirements, and potential massage parlor ordinances in the City. Early detection is vital in these cases and steps include background checks and other reasonable means of identification and clearances. Our team has championed programs specializing in identifying and mitigating illegal actions in massage parlors.

Parking Enforcement

4LEAF has the capabilities of providing parking enforcement. This includes:

- Enforcement of state and municipal parking regulations.
- Removal of abandoned and nuisance vehicles from the public right-of-way.
- Issuance of parking citations and review of contested citations.

Policy Review

4LEAF shall review and read current policies and procedures and define policy clearly to set the tone for your municipality's Code Enforcement Program. A clear policy communicates defined expectations to stakeholders whether it's how they handle complaints, how Code Enforcement Officers conduct compliance reviews, or any other aspect that the municipality needs to have communicated and consistently followed. 4LEAF will develop a well-defined user-friendly format.

Program Analysis

4LEAF understands that Code Enforcement is an essential part of a community's public health and safety, providing a regulatory mechanism to ensure the public's overall wellbeing. Addressing the community's concerns in a timely and efficient manner is paramount to a successful Code Enforcement Program. 4LEAF personnel will perform the following:

- Conduct investigative inspections of unpermitted activities.
- Create standard operating procedures, if required.
- Conduct review of all administrative/misdemeanor citations.

- Provide guidance for resolution of high case load along commercial corridors.
- Assist with complex code enforcement cases.
- Provide guidance for resolution of existing cases.
- Provide in-house and/or field training of traditional Code Enforcement protocols.
- Create an outreach plan to address and deter unpermitted vending/commercial corridor violations.

Program Development

4LEAF project managers have experience in working collaboratively with clients to further develop and enhance their Code Enforcement Program when requested. Our project managers are currently working with local jurisdictions to revise and strengthen Code Enforcement Programs to gain voluntary compliance, provide resident education, and effectively communicate with the public. 4LEAF staff takes an approach in recommending, implementing, and executing program assessments, creation of policies and procedures, creation of training manuals for new hires, providing educational materials for the public, providing staff with up-to-date training, teaching current Code Enforcement staff options for compliance using adopted ordinances, and providing recommendations to cases that may require specialized expertise that may be sensitive in nature. 4LEAF staff also has designated staff tracking recent legislation to ensure the municipality follows state regulations and clients are aware of upcoming legislation that may affect their Code Enforcement Program.

Project-Specific Assignments

Our Code Enforcement Directors are often brought on board by municipalities to provide consulting for long-standing cases that need a fresh set of eyes and assessment. The Code Enforcement team at 4LEAF will lend their considerable expertise in bringing those difficult cases into compliance. We will review your most challenging cases, assess the work done to date, and confer with the Municipal Code and your department's Standard Operating Procedures. Once our analysis is complete, 4LEAF will provide you with a detailed report of our findings and specific step-by-step strategies to get those cases off the active roster. 4LEAF personnel will be available to speak with stakeholders such as Department Heads, Council, and other elected officials. If necessary, we can also provide Expert Witness Testimony.

Rental Housing Enforcement

Our team will assist with the inspection of residential rental properties on a routine and comprehensive basis to assure the overall quality of the unit meets the requirements of the Health and Safety Code and property maintenance guidelines. This includes educating property owners, property managers, and tenants about those requirements.

Review and Develop SOPs

4LEAF routinely works with Code Enforcement Divisions to review the current Standard Operating Procedures and provide suggestions for enhancing SOPs. Our staff can also help implement and train the existing municipal personnel in these changes. Currently, we are providing these services for California municipalities such as the cities of Escondido, Del Mar, and San Diego.

Staff Augmentation (After-Hours / On-Call Officers)

4LEAF specializes in providing personnel to municipalities on a part-time or full-time basis. At your request, our staff arrives at your door with training opportunities, study materials, company phones, and energy- saving fleet vehicles. When necessary, ***4LEAF is capable of providing Code Enforcement staff outside of normal business hours to improve response times, address code violations, and improve response times and maintain public space integrity***. 4LEAF's Code Enforcement Staff Augmentation personnel categories include:

- Department Director
- Department Manager
- Code Enforcement Manager and Training Officer
- Senior Code Enforcement Officer
- Code Enforcement Officer I & II
- Code Enforcement Coordinator/Technician
- Hearing Officer

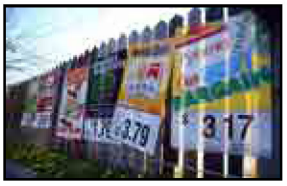
Stormwater Enforcement

4LEAF provides Stormwater Enforcement. This includes the visual inspection of infrastructure dedicated to the management of rainwater. Violations would include having inadequate erosion/sediment controls for property, failing to conduct/document inspections, illegal dumping, overgrowth of vegetation, and flooding.

Substandard Housing

One of the major areas of code enforcement throughout the U.S. is the inspection of Substandard Housing. 4LEAF Code Enforcement Officers routinely inspect and report any violations to housing codes including substandard and uninhabitable conditions, un-permitted construction, unlawfully created units or spaces, inadequate or non-existent heating, accumulated trash and debris, lack of utilities, property maintenance, mold, and rodent/insect infestations.

Tobacco Enforcement



These programs ensure that retailers are properly licensed/permitted for the sale of tobacco and such establishments are posting proper notification such as STAKE Act stickers at each point of sale. In addition, we can assist in compliance with work-place smoking and vaping prohibitions.

Vendor Enforcement

In many areas across California, unlawful street vending has become a pressing concern. These vendors, offering a wide variety of products, often operate without adhering to established regulations, leading to challenges such as littering, public right of way obstructions, and unfair competition with authorized businesses. While California has taken commendable steps, such as the introduction of Senate Bill 946 and Senate Bill 972, both of which are designed to regulate and decriminalize certain aspects of street vending, there remains much work to do. Many vendors, driven more by economic desperation than defiance, continue to bypass these regulations, resulting in a

surge of potentially unsafe vending operations, many of which are food vendors. This not only jeopardizes public health but also diminishes the state's regulatory efforts.

4LEAF is an experienced solution-oriented firm that recognizes the complexities of this issue. Beyond mere law enforcement, the 4LEAF team understands the socio-economic intricacies driving vendors towards this livelihood. Our tailored programs are designed to address the root causes, ensuring vendors have pathways to legitimate operations while helping jurisdictions maintain public safety and order. Through a partnership with the City, 4LEAF is poised to offer a comprehensive strategy and service that not only aligns with state regulations but also provides sustainable solutions for the challenges of unlawful street vending.

Code Enforcement Technology

4LEAF leverages a range of advanced software solutions to streamline case management, track performance, and generate comprehensive reports. Our team is highly proficient in platforms such as Accela, GOGovernment, eTRAKiT, Tyler Technologies, Comcate, CivicPlus, and the Microsoft Suite. These tools enable us to efficiently manage cases, monitor inspections, and produce detailed summary reports, enhancing the overall effectiveness of code enforcement operations.

In addition to our software expertise, 4LEAF customizes field reports for code enforcement officers, tailoring them to align with each jurisdiction's specific regulations and enforcement priorities. These reports allow officers to document inspections, capture key case details, and maintain accurate case records in real time, improving both efficiency and consistency in the field.

To support performance tracking and data-driven decision-making, we utilize interactive dashboards and key performance indicator (KPI) reports. These tools offer real-time data visualization, enabling staff and decision makers to assess case progress, monitor compliance rates, and optimize enforcement strategies. This data-driven approach enhances operational efficiency and helps justify staffing levels, resource allocation, and program funding needs.

Compliance documentation is further strengthened through the integration of geotagged, timestamped photographic evidence within our case management system. These images are directly linked to case files, providing verifiable proof of property conditions over time and reinforcing accuracy, accountability, and transparency in enforcement efforts.

For cost-benefit analyses, 4LEAF generates detailed reports that compare enforcement costs against compliance outcomes. These reports evaluate operational efficiency, resource utilization, and the financial impact of enforcement efforts, factoring in staff hours, administrative expenses, and potential revenue from fines or remediation fees. Findings are presented in a structured format with visual data representations, such as charts and tables, to assist decision makers in assessing program effectiveness and making informed policy decisions.

Disaster Recovery & Emergency Response Services

4LEAF can provide **disaster recovery & emergency response services** in the event of a local, regional, state, or national emergency and/or natural disaster. We can offer on- and off-site staff (**Plan Review, SAP Inspection, CASp Inspection and Plan Review, Public Works personnel, etc.**) and have proven success with projects involving disaster recovery. 4LEAF always strives to go the extra mile with our Customer Service Delivery and mobilize quickly when disasters strike. We provide post-disaster assessments and run full programs for rebuilding communities. 4LEAF and its team have worked with or are currently working with the following agencies for disaster response:

- **County of Maui, Hawaii** (Current: Full Permit Recovery Program)
- **Sonoma County Fire Recovery** (Completed: Full Program)
- **City of Malibu Fire Recovery** (Current Planning and Public Works)
- **County of Santa Cruz Fire Recovery** (Completed: Full Program)
- **Town of Paradise Fire Recovery** (Completed: Full Program for Years 1-4)
- **Jackson County, Oregon** (Completed: Full Program)
- **Calaveras County** (Completed: As-Needed Fire Recovery Services)
- **City of Oakland** (Completed: As-Needed Fire Recovery Services)
- **Sonoma County Flood Assessments** (Completed in 2019)

Scan our Disaster Recovery Services QR Code for more Info

4LEAF understands that a disaster recovery of any size and complexity requires a lot of time, commitment, planning, staffing, and most of all, experience. 4LEAF can provide a specified number of damage/safety assessment inspectors within 24 hours, by notification of the City. All our inspectors are ICC certified and have or will have CALBO Disaster Response Team training or equivalent prior to being placed in the field. We also have numerous CASp inspectors available to provide accessibility assessments and inspections as well.

Safety Assessment Program (SAP) Certified Personnel

4LEAF currently has 17 team members who are SAP (Safety Assessment Program) Certified. These individuals all have pertinent experience in the industry and are available to assist the City in all needs related to our scope of services. There are both SAP Evaluators and SAP Inspectors among the 4LEAF team.

4LEAF can provide the City with immediate emergency response for incidents during evenings and weekends. Upon a call from the City, 4LEAF can immediately dispatch a senior level inspector to the scene to assess the life safety concerns of any incidents. We have dispatched inspectors to assess the building and life safety concerns related to fires, floods, debris removal, building-related catastrophes, and other results of natural disasters.

Green Line Process™

Additionally, we can implement our trademarked **Green Line Process™** which was designed to assist disaster victims by providing them with the most expeditious and cooperative permitting process available. Our goal is to achieve complete compliance and have approved plans ready for permit within five business days of submission. 4LEAF's collaborative Green Line Process™ utilizes seasoned professionals who are available on demand to assist applicants, designers, and contractors throughout the rebuild process. **Greenline Process™** includes:

Pre-Application Meetings	**Expedited Plan Review**
Permitting Consultations	**Next Day Inspections**

Planning Services

4LEAF will provide the full scope of planning services outlined in the RFP, including current and long-range planning, environmental and CEQA review, zoning and land use analysis, GIS mapping, community outreach, and responsive customer service. Our approach is grounded in seamless integration with City operations and a strong commitment to Soledad's planning goals. We offer solution-oriented support that helps applicants navigate the review process while ensuring compliance with City codes and policies. Our planners are proactive, detail oriented, and dedicated to maintaining momentum on projects while upholding the City's high standards.

Our Monterey office, just 25 miles from Soledad, and our team's Central Coast presence allow us to provide responsive, on-site support for meetings, counter shifts, site inspections, and public hearings, including evening Planning Commission and City Council meetings. This local accessibility enhances our ability to stay attuned to Soledad's evolving regulatory landscape, including SB 9 urban lot splits, ADU regulations, and Housing Element requirements. Many 4LEAF staff are fluent in Spanish, enabling effective, inclusive public engagement. Our familiarity with regional demographic and economic trends informs our planning strategies for emerging community needs, such as housing affordability and downtown revitalization.

4LEAF's team is composed of certified planners and subject matter experts with decades of experience serving California cities comparable to Soledad. We offer in-house expertise across all required planning disciplines including CEQA, entitlements, long range policy, and GIS, ensuring the City receives timely, comprehensive support without delays. When specialized design expertise is needed, we can engage trusted subconsultants, though our goal is to provide a streamlined, single point of contact service.

In summary, 4LEAF's approach is proactive, professional, and highly responsive. We will integrate with Soledad's staff and processes on day one, adopt the City's priorities as our own, and actively work to streamline the planning process wherever possible. Our planners take pride in upholding the City's standards and providing excellent customer service to residents and project applicants alike. Through close collaboration, comprehensive technical knowledge, and a "whatever-it-takes" attitude, 4LEAF will help Soledad successfully manage its planning needs under this on-call contract. We don't just aim to meet expectations; we aim to exceed them and deliver service that truly adds value to the City and the community.

General Planning Services

4LEAF offers dependable, on-call general planning services to support the City of Soledad's Community and Economic Development Department. Our planners assist by attending internal coordination meetings, including Development Review Committee discussions and pre-application conferences, managing communication with applicants and partner agencies, and supporting day-to-day department operations. We help prepare and review staff reports, resolutions, and findings for Planning Commission and City Council consideration, and actively contribute to community workshops and public meetings with presentation materials as needed. Our team provides professional, responsive customer service to applicants and residents, including bilingual assistance for Spanish-speaking community members, maintain timely communication with City staff, and ensures accurate documentation and file management throughout the planning process.

Staff Augmentation & Internal Coordination: 4LEAF offers the City of Soledad flexible, on-call planning services with rapid response capabilities and adaptable staffing levels. Our team is structured to mobilize quickly, often within 24 to 48 hours, to address staffing gaps, workload surges, or special assignments. We maintain a bench of cross-trained planners at various levels who are familiar with municipal procedures and can provide seamless support whether remotely or on-site. As workload fluctuates, we scale our efforts up or down to align with the City's needs, ensuring efficient use of resources without compromising service continuity.

Collaboration and Communication are at the core of our approach. We see ourselves as an extension of City staff and will work together with Soledad's team. 4LEAF planners will maintain open lines of communication with City personnel, regularly coordinating with the Community Development Department and other departments as needed. We will also engage with City leadership and decision-makers, providing clear, concise updates to the Planning Director (or City Manager designee) and briefing Planning Commissioners or City Councilmembers on project statuses when requested. Additionally, 4LEAF planners are comfortable interacting directly with the public and stakeholders. We will collaborate closely with applicants, developers, and community members to ensure transparency and mutual understanding throughout the planning process. By fostering a cooperative environment, we help City staff, decision-makers, applicants, and the public work together toward sustainable, community-focused outcomes.

Public Meeting Support & Presentation Materials: 4LEAF provides reliable support for Planning Commission, City Council, and community meetings by preparing clear, well-organized presentation materials and background summaries for agenda items. Our team assists City staff in assembling slide decks, visual aids, and handouts that communicate planning topics effectively to both decision-makers and the public. We are available to attend meetings in person or remotely, deliver presentations when requested, and respond to questions in a professional, accessible manner. Our planners ensure that all materials are accurate, visually coherent, and aligned with City objectives supporting informed decision-making and public transparency.

Customer Service and Zoning Inquiries: 4LEAF planners can serve as the first point of contact at the City's permit counter or by phone/email. We will represent Soledad with professionalism, courtesy, and a helpful attitude. This means greeting customers, answering questions about application requirements and procedures, providing accurate zoning code interpretations, and guiding applicants through the process. Our staff has extensive front counter experience, having worked in City planning offices throughout California. We understand the importance of clear communication and patience when assisting residents, business owners, and developers, especially in a small community setting. By being knowledgeable about Soledad's municipal code and development standards, our planners will instill confidence in customers and provide accurate information on zoning, permit processes, fees, and timelines. We are committed to upholding Soledad's customer service standards and will embody our "get to yes" approach at the counter, helping applicants find solutions to meet code requirements so their projects can move forward. Importantly, our team includes bilingual planners fluent in Spanish, ensuring we can assist Soledad's Spanish-speaking residents in their preferred language. This cultural competency removes barriers and helps all members of the community feel comfortable navigating the planning process, whether at the public counter or during outreach events.

In addition to day-to-day coverage, we are prepared to support the City during emergencies or special projects, including fast-tracked reviews, urgent research, or disaster-related permitting. Our planners are highly responsive and accessible, often turning around requests the same day. Should any personnel transitions occur, we implement a smooth handoff process to maintain continuity. With 4LEAF as your on-call partner, the City can rely on consistent, professional planning support—ready when you need it most.

File and Communication Management: Equally important, our approach emphasizes proactive project management and quality control to deliver reliable results. We will assign a dedicated Project Manager (or Senior Planner) to Soledad's contract who will oversee all tasks and personnel. This 4LEAF manager will coordinate assignments, monitor timelines, and ensure that each project or service request is handled efficiently from start to finish. Internally, we implement rigorous QA/QC reviews on key deliverables – for example, a Senior Planner or Planning Manager will review permit decisions, staff reports, and CEQA documents before they are finalized, providing a second layer of scrutiny for accuracy, consistency, and completeness. By combining strong management oversight with detailed-oriented planning practice, we guarantee that Soledad receives high-quality work products that meet all requirements and reflect well on the City.

Current Planning Services

For on-call current planning support, 4LEAF will provide experienced planners who can step in immediately to handle the City's day-to-day development review tasks. Our team is well-versed in the full spectrum of current planning activities, and we will ensure that permit processing and customer service continue seamlessly during assignments. Some key current planning services we provide include:

Development Application Processing: Our team will process all types of development and land use applications on behalf of the City of Soledad, including both ministerial permits and discretionary entitlements. These range from site plan and design review to conditional use permits (CUPs), variances, subdivisions (tentative parcel and tract maps), lot line adjustments, zone changes, and more. Upon receipt, 4LEAF will conduct a thorough completeness review in accordance with the Permit Streamlining Act and issue timely completeness letters within the required 30-day window. Our planners utilize City checklists or assist in developing them if needed to ensure accurate and complete submittals. Once an application is deemed complete, we initiate a detailed evaluation against Soledad's General Plan, Zoning Ordinance, design standards and applicable specific plans, including the Gateway Specific Plan and projects within the downtown revitalization and City Center Mixed-Use focus areas. We coordinate closely with Community Development, Public Works, Building, and utility agencies to identify requirements early in the process. All project data and correspondence can be managed through the City's **SmartGov** permit tracking system to ensure transparency and efficiency.

By facilitating interdepartmental review, we help identify key issues early and ensure that all stakeholder input is reflected in staff reports and conditions of approval. These services are especially valuable as the City of Soledad advances major planning efforts, including its comprehensive General Plan update, Housing Element implementation, and the entitlement of transformative projects such as downtown mixed-use development and revitalization within the Gateway Specific Plan area.

Staff Reports, Hearings & Decisions: 4LEAF planners will prepare professional staff reports and presentation materials for each task we are assigned. Our reports will include well-crafted project descriptions, analysis of the proposal (with findings of fact for required entitlements), and recommended conditions of approval that are tailored to the project and grounded in City code requirements. We will attach all necessary resolutions, draft ordinances, and CEQA documentation to support the decision-making process. We will also prepare all required public notices (e.g., mailed notices to neighbors, on-site posting of hearing notices, and newspaper publications if applicable) to ensure the community is informed of upcoming hearings in accordance with legal requirements. Our planners are adept at public speaking and can present projects to the Planning Commission or City Council, answering questions and providing clarifications as needed. We make sure that decision-makers are fully informed with clear, unbiased information and that the rationale for our recommendations is thoroughly explained, citing applicable plans, policies, and regulations. Whether acting as case planners for a Planning Commission item or making administrative decisions at the staff level, 4LEAF will exercise sound judgment and fairness, always aligned with the City's codes and community values. After decisions are made, we will also handle any necessary follow-up, such as preparing notice of actions, updating project tracking systems, and briefing City staff on permit conditions for implementation.

Permit Plan Check & Condition Compliance: After project approval, 4LEAF will assist with reviewing construction plans (e.g., building permit submittals and improvement plans) for conformance with all planning requirements and conditions of approval. Our planners coordinate closely with the City's Building and Engineering divisions during this plan check process to ensure that grading plans, building plans, and public infrastructure plans implement the project's entitlements exactly as approved. We verify that each plan set complies with Soledad's zoning standards, design guidelines, mitigation measures, and any special conditions imposed by the Planning Commission or City Council. If we identify any discrepancies or omissions, we will issue clear correction comments and work with the applicant's design team to resolve them expediently. Additionally, 4LEAF can perform site inspections related to planning conditions of approval (such as verifying landscape installation, signage, or architectural detailing) to confirm that projects are constructed in full compliance before final sign-off. By providing thorough plan review and on-site compliance checks, we help Soledad ensure that approved projects successfully transition from paper to reality in line with the City's expectations.

Environmental and CEQA Compliance Documentation: 4LEAF's Planning team includes dedicated environmental planning and California Environmental Quality Act (CEQA) experts who will ensure that Soledad's projects and plans fully comply with CEQA and other environmental regulations. We understand that CEQA review is a critical component of both current and long-range planning decisions, and our approach is to integrate environmental considerations early and seamlessly into the planning process.

For development project review, our contract planners will determine the appropriate level of CEQA analysis for each application. Many small projects may qualify for Categorical Exemptions – our staff is well acquainted with the CEQA Guidelines and will prepare robust exemption justifications when applicable (including using the Class 32 urban infill exemption if criteria are met, or other classes of exemptions for minor projects). When a project is not exempt, 4LEAF can prepare all necessary CEQA documents on the City's behalf. We have extensive experience writing Initial Studies, Negative Declarations (ND), Mitigated Negative Declarations (MND), and Environmental Impact Reports (EIRs). Our Senior Planners are experienced in leading the preparation of these documents. We will perform thorough analysis of all environmental issue areas – from traffic, noise, and air quality to biological resources and cultural resources – utilizing technical studies as needed. If specialized technical studies are required (e.g., a traffic impact analysis or a habitat assessment), 4LEAF can coordinate with sub-consultant experts to obtain those, but we will manage the overall CEQA document to ensure it is comprehensive and legally defensible. Our familiarity with CEQA case law and guidelines means we know how to document the City's decision-making carefully, with substantial evidence for each conclusion, minimizing the risk of challenge.

Throughout all environmental tasks, our focus is on delivering objective, high-quality analysis that stands up to public and agency scrutiny. We strive to write environmental documents in plain language so that decision-makers and community members can clearly understand the potential impacts and proposed mitigations for a project. We also embrace a problem-solving mindset in environmental review: rather than viewing CEQA as a hurdle, we use it as a tool to improve projects. For instance, if a traffic study shows an impact, we will work with the applicant to develop feasible mitigation that not only satisfies CEQA but also benefits the community. By being solution-oriented environmental planners, 4LEAF helps ensure that necessary mitigation measures are both effective and acceptable to the City and the applicant. In sum, our environmental and CEQA expertise will enable Soledad to confidently approve projects and plans knowing that all environmental considerations have been properly addressed and documented.

Throughout all current planning tasks, 4LEAF is committed to timeliness, accuracy, and keeping projects on track. We know that delays in processing can be costly to both the City and applicants, so we prioritize meeting all processing timelines. Our proactive approach means we communicate frequently with applicants to avoid stagnation, for example, if an application is incomplete or if additional studies are required, we will promptly notify the applicant and even offer a consultation meeting to walk through the requirements. By being solution-oriented and applicant-friendly, we help maintain positive momentum. At the same time, the City can trust that our team will uphold ordinances and policies rigorously. We will not compromise on the quality of review: every project will be reviewed against all applicable standards (e.g., zoning, design guidelines, CEQA, building/site safety considerations) and we will document our analyses thoroughly. Our ultimate goal in current planning is twofold: support the City in delivering excellent public service and facilitate well-vetted project approvals that further Soledad's development goals and comply with all legal requirements. With 4LEAF handling current planning, the City can be confident that everyday planning functions are executed efficiently and professionally, keeping homeowners, businesses, and developers satisfied with the process.

Long-Range Planning Services

In addition to handling immediate development needs, 4LEAF can provide robust support for long-range planning and policy initiatives. We understand that Soledad's on-call planning consultant must be capable of assisting with City-driven plans and programs that shape the community's future. Our team has helped jurisdictions across California develop and implement General Plans, Specific Plans, Housing Elements, and zoning ordinances, and we bring that expertise to support Soledad's ongoing planning goals.

SIEMPRE SOLEDAD
GENERAL PLAN 2045

The City of Soledad is actively advancing key planning efforts that shape its long-term development vision. 4LEAF is well-positioned to support these initiatives, including the ***Siempre Soledad 2045* General Plan Update**, which is guiding policies on land use, housing, transportation, open space, safety, and environmental justice. We can provide technical and outreach support aligned with GPAC-led engagement, policy drafting, and programmatic CEQA documentation.

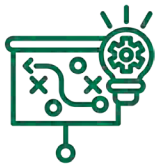
We are ready to assist with General Plan Amendments, Specific Plan updates, and Zoning Code changes to ensure consistency with state law and local objectives. This includes support for the City's General Plan update, zoning refinements required for 6th Cycle Housing Element implementation, and emerging policy priorities related to sustainability, mobility, and transit-oriented development particularly in the Gateway and City Center areas.

4LEAF is particularly well-versed in California housing legislation and can help the City implement key Housing Element programs. Our planners can assist in updating zoning to reflect new housing site strategies, creating by-right approval processes where required, or drafting ordinance updates for SB 9, ADUs, and SB 35 streamlining. We can also assist with the City's Annual Housing Element Progress Reports and internal guidance documents to support compliance and consistency. By staying ahead of legislative changes, we help ensure Soledad's long-range planning framework remains current and actionable.

General Plans, Specific Plans, Community Plans, and Zoning Updates: Our planners have extensive experience developing and updating Specific Plans and similar long-range planning documents. Our team is prepared to support Soledad's ongoing Zoning Code Update, which includes amendments to facilitate ADUs (in line with SB 229 and AB 494), by-right multifamily development, emergency shelter zoning, and updates to density bonus regulations. We can draft compliant ordinance language and provide outreach and implementation materials to ensure consistency with State mandates and Housing Element goals.

Additionally, we can support the City in updating its Zoning Ordinance and Municipal Code to enhance planning processes and development standards. The RFP specifically notes a need for zoning and land use analysis; 4LEAF will evaluate Soledad's existing codes and identify sections that may benefit from clarification or modernization (for instance, updating definitions, streamlining the permit review process, or adjusting development standards to align with General Plan policies). We have recently updated zoning codes in other jurisdictions to address modern issues like mixed-use development, urban agriculture, electric vehicle infrastructure, and sustainability standards, and we can bring those insights to Soledad. Any minor ordinance amendments the City desires (for

example, revising sign regulations, refining ADU standards, or adopting objective design standards for SB 35 compliance) can be prepared by our staff efficiently. We will ensure that code updates are internally consistent, legally compliant, and user-friendly, making the regulations easier for both staff and the public to understand and apply.



Policy Planning and Strategic Initiatives: Beyond formal plans and codes, 4LEAF is ready to support a variety of long-range planning initiatives the City may undertake. This could include creating community engagement strategies for planning projects, conducting special studies such as economic development studies, parking analyses, or neighborhood revitalization plans, and participating in regional planning efforts. If Soledad seeks to develop a Climate Action Plan or integrate sustainability and resilience measures into its planning framework, our team includes environmental planners who can help formulate those policies and programs. We also have experience in transportation planning at the city level, for example, updating circulation elements, coordinating with transit agencies, and planning for pedestrian/bike improvements that enhance mobility.

Additionally, 4LEAF's staff can assist in drafting grant applications for long-range projects, ensuring the City's planning proposals are competitive for funding (see more on grant support in Value-Added Services). Throughout any long-range project, we place heavy emphasis on community involvement. Our approach is to engage stakeholders early and often: we can organize and facilitate community workshops, design charrettes, or town hall meetings to gather input on planning vision and priorities. We have team members fluent in Spanish and experienced in inclusive outreach, which can help involve a broader cross-section of Soledad's community in long-range planning conversations. For example, we can facilitate bilingual community workshops and provide Spanish-language presentation materials to ensure that Spanish-speaking residents are fully included in shaping Soledad's plans. By combining technical planning skill with meaningful public engagement, 4LEAF will help Soledad create and implement long-range plans that reflect community values and set the stage for a sustainable, prosperous future.

Furthermore, we understand that the City is updating its Parks and Recreation Master Plan and pursuing economic development strategies such as downtown revitalization and affordable housing production in partnership with Community Housing Improvement Systems and Planning Association (CHISPA). 4LEAF can contribute to these initiatives by supporting land use strategy alignment, CEQA review, and urban design evaluations for infill and mixed-use development. We can also help translate planning documents into grant-ready deliverables, positioning Soledad for implementation funding.

Historic Preservation and CEQA Historic Resource Review: The City of Soledad's older residential neighborhoods, downtown core, and legacy agricultural infrastructure reflect a rich cultural narrative that warrants thoughtful planning and design consideration. As the City continues to implement its General Plan update and shape future downtown revitalization efforts, 4LEAF is prepared to provide preservation-focused planning support that balances community development goals with state and federal requirements. Our team includes architectural historians and planners with specialized training in cultural resource management. We provide the following services:

- **Historic Status Evaluation**: Conduct DPR 523 forms, field surveys, and archival research to determine historic significance and integrity, consistent with CEQA §15064.5 and National/California Register criteria.
- **Design Review Using SOI Standards**: Apply the Secretary of the Interior's Standards for the Treatment of Historic Properties when evaluating proposed rehabilitations, additions, or adaptive reuse projects that may affect potentially eligible resources.
- **Staff Reports & Conditions**: Prepare concise staff reports, findings, and project conditions for downtown façade upgrades, infill projects, and retrofit work in areas with historic character, ensuring design compatibility and code compliance.
- **Environmental Documentation**: Draft CEQA technical studies for historic resources, including impact assessments, mitigation measures (e.g., interpretive signage, materials salvage), and provide construction-period monitoring when needed.
- **Policy Guidance**: Assist with the development or refinement of zoning tools and design standards that support historic character retention such as potential conservation districts or form-based code elements compatible with Soledad's small-town scale and identity.
- **Mills Act Program Expertise:** 4LEAF offers specialized expertise in Mills Act implementation, guiding historic property owners through the designation and application process. Our team coordinates with legal staff, prepares contracts, and presents applications to City Councils. We also provide informed guidance to prospective buyers on both the financial benefits and preservation responsibilities associated with Mills Act properties.

From analyzing eligibility of older structures in the city core to supporting CEQA compliance for infill and revitalization projects, 4LEAF offers practical, timely preservation guidance that reflects Soledad's vision while facilitating efficient project processing.

Ongoing Professional Development and Compliance: Our team members have completed specialized training through the National Preservation Institute, including coursework in Section 106, GIS mapping, and Native American heritage. Additionally, we stay up-to-date with evolving preservation policies through annual CPF conferences and the Secretary of the Interior's Standards Bootcamp. With expertise in historic preservation, regulatory compliance, and real-world project experience, 4LEAF is dedicated to helping the City of Soledad protect and celebrate its historic resources while supporting thoughtful development and the preservation of community character.

Peer Review or Preparation of Environmental Documents: For policy and long-range plans, we will likewise handle programmatic CEQA review. For example, if the City updates its General Plan or creates a Specific Plan, 4LEAF can prepare the Program EIR or Supplemental EIR needed. We are experienced in evaluating cumulative, growth-inducing, and other broad impacts that long-range plans entail. We also understand the importance of coordinating CEQA public review with the planning process timeline. Our team will publish all required notices (NOPs, NOIs, public hearing notices), manage public comment periods, and respond to comments in a thorough and timely manner. We will work closely with City staff and legal counsel to address any complex environmental issues (such as floodplain considerations along the Salinas River and surrounding agricultural areas, or historic resource evaluations in the older parts of Soledad). By having 4LEAF handle the environmental review, the City

can be confident that no steps will be missed in the CEQA process – from initial study checklists to mitigation monitoring plans, we take care of all documentation.

Beyond CEQA, 4LEAF's environmental planning services can cover other needs such as NEPA documentation (should any federally-funded project in Soledad trigger NEPA), grant-related environmental analysis (for example, if required by HUD or Caltrans for funding), and general sustainability planning. We can assist the City in integrating sustainability and climate resilience into development conditions and long-range plans. Our planners stay current on evolving environmental regulations and will incorporate those into our review process.

GIS Services: Modern planning depends on data integration and visualization. 4LEAF offers GIS mapping and data analysis as part of our on-call services, enabling Soledad to access accurate and actionable spatial information. Our planners include GIS-trained staff who can create detailed maps for project review, CEQA documents, and public outreach, including zoning, land use, environmental constraints, and housing site maps. In addition to static mapping, we support spatial analysis and data management, such as mapping permit trends, RHNA progress, or zoning scenarios. 4LEAF can help maintain the City's GIS data layers and perform updates tied to General Plan and Zoning Code amendments.

4LEAF's planners and GIS specialists are experienced in working with municipal permit tracking systems and can support the City's use of SmartGov by preparing mapping products and spatial data that align with its workflows. While direct GIS–SmartGov integration is managed through the City's system administrator, our team ensures that all GIS deliverables are compatible with the City's permitting processes and can be easily referenced or uploaded into SmartGov as needed. This includes zoning and land use maps, parcel-specific exhibits, and environmental constraint overlays to support staff reports, plan reviews, and public presentations. 4LEAF will ensure that all GIS products are formatted and aligned for integration with the City's SmartGov permit tracking system, in coordination with City staff.

Budget Management and QA/QC

4LEAF is dedicated to delivering value to the City of Soledad through careful budget management and rigorous quality assurance/quality control (QA/QC) practices. We recognize that as a public agency, the City must manage taxpayer funds prudently, and our approach reflects a deep respect for budgetary constraints and the need for cost-effective service.

Efficient Use of Resources: From the outset of any task, we plan our work to maximize efficiency and minimize costs. This starts with assigning the right level of staff for each job. For example, a routine zoning verification might be handled by an associate-level planner rather than a senior planner, to keep billing rates low, while a complex General Plan amendment would involve senior or principal planner oversight to ensure it's done correctly the first time. We will work with the City to prioritize tasks so that critical items are addressed promptly and no time is wasted on lower-priority activities. Our team members are trained to be budget-conscious, tracking their hours closely and focusing on productive output during every billable hour. 4LEAF has internal tools and templates which help streamline work and avoid "reinventing the wheel." We will also coordinate with City staff to prevent any duplication of effort. If City employees are handling certain aspects of a project, we'll complement their work rather than overlap. By maintaining this efficient workflow, 4LEAF ensures that the hours we invoice align with tangible deliverables and meaningful progress for the City.

Transparency and Monitoring: As part of our budget management, 4LEAF provides full transparency in billing. We can furnish the City with detailed timesheets or task logs with each invoice, showing exactly what work was done in each hour billed. Additionally, our Project Manager will keep an internal budget tracker for the contract and for individual large projects. We monitor how much of the budget is used per task and can report to the City regularly (monthly or upon request) on the burn rate and remaining funds. In addition, we can include in our reports a monthly summary of planning activities (such as the number of applications processed, plan checks completed, and permits issued) to give City management a clear snapshot of workload and performance. If we ever foresee that a particular task might require more hours than estimated, we will alert the City in advance and discuss options – there will be no surprises when it comes to hours expended or costs incurred. Our goal is to manage the on-call contract such that all tasks are completed within the agreed budget and to seek ways to save money where possible.

Quality Assurance / Quality Control: While controlling costs is important, 4LEAF never sacrifices quality. In fact, we believe good QA/QC ultimately saves money by avoiding re-work and errors. Our approach includes a built-in QA/QC process for all major work products. This means that whenever a 4LEAF planner prepares a document for Soledad, a second qualified team member will review it. This peer review checks for factual accuracy, consistency with City policies, clarity of writing, and completeness. For example, before we submit a staff report to the City, our senior staff will verify that all required findings are addressed, all referenced code sections are correct, and conditions of approval are enforceable and clearly written. We will correct any typos or formatting issues as well, presenting a polished document to City staff. Similarly, for CEQA documents, our environmental lead will QA the analysis to ensure it meets legal standards and adequately discusses all impacts. This extra layer of review is done at no additional cost to the City as it's part of our internal workflow to maintain high standards.

Accountability and Adjustments: 4LEAF stands by the quality of our work. If the City ever identifies an issue or has feedback on a work product, we take it very seriously and will address it immediately. We consider feedback an opportunity to improve and tailor our services even more to the City's preferences. Additionally, we will participate in any regular check-in meetings with City management to review performance, workload, and budget status. In those meetings, we welcome discussion of how things are going and will adjust our approach if needed. For instance, if the City feels too many hours are being spent in one area, we can strategize with staff on alternate approaches or additional training that might streamline that task. Our commitment is to continuous improvement, both in how we manage time and money and in the quality of the outcomes we deliver.

In summary, 4LEAF will treat the City's budget as carefully as we do our own. By working efficiently, keeping the City informed, and maintaining top-notch quality control, we ensure that Soledad receives maximum value from our on-call services. Every plan review, permit, and policy document we handle will be done right the first time, saving the City time and expense in the long run. We are confident that our blend of fiscal discipline and high-caliber work will make 4LEAF a cost-effective choice for Soledad's planning needs.

Value-Added Services

Beyond the core services outlined in the RFP, 4LEAF offers several value-added services that can further benefit the City of Soledad. These are additional areas where our team can contribute to the City's success, providing expertise and deliverables that go above and beyond the minimum requirements:

- **Permitting Process Improvements:** As we work alongside City staff, we will continuously look for opportunities to streamline and improve Soledad's permitting and planning processes. Our team has helped other municipalities identify workflow bottlenecks and implement solutions (such as simplifying application forms, creating user-friendly checklists and FAQs for the public, and establishing internal review timelines for accountability). We would be happy to conduct a process review workshop with City staff to map out the current development review process and suggest enhancements. This might include introducing best practices we've seen elsewhere – for example, a standardized completeness review template, or a coordinated interdepartmental review meeting for complex projects. Small procedural tweaks can significantly reduce processing times and improve customer satisfaction. 4LEAF will not only execute the City's existing processes efficiently but also serve as a consultant to recommend permanent improvements that leave the City's department stronger even after our assignment.
- **Minor Ordinance Updates & Policy Guidance:** While major code updates would fall under long-range planning, 4LEAF can provide quick assistance with minor ordinance amendments or policy clarifications as value-added support. For instance, if City staff encounters recurring issues with a particular code section (say, an outdated parking standard or an unclear sign ordinance provision), our planners can draft revised language to fix the issue, drawing on examples from other cities. We stay up-to-date on new state laws and regulatory changes. If a new mandate comes into effect, we will alert the City and can draft template ordinance updates or policy memos to ensure the City remains in compliance. Additionally, we can prepare internal guidance documents or cheat-sheets for staff on how to implement new laws or complex regulations. For example, we could create a quick reference guide on SB 9 lot split processing or an outline of steps to implement CEQA streamlining for infill projects. These tools make it easier for the City to adapt to change and maintain consistency in decision-making. Our ability to self-perform planning law analysis means Soledad gets expert advice without needing to hire outside counsel or consultants for every minor code question, a clear added value of having 4LEAF on board.
- **Grant-Ready Deliverables and Grant Support:** 4LEAF is keenly aware that many planning initiatives can be funded by state or regional grants (from SB2, REAP/LEAP housing planning grants to Active Transportation Program funds, Sustainable Communities grants, and more). We strive to produce grant-ready deliverables in our work. This means that any studies, plans, or data we prepare will be formatted and detailed in ways that can support grant applications. For example, if we help the City develop a downtown strategic plan or a bicycle/pedestrian improvement plan, we will ensure it includes the necessary elements that grant programs typically require. Then, when a grant opportunity arises, the City can leverage the work 4LEAF has done without starting from scratch. Moreover, our team can assist in identifying and pursuing grant opportunities. We can keep the City informed of upcoming grant programs related to planning such as new funding from the California Department of Housing and

Community Development for implementation of Housing Elements, or Caltrans grants for transportation planning. If desired, we can even help write portions of grant applications, providing technical narratives and data to strengthen the City's submissions. By doing so, 4LEAF helps Soledad potentially attract external funding to offset the costs of planning projects.

- **Training and Mentorship for City Staff:** While not explicitly required, 4LEAF is happy to share knowledge and build capacity within the City. If Soledad has junior planning staff or interns, our seasoned planners can provide on-the-job mentorship, offering tips and lessons from their extensive careers. We can also conduct informal training sessions on topics of interest. For example, our staff can provide a lunchtime seminar on "The Basics of CEQA" for city staff from various departments, or a workshop on how to navigate new state housing laws. This knowledge transfer leaves a lasting impact, equipping the City's team with enhanced skills. We see ourselves as partners and educators, not just consultants, and we take pride in helping bolster the capabilities of those we work with.
- **Community Engagement & Public Information:** As a value-add, 4LEAF can help the City with community engagement beyond the standard requirements. We have team members experienced in running virtual engagement meetings, social media outreach, and developing informational brochures about planning topics (often providing bilingual English-Spanish materials to reach a wider audience). We can also support any citizen advisory committees or community task forces the City may establish related to planning, by providing staff support or facilitating meetings. Our aim is to help Soledad build strong community trust in the planning process through transparency and education.

In offering these value-added services, 4LEAF demonstrates that we are not just here to check the boxes of the scope of work. We are invested in Soledad's overall success and are willing to go the extra mile to provide holistic support to the City's planning function. Our broad experience in municipal planning enables us to contribute ideas and services that can improve efficiency, ensure compliance, secure funding, and enhance community relations – all of which yield long-term advantages for the City.

Conclusion

4LEAF is excited about the opportunity to serve the City of Soledad and confident in our ability to deliver exceptional on-call planning services. Our understanding of the City's needs and our tailored approach emphasizing integration, responsiveness, and quality will enable us to hit the ground running. We will cover all aspects of current and long-range planning with professionalism and care, treating City goals as our own. With 4LEAF as your on-call planning partner, Soledad can expect a team that is knowledgeable, accessible, and wholeheartedly committed to facilitating great projects and sound planning policy. We look forward to helping Soledad achieve its vision by providing a steady, reliable extension of City staff and a team that "gets to yes" while upholding the highest standards of planning practice.

PROPOSAL TO PROVIDE

PROFESSIONAL BUILDING, PLANNING PLAN REVIEW, AND BUILDING INSPECTION SERVICES

TO THE

CITY OF SOLEDAD

SECTION 6

COST PROPOSAL & FEE SCHEDULE

4LEAF, INC.

SECTION 6: COST PROPOSAL AND FEE SCHEDULE

FY2025-2026 FEE SCHEDULE & BASIS OF CHARGES

FOR THE CITY OF SOLEDAD

All Rates are Subject to Basis of Charges

PLAN REVIEW COST STRUCTURE	NOTES
Plan Review Percentage: 60% *(Inclusive of all disciplines except Fire and Civil which are bulled on an hourly basis)* **Hourly Plan Review**: $160 Structural Review $140 Non-Structural Review	Fee includes: ➢ Initial review and two (2) rechecks. Hourly charges apply after three (3) or more rechecks. ➢ Shipping, courier, and electronic service.

Building

Chief Building Official $170/hour
Deputy Building Official $145/hour
Structural Plan Review Engineer $160/hour
Non-Structural Plans Examiner $140/hour
Civil Engineer (Grading, Improvement Plans) $175/hour
Certified Access Specialist (CASp) Inspector $155/hour
Certified Access Specialist (CASp) Plans Examiner $155/hour
Stormwater Compliance Inspector $145/hour
Senior Combination Building Inspector (Building Inspector III) $130/hour
Commercial Building Inspector II $115/hour
Building Inspector I $100/hour
Permitting Manager $100/hour
Lead / Senior Permit Technician $95/hour
Permit Technician $85/hour
Administrative Assistant $75/hour
Inspector of Record $145/hour
DSA Class 1 / HCAI A Inspector $170/hour
DSA Class 2 / HCAI B Inspector $140/hour
DSA Class 3 / HCAI C Inspector $100/hour
elas Software ..... $50/user monthly

Fire Services

Fire Protection Engineer (FPE) $205/hour
Fire Marshal $170/hour
Fire Plans Examiner $155/hour
Fire Inspector I $140/hour
Fire Inspector II $155/hour

Planning

Housing Policy Director $210/hour
Planning Director $190/hour
Principal/Planning Manager $175/hour
Historic Preservation Planner $170/hour
Environmental Planner $170/hour
Senior Planner $160/hour
Associate Planner $140/hour
Assistant Planner $115/hour
Planning Technician $100/hour
GIS Specialist $140/hour

Code Enforcement

Code Enforcement Director $175/hour
Code Enforcement Manager $155/hour
Senior Code Enforcement Officer $110/hour
Code Enforcement Officer II $90/hour
Code Enforcement Officer I $80/hour
Hearing Officer $145/hour

Project Management

Project Manager $195/hour
Principal-in-Charge $245/hour

BASIS OF CHARGES

Rates are inclusive of "tools of the trade" such as forms, telephones, and consumables.

- All invoicing will be submitted monthly.
- Staff Augmentation work (excluding plan review) is subject to 4-hour minimum charges unless stated otherwise. Services billed in 4-hour increments.
- Most plan reviews will be done in 10 business days or less and 5 business days or less for re-checks. This is not inclusive of holidays or the day of the pick-up of plans.
- Expedited reviews will be billed at 1.5x the plan review fee listed in the fee schedule. Return time will be within seven (7) days of receipt of the plans from the City.
- Plan review of deferred submittals & revisions will be billed at the hourly rates listed.
- All plan review services will be subject to a $300.00 minimum fee if percentage-based fee or 2-hour minimum charge if hourly rates apply.
- Larger complex plan reviews can be negotiated to achieve the best possible pricing.
- All plan review services will be subject to 2-hour minimum fee.
- All plan review services are billed on a percentage basis and include the initial review and 2 rechecks.
    - Plan reviews will be billed on an hourly basis only after the initial review and 2 rechecks unless otherwise agreed upon on a case-by-case basis.
    - Fire and Civil Reviews are billed on an hourly basis and are not included in our plan review percentage.

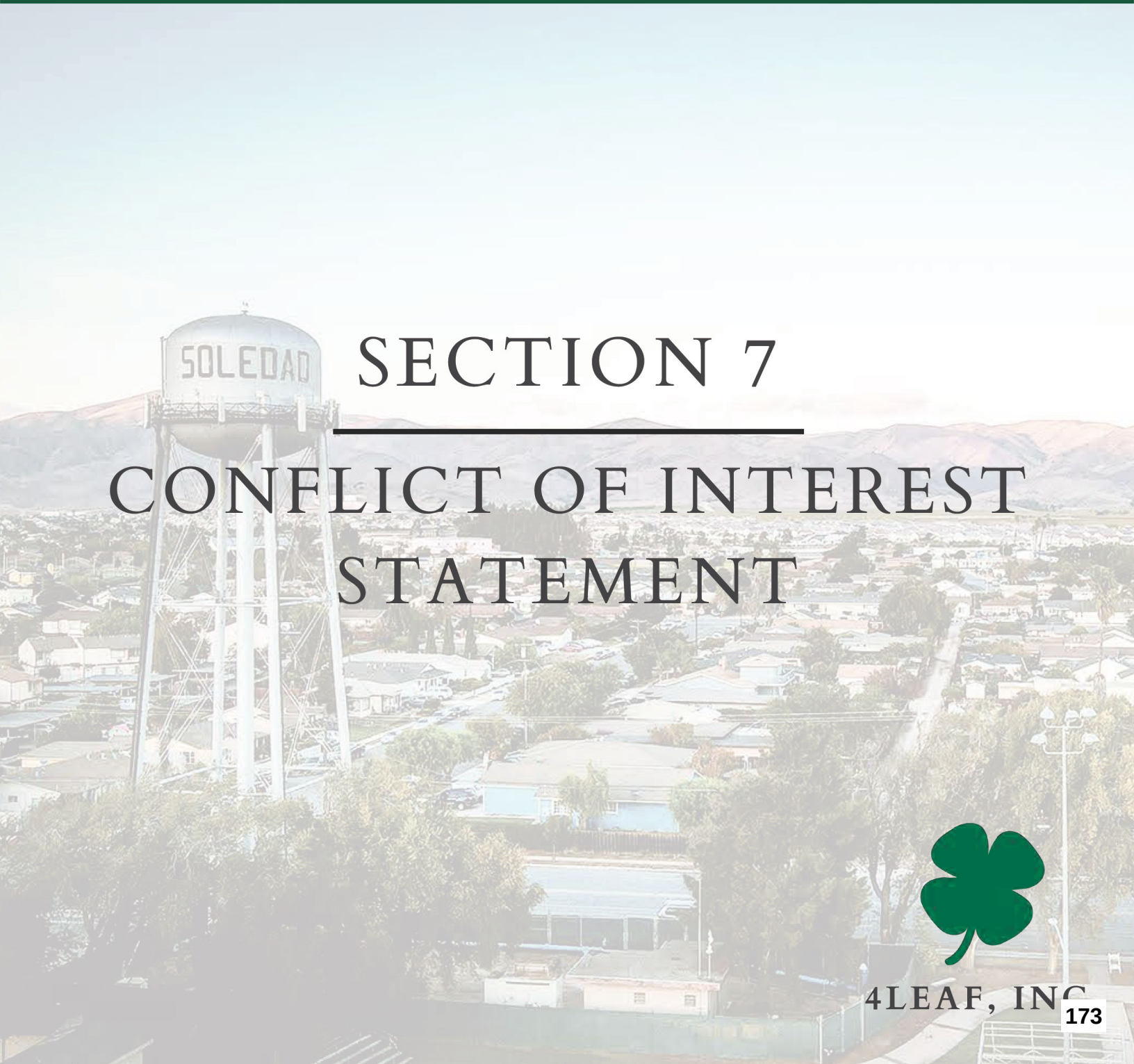
- 4LEAF assumes that these rates reflect the FY2025-2026 contract period. There will be a 3% escalation for each subsequent Fiscal Year. (i.e. FY2026-2027, FY2027-2028, and so forth)
- Overtime and Premium time will be charged as follows:
  - *Regular time (work begun after 5AM or before 4PM)* — *1 x hourly rate*
  - *Nighttime (work begun after 4PM or before 5AM)* — *1.125 x hourly rate*
  - *Overtime (over 8-hour M-F or Saturdays)* — *1.5 x hourly rate*
  - *Overtime (over 8 hours Sat or 1st 8-hour Sun)* — *2 x hourly rate*
  - *Overtime (over 8 hours Sun or Holidays)* — *3 x hourly rate*
- Overtime will only be billed with prior authorization of the Director or other designated City personnel.
- All work with less than 8 hours rest between shifts will be charged the appropriate overtime rate.
- Mileage driven during the course of Inspections will be charged at cost plus 20%.
- Payment due on receipt. All payments over 30 days will be assessed a 1.5% interest charge.
- Client shall pay attorneys' fees, or other costs incurred in collecting delinquent amounts.
- Client agrees that 4LEAF's liability will be limited to the value of services provided.
- In accordance with California's Meal Break and Rest Break Law requirements, Client will be billed one (1) additional hour per day at the regular rate for each missed meal or rest break due to Client-directed tasks or requirements. Client should allow 4LEAF's non-exempt, hourly employees the opportunity to take their entitled rest and meal breaks during each work shift.

PROPOSAL TO PROVIDE

PROFESSIONAL BUILDING, PLANNING PLAN REVIEW, AND BUILDING INSPECTION SERVICES

TO THE

CITY OF SOLEDAD



SECTION 7

CONFLICT OF INTEREST STATEMENT

4LEAF, INC.

SECTION 7: CONFLICT OF INTEREST STATEMENT

4LEAF affirms that we have no financial, business, or other variation of relationship that would have an impact upon the outcome for the corresponding contract.

PROPOSAL TO PROVIDE

PROFESSIONAL BUILDING, PLANNING PLAN REVIEW, AND BUILDING INSPECTION SERVICES

TO THE

CITY OF SOLEDAD

SECTION 8

COMMENTS ON OR REQUESTED CHANGES TO CONTRACT

4LEAF, INC.

SECTION 8: COMMENTS/REQUESTED CHANGES TO CONTRACT

4LEAF does not have any comments or requested changes to the corresponding contract with the City of Soledad.

PROPOSAL TO PROVIDE

PROFESSIONAL BUILDING, PLANNING PLAN REVIEW, AND BUILDING INSPECTION SERVICES

TO THE

CITY OF SOLEDAD

SECTION 9

REFERENCES

4LEAF, INC.

SECTION 9: REFERENCES

Agency Name:	City of Gonzalez
Contact Name:	Patrick Dobbins – City Engineer / Public Works Director
Contact Telephone:	(831) 675-5000
Contact Email:	PDobbins@ci.Gonzales.ca.us
Date of Service:	2023 – Present
Services:	Plan Review, Building Inspection, and Planning Services

Agency Name:	County of Santa Cruz
Contact Name:	Brian Rubin – Unified Permit Center Manager
Contact Telephone:	(831) 454-2381
Contact Email:	Brian.Rubin@SantaCruzCountyCa.gov
Date of Service:	2017 - Present
Services:	On-call Building Department Services including Plan Review and Inspection Services. Comprehensive Disaster Recovery Program related to the CZU Fire.

Agency Name:	City of Hollister
Contact Name:	Gabriel Martinez, CBO – Chief Building Official
Contact Telephone:	(831) 636-4355
Contact Email:	gabe.martinez@CityofHollister.ca.gov
Date of Service:	2012 – Present
Services:	Planning, Building Official, Plan Review, Permit Technician, Code Enforcement, And Inspection Services

Agency Name:	City of Pacific Grove
Contact Name:	Matthew Mogensen – City Manager
Contact Telephone:	(831) 648-3174
Contact Email:	CityManager@CityofPacificGrove.org
Date of Service:	2019 – Present
Services:	Inspection, Plan Review, Permitting, Planning, and Code Enforcement Services

PROPOSAL TO PROVIDE

PROFESSIONAL BUILDING, PLANNING PLAN REVIEW, AND BUILDING INSPECTION SERVICES

TO THE

CITY OF SOLEDAD

APPENDIX

RESUMES

4LEAF, INC.

Craig Tole

Vice President, Community Development

Experience

20+ years

Education

Bachelor of Science, Economics, 2000
Sonoma State University

Industry Affiliations

International Code Council (ICC)
CALBO
CBOAC
APWA

Experience Summary

Craig has overseen 4LEAF's Development Services team for the past 20 years. Among Craig's responsibilities include the day-to-day contact with many of 4LEAF's clients in the Building & Fire Life Safety, Engineering, Construction Management, and Plan Check industries. **Craig has successfully managed a multitude of inspection projects ranging from $1 million to $6 Billion.** Craig also manages numerous Building, Fire, and Code Enforcement clients and is responsible for recruiting, qualifying, and placing staff throughout the organization.

Select Project Experience

4LEAF, Inc. – Apple Campus 2 Project

Executive Project Manager

City of Cupertino, CA

Craig was responsible for consultant building department services to the City of Cupertino Building Department on behalf of 4LEAF. Services include on-site plan review engineering, permitting, plan review, and project inspection services. Craig is the Consultant Project Manager for the **$8 Billion Apple Park.** Craig was responsible for hiring, placement, and supervision of a project team that will reach more than 20 personnel. This project construction spanned nearly 180 acres and approximately 4 million Sq. Ft. of construction. The campus will include a 2.8 Million Sq. Ft. Main Building with subterranean parking, Corporate Fitness Center, Corporate Auditorium, two above grade Parking Structures, Central Utility Plant, and 600,000 Sq. Ft. of Research and Development Buildings.

4LEAF, Inc. – Encore Boston Harbor Project

Inspection Services Project Manager

City of Everett, MA

Craig was the Inspection Services Project Manager for the new $2.4 Billion Wynn Casino Development in Everett, Massachusetts. The project highlights include:

- Luxury Hotel (629 Rooms)
- Gaming Area
- Retail Space, Gym/Spa
- Food & Beverage Outlets
- Convention & Meeting Space
- Parking Garage

4LEAF, Inc. – County of San Mateo's Project Development Unit (PDU)

Executive Project Manager

Redwood City, CA

Craig is responsible for this $1.2 billion program consisting of up to 18 projects over the course of more than five years. 4LEAF is responsible for the combination building inspections, fire inspections, fire plan checks, and inspection reports related to all projects. 4LEAF is currently performing Plan Check and Inspector of Record services for multiple projects on behalf of the County of San Mateo's Project Development Unit, including the new **$150 Million County Office Building III**, and the **$128 Million Cordilleras Health Campus**.

4LEAF, Inc. – Building Department Management / Inspection Services

Project Manager

Pleasanton, CA

Craig is currently the Building Department and Code Enforcement Manager on behalf of 4LEAF. Craig is responsible for all staff augmentation assignments performed for clientele including building official, building inspection, permit technicians/counter services, code enforcement, etc. Craig is responsible for recruiting and placing all building department staff as well as the pick-up and delivery and assignment of plan reviews to appropriate engineers and certified staff. Craig manages including:

- City of Cupertino Building Department
- City of Palo Alto Building Department
- City of Saratoga Building Department
- City of Sunnyvale Building Department
- City of Seaside Building Department
- City of Hollister Building Department
- City of Dublin Building Department
- County of Santa Clara Building Department
- County of Santa Clara, Facilities & Fleet
- County of Monterey Building Department
- County of San Benito Building Department
- County of Alameda, Capital Projects

4LEAF, Inc. – Various Universities and Community College Districts

Project Manager

Craig has managed multiple consultant agreements with the California State School System, University of California, and Community College Districts. These contracts include Construction Management and Inspector of Record services for both On-Call agreements and project specific assignments. Our University clientele includes:

- San Jose State University
- Cal Poly San Luis Obispo
- California State University, Dominguez Hills
- California State University, Stanislaus
- University of California, Merced
- University of California, Santa Barbara
- University of California, San Francisco
- University of California, Davis
- Stanford University School of Medicine
- Stanford University Facilities Department

Michael Loomis, SE, CBO, CASp, PMP

Executive Project Manager / Director of Engineering

Experience

28+ years

Education

MS, Structural Engineering, Santa Clara University, 2022

BS, Civil Engineering, Santa Clara University, 2022

Additional Coursework: Stanford University, San Jose State University, De Anza College, Foothill College, Skyline College, Monterey Peninsula College, CalPoly San Luis Obispo

Registrations

CA & NV Registered Structural Engineer

CA, TX & FL Registered Civil Engineer

NY Registered Professional Engineer

Certifications

ICC Certified Building Official

ICC California Building Plans Examiner

ICC CALGreen Plans Examiner

ICC Accessibility Inspector/Plans Examiner

ICC California Residential Building Inspector

ICC California Commercial Building Inspector

ICC Building Inspector

ICC Plumbing Inspector

ICC CA Residential Plumbing Inspector

ICC CA Commercial Plumbing Inspector

Certified Access Specialist, CASp

SAP Evaluator (CalOES)

Teaching and Accomplishments

"Accessibility in the Public Right-of-Way" CASI Central, Volume #8, Summer 2019

Adjunct Lecturer (Earthquake Engineering, Timber Design, Strength of Materials) Santa Clara University, Department of Civil Engineering 2008 - 2017

Instructor (various topics) CALBO & ICC 2010 - 2021

Experience Summary

With more than 28 years of expertise in the industry, Michael has an excellent working knowledge of all types of construction, including architectural, structural, electrical, mechanical, and plumbing. Michael is extremely committed and has shown dedication by obtaining multiple certifications through the International Code Council (ICC), and is a Certified Access Specialist, (CASp).

Michael has experience managing and overseeing the continual operations of the Building Department and has served as the Building Official for the cities of Salinas, Gonzales, and the Town of Woodside. Michael is an adaptable leader that quickly identifies departmental issues and solves them by utilizing his ample experience. He prides himself on his ability to solve problems and react well under pressure, while maintaining the effectiveness of his team.

Michael is a Registered Professional Structural Engineer in the states of California and Nevada and is a Registered Professional Civil Engineer in California, Texas, and Florida.

Select Professional Experience

4LEAF, Inc.

Director of Engineering

2024 – Present

Michael is 4LEAF's Director of Structural Engineering for 4LEAF. Michael manages a large area of 4LEAF including the Silicon Valley and Monterey Areas and is responsible for the management of 4LEAF's nationwide technical plan reviews. Michael also performs critical commercial reviews on behalf of 4LEAF. In addition, Michael leads the firm in Plan Review recruitment and training to help bolster 4LEAF's team as well as additional contributions to the Building and Safety industry. Michael is a key contributor to our page-turn sessions for complex projects for Cities, Counties, Universities, and other Large Government agencies such as laboratories, when assigned.

ABS Consulting, Houston, Texas

Director of Engineering, Natural Hazards

2023

- Oversaw technical staff evaluating, monitoring, and mitigating risk from natural hazard events. Staff included engineers, meteorologists, computer programmers and support staff.
- Managed budget for approximately $3.5 million service line. Reduced operating expenses by approximately 10% in the first 12 months.
- Business development and marketing, including developing new service offerings through collaboration with other departments.
- Changed leadership during reorganization. Mentorship of emerging leaders.
- Collaborated with other directors on resource allocation, development of fees and cross-promoting services.
- Hired, trained, reassigned, and addressed redundancies among staff as needed based on team requirements and market conditions.

CSG Consultants, Inc., Foster City, California

Building Services Manager, Building Official, Senior Principal Structural Engineer

2008 – 2023

- Chief Building Official, City of Salinas, City of Gonzales, Town of Woodside. Designated building official as needed for multiple additional jurisdictions.
- Assisted jurisdictions on interpreting and implementing laws and code changes.
- Acted as owner's representative and subject matter expert for design-build and design-bid-build projects at public agencies, performing code analysis and interpretation, value engineering, and technical peer review of complexes for multi-phase projects.
- Oversaw building plan review services for the Northern California Region. The annual department revenue was approximately $6 million including processing almost 2,000 submittals per month. Managed a multidisciplinary team of over 25 staff with 6 direct reports located in 4 regional offices as well as remote workers.
- Set quality standards and ensured accuracy of code and legal interpretations company wide.
- Interfaced with other internal departments regarding resource allocation, proposal writing, and marketing.
- Responded to RFPs and RFQs. Set project budgets and identified project team. Attended interviews for potential jobs.
- Program manager and project manager over dozens of contracts. Managed cross-disciplinary contracts. Ensured project delivery from each service line. Negotiated budgets and scheduled across services lines.
- Worked closely with public agencies to study and resolve complex code issues related to structural design, disabled access, egress, and other critical building systems.
- Multi-discipline plan review for thousands of projects located throughout California.
- Performed site inspections to verify compliance with approved design. Worked with the design team and contractors to develop solutions to field conditions.

GPLA, Inc, Santa Clara, California

Associate / Production Manager

2004 – 2008

- Coordinated workload throughout the organization to meet client expectations.
- Managed a growing team of engineers and technical staff on a wide variety of projects in almost

every region of the country.

- Hired and trained new staff, developed client relationships, issued proposals, and maintained budgets.
- Traveled throughout the county representing the company at project sites, client offices, and at public agencies.
- Worked with the federal government on designs incorporating anti-terrorism and progressive collapse requirements.
- Performed structural design and drafting.

Peoples Associates Structural Engineers, Milpitas, California

Project Engineer

1997 – 2004

- Responsible for the design of hundreds of projects in Northern California.
- Specialized in multi-family light-frame construction, seismic retrofit/rehabilitation, and industrial projects.
- Developed project budgets and schedules. Issued proposals.
- Worked with AHJ, architects, and contractors to drive project success.
- Managed assistant engineers and drafters.
- Addressed field issues and change orders from active construction sites.

John Kuehl, CBO

Project Manager / Building Official

Experience
36+ years

Certifications
ICC Building Code Specialist
ICC Certified Building Official
ICC Building Plans Examiner
ICC Building Inspector
ICC Mechanical Inspector UMC
ICC Plumbing Inspector UPC
Contractor License #455709

Associations
International Code Council (ICC)
ICC Monterey Bay Chapter
Past President 2017

Experience Summary

John is a seasoned Building Official and licensed Inspector with more than 36 years of inspection and construction experience. With 21+ years as the Chief Building Official at the City of Monterey, John is an integral part of our team and has the industry know-how to provide quality deliverables to our clients. Both in and out of the field, John's expertise helps guide his team to complete jobs on time and with top-notch results. Additionally, John is a skilled plans examiner and has mentored numerous industry personnel in the Building Department Services arena.

John is one of 4LEAF's Area Managers in the Monterey Coast where he provides Project Management and Building Official Services for two municipalities (Sand City & Pacific Grove). These complex projects require an industry expert with many years of field and management experience.

Select Professional Experience

4LEAF, Inc. – Sand City & Pacific Grove, CA
Building Official
2019 – Present
John is currently the Acting Building Official for both the City of Sand City and the City of Pacific Grove. John is responsible for the management of all Department personnel and advises City Management on Building processes. John is also managing two high level projects on behalf of 4LEAF, which include performing Civil and Building scopes for the Pacific Grove Hotel and American Tin Cannery Projects in Pacific Grove, which will convert a waterfront retail space into a hotel development, and the South of Tioga projects in Sand City that will develop two hotels totaling $55 Million.

City of Monterey, CA
Building Technician / Senior Inspector / Building Official
1998 – 2019
John served the City of Monterey for over two decades before retiring as Building Official and Senior Inspector. His responsibilities for the City included inspecting industrial, commercial, and public works projects that required City Building Permits. John also managed the entire Building Division and Inspectors, Plans Examiners, and Counter staff. John was also instrumental in achieving success with Plan Review projects, budgets, and relationships with other City departments including Planning, Fire, and Public Works. John was responsible for many of the high-profile projects in the City including construction along wharf/pier.

Pedro "Pete" Roque

National Director of Code Enforcement

Experience
20+ years

Education
B.S., Management & Human Resources
Minor in Organizational Leadership
California State University Dominguez

A.A., General Education
Long Beach City College

Certifications
EPA Lead Renovation, Repair, & Painting
Environmental Protection Agency (EPA)
National Storm Water Inspector
National Stormwater Center
Certified Code Enforcement Officer
CA Association of Code Enforcement
PC 832
Rio Hondo College
Renovation, Repair, Painting (RRP)
Certified

Experience Summary

Pete is a Code Enforcement expert with PC 832 and Advanced Certificates. He brings with him over 20 years of experience in Code Enforcement and has served in the capacities of Code Enforcement Administrator, Code Enforcement Manager, and Community Development Inspector II for multiple California public agencies.

With a demonstrated history of working in the government administration industry, Pete is skilled in Government, Emergency Management, and Law Enforcement. He is a strong Business Development professional with a Bachelor of Science focused in Business Administration. Pete is proficient in conflict resolution and has a wealth of knowledge in the subjects of permit regulations, City codes, housing investigations, citation issuance, and lien appeals. Pete is also skilled in working with others to achieve compliance while maintaining a safe working environment.

Select Professional Experience

4LEAF, Inc.
National Director of Code Enforcement
2021 – Present

Pete is the Director of Code Enforcement where he is responsible for a growing division of more than 30 Code Enforcement Officers and Managers. Pete is experienced in receiving and documenting complaints from citizens regarding jurisdictional ordinance violations. Pete regularly recruits and trains new Code Compliance personnel and provides classroom and field training throughout California. Pete also works in a director level capacity assisting with Standard Operating Procedures updates to focus on recommendations on abatement for violations of fire, building, business license, zoning, housing, dangerous building and property maintenance codes, and ordinances regulating abandoned vehicles, trash, and weeds. In addition, Pete also takes on complicated Code Cases for legal action and can provide testimony at administrative hearings, City Council, Planning Commission hearings, and court proceedings. Some of Pete's current Code Enforcement clients include:

- City of Fontana, CA
- City of Glendale, CA
- City of Artesia, CA
- City of Lomita, CA
- City of Lathrop, CA
- City of Apache Junction, AZ

City of Garden Grove
Code Enforcement Administrator
2018 – 2021

- Supervised Senior and Junior Code Compliance Personnel as well as Administrative Staff.
- Prepared staff evaluations and performance measures.
- Acted in the capacity of Grant Coordinator of Proposition 56 Tobacco Grant Program.
- Prepared criminal prosecutions and receivership.
- Created and implemented divisional policies and procedures.
- Public Speaking and Training Facilitator for Building, Safety, and Law Enforcement personnel.
- Performed community outreach to multiple agencies and community groups.
- Prepared and presented City Council and other commission hearings/presentations.
- Oversaw cost recovery and neighborhood preservation programs.

City of Montebello
Code Enforcement Manager
2014 – 2018

- Supervised Senior and Junior Code Compliance Personnel.
- Formulated and implemented municipal code text amendments and ordinances.
- Evaluated staff performance and created professional development plans.
- Prepared and presented staff reports for City Administrator and City Council.
- Prepared criminal prosecutions for nuisance properties.
- Prepare outstanding problem properties for receivership process.
- Created and implemented departmental policies and procedures.
- Provided public speaking and training to Community Development Department.
- Spearheaded community outreach programs for seniors, community events, and schools.
- Prepared City Council and various commissions hearings and presentations.
- Created and implemented Cost Recovery and Neighborhood Preservation Programs.
- Program Coordinator and Administrator for the Community Development Block Grant (CDBG).

City of Bellflower
Community Development Inspector II / Lead Code Enforcement Inspector
2005 – 2014

- Created and Implemented Cost Recovery and Neighborhood Preservation Programs.
- Program Coordinator and Administrator for the Community Development Block Grant (CDBG).
- Created and administered Administrative Citation Program.

United States NAVY
Gas Turbine Systems Engineer - Petty Officer Third Class
1996 – 1999

- Contributed to the repair and maintenance of gas turbine electrical systems.
- Supervised 15 Officers

Daniel J. Hortert, MCP, AICP

Director of Planning

Experience

30+ years

Core Competencies

Technical Plan and Compliance Review
Project Management
Policy Development and Administration
Technical Writing and Presentations

Education

University of Cincinnati (1996-1998), Master of Community Planning (MCP)

University of Southern California (1993- 1996), BS Planning and Development (BS PLDV)

Grossmont Community College (1991-1993), AA General Studies/Architecture

Certificates & Achievements

American Institute of Certified Planners #016957 (7/2001)

International Code Council certifications (7) for residential and commercial construction

Plan2040 Comprehensive Plan
Doña Ana County, NM
CNU27 Charter Award Winner

Professional Affiliations

American Institute of Certified Planners (2001-Present)

American Planning Association (1993-Present)

California Chapter (Current Chapter

International Economic Development Council (2012-Present)

International City/County Management Association # 749050

Experience Summary

Daniel has over 30 years of Planning and Development services experience including over 20 as a public servant for municipalities with populations ranging from 3,500 to over 3.5 million. Daniel's experience covers a range of municipal functions including Planning Director, Senior Planner, Planning Manager/Principal Planner, and Community Development Department Director for public and private sector agencies. He is experienced in land development, construction, community engagement/education, project management, project budget control and oversight, residential, commercial, and industrial site planning and compliance review, and entitlements from single-lots to large complex master planned communities.

Daniel has extensive experience administering and managing regulatory document preparation including creating and updating land development ordinances, comprehensive and general plans, traditional and form-based coding, development agreement negotiations, and residential and commercial design guidelines. His recent planning assignments on behalf of 4LEAF include the cities of Sausalito, Larkspur, Pinole, Greenfield, Hermosa Beach, Imperial Beach, and Jackson County, OR.

Select Professional Experience

4LEAF, Inc. - City of Larkspur, Town of Fairfax & City of Sausalito
Project Manager / Director of Planning

Daniel oversaw the Community Development Departments for the cities of Larkspur and Sausalito, and the Town of Fairfax, which included managing the Planning, Building, and Code Enforcement scopes. Additional responsibilities included providing information to the public regarding zoning regulations and permit procedures, active project proposals, and permit and property records.

4LEAF, Inc. - City of Greenfield, CA
Principal Planner

Daniel was responsible for coordinating the development of the Community Development Policy & Procedure Guidelines for the department. Additional work included cannabis policy, development and cannabis deposit accounts, and development process flowcharts.

4LEAF, Inc. - City of Pleasant Hill, CA
Contract Project Planner

- Acted as project manager for five development applications.
- Client liaison to commissions, boards, and council.
- Performed design and compliance review with City standards.
- Tentative Maps.
- Master Sign Programs.
- General and Specific Plan Development/Amendments.
- Researched and assisted with grant funding application (SB 2).

4LEAF, Inc. - City of Pinole, CA
Contract Planning Manager

- Supervised Planning, Building, Code Enforcement, and Permit staff.
- Administered General Plan/Specific Plans, Zoning/Subdivision Ordinances, Design Guidelines, and CEQA Compliance.
- Advised at various councils, boards, commissions, and elected officials on planning-related issues
- Served as liaison and performed functions in support of the Planning Commission including project review, staff reports, recommendations, resolutions, and conditions of approval.
- Provided customer service to the public, internal and external departments, and agencies.
- Provided environmental reviews for development projects.

Doña Ana County, NM
Economic Development Manager/Director/Senior Planner
8/2011 - 1/2019

- Oversaw County Economic Development functions.
- Promoted, expanded, and retained business operations county-wide.
- Processed and administered Local Economic Development Act (LEDA) applications/contracts.
- Worked with area agencies to bring economic prosperity to each region.
- Directed Community Development Department consisting of 40+ employees including Current and Advance Planning, Building Services, Geographic Information/Mapping, Grants and Administration, and Animal Control/Code Enforcement Divisions.
- Fostered and encouraged team atmosphere amongst Community Development divisions as well as other county departments and external agencies/organizations.
- Developed department and County policies related to the efficiency of daily operations.

RBF Consulting - Phoenix and San Diego Offices
Senior Planner/Associate/Project Manager
6/2005 - 9/2010

- Successfully managed a variety of commercial and residential development project applications.
- Routinely interacted with City/County staff on submittal of complex planning projects.
- Coordinated various internal/external disciplines to ensure complete submittal packages.
- Managed complex planning studies, development applications, and reviewed proposals.

- Reviewed and processed complex general, master, and comprehensive plan amendments, rezoning requests, annexations, site plans, minor and major subdivision plats, CEQA compliance (CA only) including assisting with EIRs, Initial Studies, and Categorical Exemptions, and a Coastal Permit in Del Mar, San Diego County.
- Developed project budgets, verified contract expenditures and compliance.
- Conducted research and prepared reports on land use, physical, social, and economic issues.
- Provided professional planning assistance to member communities on varied land use projects.
- Performed field inspections.

Town of Chino Valley, AZ
Planning Manager/Director
3/2003 - 6/2005

- Oversaw Development Services Department including recruitment and staff evaluation.
- Developed organization-wide and department-wide goals, objectives, policies, and procedures.
- Reviewed and approved ministerial/minor application submittals (lot-splits, R-O-W dedications).
- Prepared division/department operations budget including revenues, expenditures, and staffing.
- Ensured that Town Boards and Commissions were fully informed on application submittals.
- Lead Planner during General Plan and Unified Development Ordinance rewrites.
- Lead author of the Town's Property Maintenance Code.
- Reviewed and approved all departmental reports and presentations to ensure that local state and federal regulations were complied with.
- Prepared grant applications for AZ Growing Smarter funding, procured two grants ($10,000/$2,500 for the 2003 General Plan Amendment).

Cranberry Township, PA
Planner/Code Enforcement Officer
1/2000 - 3/2003

- Managed multiple residential and commercial development project applications including building plan review, site plan review, approval of building plans, all aspects of residential and commercial site and structural inspections.
- Facilitated developer negotiations and drafted agreements for large development projects.
- Performed code enforcement duties for compliance with Township regulations including inspection, citation, and fines/court.
- Prepared written and oral reports for Township Boards and Commissions.

Butler Township, PA
Planner/Regulations Inspector
8/1998 - 1/2000

- Managed residential and commercial development project applications (Zoning and Subdivisions).
- Performed code enforcement duties.
- Performed residential and commercial building plan reviews.

Jane Riley, AICP

Director of Advance Planning & Housing

Experience

30+ years

Education

MA, Housing & Community Development (Interdisciplinary Studies)

BA, Environmental Studies & Planning

Management Certificate
University of the Pacific

Certifications

AICP

Awards

Northern Section APA CA – Best Practices Housing Connect Tool (with Rincon)

APA California Chapter Opportunity & Empowerment Award of Merit, 2019

California State Association of Counties Challenge Award, 2017

California Planning Director's Association Recognition Award, 2016

Experience Summary

Jane is an experienced planning professional with a proven history of moving forward successful planning and policy initiatives. She has worked as a professional planner for more than 30 years and cares deeply about the communities that she serves. Her decades of experience include both current (project review) planning and comprehensive planning.

Jane has a wealth of experience leading the preparation, adoption, and certification efforts for a variety of comprehensive planning documents, including General Plans and Housing Elements. As the lead staff for the Napa-Sonoma Collaborative, she has led multiple subregional initiatives and is a respected collaborator for the 16 member jurisdictions. Jane has managed efforts to adopt inclusionary and workforce housing programs, created a variety of zoning programs to implement housing and land use policies, and directed progressive and award-winning housing programs.

Professional Experience

4LEAF, Inc.

Director of Advance Planning & Housing

2020 - Present

Jane leads a team of highly skilled planners in all our long-range planning efforts. She undertakes advanced, highly complex professional planning activities and oversees difficult and sensitive planning projects. In addition to policy creation and analysis, she ensures compliance with statutes, oversees our specialized planning functions, and provides overall management on planning issues. Jane leads our General Plan, Area Plan and Specific Plan projects, and recently led the Housing Element updates for 7 cities and two counties with a 100% HCD certification record.

County of Sonoma

Planning Division Manager 2017 – 2021 **Supervising Planner 2015 – 2017** **Planner III 2003 – 2015**

As lead in the County's Comprehensive Planning Division, Jane performed a variety of complex planning and development work on behalf of the Department, the Planning Commission, the Board of Supervisors, developers, contractors, and the public. Her responsibilities included oversight of planning staff in the County's General Plan Update, performing long-range and special planning projects, managing planning policy initiatives, preparing reports and budgets, and presenting to boards and commissions. She authored and implemented many of Sonoma County's innovative programs to remove regulatory barriers and to incentivize housing production, including the award-winning Rental Housing Opportunity Area Program.

In her first role with the County, Jane focused on advancing land use and regional housing policy initiatives, implementing the County's 3rd cycle Housing Element and various State housing laws through a series of zoning code updates. She also managed the County's housing programs, administered State and Federal grants, implemented state-mandated housing requirements, processed housing development projects, led public workshops, prepared housing element updates for the 4th and 5th cycles, oversaw and directed consultants, and managed a full slate of housing programs.

City of Sebastopol
Associate Planner
1994 - 2002

In her 8+ years with the City, Jane's main responsibilities as an Associate Planner included:

- Developing studies and reports to support new and updated plans, programs, and regulations
- Reviewing and assisting in the review of moderately difficult development proposals and site plans for conformance with codes, plans, and regulations
- Preparing and presenting detailed reports on development proposals to government bodies
- Collecting a variety of statistical data and preparing reports and maps on topics such as census information, land use, tax base data, and occupancy rates
- Evaluating or assisted in the evaluation of re-zonings, ordinance and General Plan amendments, site plans, special use permits, variances, and other proposals
- Acting as liaison between community groups, government agencies, developers, and elected officials in developing neighborhood plans
- Making presentations to boards, commission, and interest groups

City of Healdsburg
Assistant Planner
1990 – 1994

Jane began her professional planning career in the City of Healdsburg, where she worked the front counter providing zoning and property development information to the public; processed development applications including variances, use permits, design review and subdivisions; and made presentations to the Planning Commission. She returned to college to earn her Master's degree while working for the City.

Michael Renner, CBO

Director of Disaster Recovery Services

Experience
20+ years

Education
Building Inspection Technology Program Butte College, California

Certifications
ICC Certified Building Official
ICC Residential Building Inspector
ICC Residential Mechanical Inspector
ICC Residential Combination Inspector
ICC Commercial Building Inspector
ICC Residential Plans Examiner
ICC Residential Plumbing Inspector
ICC Building Plans Examiner
ICC Residential Electrical Inspector
ICC Building Inspector
ICC Building Code Specialist
State of California Post Disaster Safety Assessment Evaluator

Professional Affiliations
CA Building Officials Assoc. of CA.
International Code Council, ICC
Sacramento Valley Assoc of Building Officials
Green Building Council Assoc.
Served on Board for ICC East Bay Chapter.

Experience Summary

Mr. Renner is a highly experienced development professional, with extensive administration and management experience. He has successfully guided development department staff in inspection and plan review through all phases of complex and capital-intensive projects. He is experienced utilizing development department permitting software and directing all department responsibilities, including plan review, multi-discipline inspections, office and field supervision, regulatory compliance, code interpretation, and project acceptance. Michael is a result-oriented leader and is regarded as a mentor to many junior staff members. With his customer-first attitude and approach, he makes a difference to those he works with through his skills in complaint resolution, problem solving and team building.

Michael's management approach focuses on mentoring his staff and improving department processes to ensure services are delivered with a high level of customer service. He is committed to serving the needs of our clients through strong leadership and an effective collaborative approach. Michael has knowledge of building and fire codes for local, state and federal ordinances and health regulations. Michael has managed several billion-dollar post-disaster recovery efforts resulting from devastation wildfires including:

- County of Maui Permit Recovery Center: $6 Billion
- Sonoma County Resiliency Permit Center: $5 Billion
- Town of Paradise, Paradise Fire Recovery: $9.5 Billion

Select Professional Experience

County of Maui, HI – Permit Recovery Center (PRC) | 2024 - Present
Director

The 2023 Maui Wildfires were a series of destructive fires that swept throughout Maui, HI, in August 2023. The fires inflicted severe damage, particularly in the historic town of Lāhainā on Maui's western peninsula, destroying a significant portion of the town and resulting in the damage or destruction of over 3,000 structures.

The Permit Recovery Center (PRC) is an on-site disaster recovery center exclusively dedicated to providing a vital resource for those who are looking to rebuild in fire-affected areas in Lahaina and Kula as they navigate the permitting process offering a full range of development services to residents, contractors, and developers in the County of Maui.

County of Sonoma, CA – Resiliency Permit Center (RPC) | 2019 – 2023

Executive Project Manager

The 2017 Complex Fires resulted in the destruction of 3,000+ residential structures in unincorporated Sonoma County. The Resiliency Permit Center is an on-site disaster recovery center exclusively dedicated to the residential reconstruction permitting needs and offers a full range of development services to residents, contractors, and developers in Sonoma County. Michael served as the Executive Project Manager and oversaw the RPC from staff recruitment, community outreach, the implementation of permitting procedures, plan review management, and building inspections, all while maintaining a cohesive partnership between the County of Sonoma and the 4LEAF, Inc.

In the Spring of 2019, the County of Sonoma suffered extensive flooding due the rising waters of the Russian River. Michael was able to immediately dispatch 20 inspectors to inspect/assess the damages caused to properties because of the flood. This saved the County a significant amount of time and money by privatizing the work which was completed over a three-day period.

Town of Paradise - Fire Recovery | 2019 – 2022

Executive Project Manager

Michael was the Executive Project Manager responsible for the management of the Community Development Services to the Town of Paradise. This four-year contract was put into place and 4LEAF was to provide permitting, plan review, building inspections, public works inspections, planning, code enforcement, debris removal management, and public outreach for the **$9.5 Billion rebuild** set to take place over the next 10 years. 4LEAF assisted the Town with a post disaster recovery-centered office that offers permit intake and processing, record support, plan review, and inspections services for the peak rebuild during the next several years. This office offers the full range of planning and building assistance to residents, contractors, and developers. In addition, 4LEAF provided outreach specialists to help provide education and outreach to the community on processes and progress of rebuilding. 4LEAF and its staff utilized the Accela software for permitting and building.

Calaveras County, CA – Butte Fire Recovery | 2016 – 2017

Interim Building Official

Michael acted as the Interim Building Official during the Butte Fire Recovery process. The Butte Fire burned over 70,000 acres and destroyed over 1,000 structures throughout the County. Michael oversaw the expedited redevelopment of the County.

West Coast Code Consultants, Inc., San Ramon, CA | 2016 – 2019

Regional Manager

Michael oversaw the North Bay, Sacramento, and Central California Region providing Project Management and Building Official services. He was responsible for the oversight, coordination and quality control of the various service lines to WC3's regional clients. Michael has recently served as the project manager for the Sonoma County Resiliency Permit Center, interim Building Official for the County of Calaveras, the County of Napa, the City of Parlier, and the City of Livingston.

Interwest Consulting Group, Stockton, CA | 2012 -2016

Building Official

Michael provided review services for residential and non-residential construction project plans for compliance with California Building, Plumbing, Mechanical, Electrical Codes, Energy Standards and California Accessibility Standards, state and local building codes, policies, amendments, and ordinances. He provided as-needed in-house plan review services for the County of Napa and the Town of Atherton.

Self-Employed, Modesto, CA | 2009- 2012

Consultant

Michael worked with various contractors in Northern California reviewing and inspecting construction projects for compliance with all State, Federal, and local policies and regulations.

Vanessa Morales

Plan Review Coordinator Manager

Experience
9+ Years

Skills
Data Entry
Quickbooks
Microsoft Office
Inventory Management

Education
AA Business Administration
Las Positas College

Experience Summary

Vanessa is a highly organized Plan Review Coordinator Manager with years of experience in management, recordkeeping, and data auditing. Her background in customer service prepared her to effectively serve the public's needs at the Building Department counter, and her excellent interpersonal skills heighten her capacity to build rapport with clients. Vanessa is proficient in the analysis and interpretation of data, which contributes to her ability to explain rules and regulations to permit applicants clearly and concisely. Vanessa has a remarkable drive to excel, and she routinely offers motivation and support to colleagues who need extra encouragement.

Select Professional Experience

4LEAF Inc.
Plan Review Coordinator Manager
2021 – Present
Vanessa is a dedicated team member who demonstrates natural leadership qualities in her position as Permitting Manager. She helps operate and maintain Building Departments by assisting customers, reviewing applications and plan submittals, collaborating with other departments and agencies, handling fees, and scheduling inspections. Her responsibilities as Permitting Manager includes:

- Issuing and tracking permits throughout the course of the permitting process.
- Managing incoming and outgoing calls and obtaining appropriate permits for construction a variety of construction projects.
- Assisting applicants throughout the permit application process by answering questions, addressing concerns, and providing guidance.
- Coordinating and scheduling appointments for project inspections.
- Filing blueprints, permits, drawings, and other physical documents in addition to managing, retrieving, organizing, recording, and preserving data electronically.
- Collaborating with designers to develop handouts and other informational material for clients.
- Examining plans, blueprints, and other documents to verify accuracy and completeness according to the build code and assisting building inspectors.
- Serving as a liaison between the public and community development.
- Creating permit files and distributing applications for review, updating, and maintaining permitting records, tracking, and reporting on permit activity, and determining and collecting permit fees.

The North Face - CA
Stock Supervisor
2019 - 2021

- Achieved store sales goals by ensuring associates delivered brand standards, exceptional customer service, and utilized their selling model.
- Provided administrative support and participated in business operations.
- Collaborated with the management team to compose forecasts of sales goals and subsequent courses of action.
- Assessed payroll and made necessary budgeting adjustments.

The North Face - CA
Sales Supervisor
2017 - 2019

- Contributed to the achievement of target shrink percentage.
- Audited business operations according to company standards and devised methods to improve company productivity.
- Implemented training and accountability tools to better support brand standards.
- Followed process protocols, investigated in-transit units to verify receipt and tracked and reported missing units.

V & D Jewelry - CA
Bookkeeper
2016 - 2018

- Recorded transactions and transferred translated data into Quickbooks.
- Provided financial statements upon request and/or regularly scheduled posts.
- Tracked fixed and current expenses and maintained daily records.
- Restructured inventory processes, subsequently improving overall business performance.
- Monitored inventory levels and ensured that the needs of the business were satisfied.

Augie Cerdan, FPE

Fire Services Manager / Fire Protection Engineer

Experience
34+ years

Education
B.S., Mechanical Engineering, University of California, Davis

Licenses
CA Fire Protection Engineer, #1579

Experience Summary

Augie has over 34 years of experience as a Fire Protection Engineer and has a successful history of holding management level positions. He is extremely knowledgeable about the Fire Prevention industry and also has experience providing building department services, as he played a crucial role in providing permit processing services in a few of his previous roles. Augie specializes in performing fire-related engineering reviews to ensure compliance with safety ordinances and codes of practice. The knowledge that he's accumulated through his decades of experience in tandem with his hard-working mentality and ability to work others makes Augie a true asset to any team he works with.

Select Project Experience

4LEAF, Inc.
Fire Services Manager / Fire Protection Engineer
2024 - Present
On behalf of 4LEAF for multiple municipalities needs, Augie performs professional engineering reviews for fire protection plans and systems, equivalency proposals, permit applications, subdivision maps, etc., to ensure compliance with applicable codes, ordinances, and standards. He also reviews site permits, architectural, mechanical, electrical, and plumbing plans and specifications for code compliance; ensures that fire code provisions are included where hazardous processes and/or dangerous chemicals or radioactive materials are involved; and reviews codes, ordinances, and fire protection standards.

Interwest Consulting Group
Fire Protection Engineer / Fire Protection Manager
2018 – 2024

- Examined and noted deficiencies of plans, calculations, and specifications associated with the review of site and building plans, fire suppression alarm systems, industrial processes, hazardous materials, and specifications for new building and building modifications to ensure compliance with Federal, State, and local fire and life safety ordinances, laws, and codes.
- Made recommendations and provided technical advice to clients, staff, developers, architects, and engineers related to codes, ordinances, and standards.
- Managed the Interwest Fire Division.

City of Folsom
Fire Protection Engineer
1999 – 2018

- Conducted functional tests and field inspections of construction sites; suppression, detection, and alarm systems; means of egress; fire barriers and smoke management systems.
- Played a vital role in providing construction permitting services as the Fire Department's representative for community development that resulted in a one-stop permit counter at City Hall.
- Spearheaded the over-the-counter plan checking and permitting services for the City's building permit and fire protection system applications at the public counter of the Community Development Department.

City of Sunnyvale, Department of Public Safety
Fire Protection Engineer
1990 – 1999

Regina De La Cruz

Administrative Support / Lead Process Mapping Analyst

Experience
21+ years

Certifications
ICC Permit Technician

Education
A.S. Human Resources and Management, Santa Rosa Junior College
A.S. Public Administration, Santa Rosa Junior College (In Progress)
Making of Leaders, Dominican University of California

Experience Summary

Regina is a seasoned professional with over 21 years of experience in a multitude of disciplines such as administration, process mapping, contract management, planning, building, engineering, code compliance, and development. She has the knowledge to analyze and document the workflows involved in the permitting, planning, and other building departmental operations and create a streamlined process to enhance the planning and building department functions. Regina works well with diverse stakeholders to accomplish objectives, drive productivity, and improve efficiency within the departments.

Select Professional Experience

4LEAF, Inc.
Administrative Support & Lead Process Mapping Analyst
2023 – Present

Regina serves as Lead Process Mapping Analyst & Administrative Support for 4LEAF, and her responsibilities involve coordinating and managing projects from conception to completion and creating more improved processes for departments. Organizes resources, manages timelines, and ensures project objectives are met within budget and scope. Facilitates communication between project stakeholders, including clients, and team members, to ensure alignment and progress. Regina excels in communication, team collaboration, and problem-solving to drive project success.

County of Sonoma
Deputy Director, Administration
2012 – 2023

- Managed a $67 million budget in the coordination of planning, building, engineering, well and septic, and code compliance services.
- Handled important records and subpoenas, ensuring that they stayed secure.
- Acted as a liaison with legal counsel to review contracts, local fee ordinance, county codes, and address any issues relating to the law.
- Collaborated with other positions of leadership to identify and implement processes requiring improvement to facilitate growth and success.
- Managed Department Information systems, and Geographic Information Systems
- Managed Human Resources and Risk Management

Scott Martin, P. E.

Quality Control Manager / Senor Civil Engineer

Experience
26+ years

Education
B.S., Civil Engineering
University of California, Irvine

Certifications
CA Registered Civil Engineer
License # 59091
NV Registered Civil Engineer
License # 019922
ICC, Building Plans Examiner

Professional Affiliations
ICC – International Code Council
Structural Engineers of Northern California (SEAOC)
ASCE

Experience Summary

Scott has more than 26 years of engineering experience and has performed a multitude of plan reviews for many different disciplines including OSHPD 3, DSA Projects, and various municipal reviews for clients throughout California. Scott's day-to-day activities include the review of plans submitted to local jurisdictions, creation and submission of plan check letters, and constant communication with all project stakeholders.

In addition, Scott is often tasked with the education of building code to applicants. He is instrumental in establishing the new templates for all new clients to establish the municipal preferences for commercial and residential plan check and makes an asset to any team, project, and jurisdiction he is assigned.

Select Professional Experience

4LEAF, Inc.
Quality Control Manager / Senior Civil Engineer
2014 - Present
Since 2014, Scott has been 4LEAF's Senior Plan Check Engineer with a focus on Structural and Civil review. Scott has worked on a plethora of 4LEAF's largest commercial reviews. Currently, Scott reviewed the Zuckerberg Chen School for the City of East Palo Alto, several large Commercial Projects for the County of San Mateo's Project Development Unit including a $120 Million Medical Office Building, two large County facility buildings, and several large reviews for the University of California, Santa Barbara including the $1.5 Billion Munger Hall Project. In addition, Scott is 4LEAF's Lead Quality Control Plan Review Manager where he is responsible for the final reviews of all outgoing projects. Scott also regularly trains 4LEAF personnel (Engineers and non-structural) on various plan review guidelines and code updates.

4LEAF, Inc. (City of Palo Alto)
Structural Plan Check Engineer
2012 - 2013
Starting in December of 2013, Scott accepted a position to perform and manage plan reviews in the Central Valley and Central Coast for many of 4LEAF's clientele. Since 2012, Scott has worked for 4LEAF as a structural plan review engineer and was tasked to the City of Palo Alto where he was often assigned to work with the public and architects to answer building code related questions and to provide excellent customer service. In addition, Scott performed many large-scale plan reviews for the City including:

- Workday Campus (6 Stories) - $50 Million
- Stanford Medical Center (6 Stories) - $32 Million
- VMWare HTE Tenant Improvement - $25 Million
- Hilton Hotel and Underground Parking - $18 Million
- VMWare Parking Structure 2 - $14 Million
- Stanford Hospital Site Development - $13 Million
- 260 California (3 Story mixed-use & underground parking) - $10 M
- Thermal Vacuum Chamber - $9.7 Million
- VMWare Parking Structure (4 Levels) - $6.8 Million
- 4-Story Tenant Improvement for Survey Monkey - $6.1 Million

Willdan Engineering – Fresno, CA
Structural Plan Check Engineer
2007 - 2010
Scott performed structural plan reviews on behalf of Willdan Engineering for numerous jurisdictions throughout California. Scott was tasked with the plan review, creation of the plan check letter, communicating with project stakeholders, and educating the applicants on current building codes and standards. Some of Scott's projects included:

- CSU Humboldt Student Center Expansion; Arcata, CA
- Park Place: Res/Office/Retail over Parking; Paso Robles, CA
- CalRENEW-1 Solar Power Farm; Mendota, CA
- City of Winters Police/Fire Complex; Winters, CA
- UC Davis Hyatt Place Hotel; Davis, CA

Advanced Structural Design, Inc. – Fresno, CA
Project Engineer
1998 - 2007
Scott was a Project Engineer for nearly ten years with Advanced Structural Design out of Fresno. Scott was responsible for engineering design, drafting (AutoCAD & hand), shop drawing review, and coordination with clients.

- Mt. Whitney Classroom Buildings; Visalia CA (DSA #02-107633)
- Plumber's Union Expansion; Fresno, CA
- Oak Valley New Admin; Tulare Co., CA
- Paul Evert's RV Expansion and New Canopies; Fresno, CA
- Grizzlies Stadium; Fresno, CA

Alejandra "Alex" Molina

Code Enforcement Manager

Experience
21+ years

Education
Lee College, BS
College of the Canyon, AA

Certification
PC 832
Situation Awareness Specialist (SAS)
Applied Verbal De-Escalation (AVDE)

Memberships
California Association of Code Enforcement
American Association of Code Enforcement

Experience Summary

Alejandra is a highly dedicated professional with extensive experience relating to Code Enforcement Management. She is detail-oriented and precise, with superb organizational talents and is adept in strategically planning project directions and management systems that produce at the most effective performance levels. Alejandra is an excellent bilingual communicator who interacts effectively with property owners, building contractors, government officials, and citizens to address and resolve any problems.

Select Professional Experience

4LEAF, Inc.
Code Enforcement Manager
2023 – Present
Alejandra joined 4LEAF as a Code Enforcement Manager and is responsible for:

- Planning, directing, coordinating, and reviewing the work plan for Code Enforcement staff.
- Assigning work activities, projects, and programs and reviewing and evaluating work products.
- Overseeing and providing direction in the management and enforcement of all Code Enforcement programs.
- Selecting, training, and evaluating Code Enforcement personnel, including the coordination of staff training.

City of Santa Monica
Lead Code Enforcement Officer
2022 – 2023

- Responsible for business development and operational functions involving Code Enforcement Management for various government agencies.
- Serviced existing accounts and built new relationships to establish new clients.
- Build relationships with Code Enforcement Departments/Staff and advise on services.

City of Malibu
Code Enforcement Officer
2018 – 2022

- Coordinated and executed the Code Enforcement division work plans.
- Managed the development and implementation of Building and Code Enforcement.

Isolda Lobao

Regional Plan Review Coordinator Lead

Experience
25+ years

Certifications
ICC Permit Technician

Skills
Acella
BlueBeam
New World Permit
QuickBooks
INFOR

Experience Summary

Isolda is a dedicated and highly experienced professional with over 15 years of administrative and technical expertise, primarily within the building and permitting sectors. She currently serves as a Plan Review Coordinator, where she plays a key role in assisting internal routing and ensuring the timely and efficient completion of plan reviews. Isolda coordinates with specialized staff to ensure each review is aligned with the unique needs of the client, demonstrating her strong organizational skills and commitment to service excellence.

Professional Experience

4LEAF, Inc.
Regional Plan Review Coordinator Lead
2025 - Present

- Lead the coordination of the internal routing of plan reviews to ensure alignment with project scope and client-specific requirements.
- Assists in managing the plan review process from intake to completion, ensuring timely and accurate processing.
- Collaborates with multidisciplinary teams to assign reviews to appropriate technical staff based on expertise.
- Maintains strong communication with clients to ensure expectations are met and tailored service is delivered.
- Monitors progress of active reviews and facilitates solutions to streamline workflow and meet project deadlines.
- Supports continuous improvement efforts within the plan review process to enhance efficiency and client satisfaction.

County of Santa Cruz
Senior Building Permit Technician
2020 – 2025

- Managed all facets of the building division permit center activities including front counter inquiries, permit intake, resubmittals, assisting the public with code enforcement guidance, and more.
- Prepared final documents of issuance, calculated fees and verified required documents were present while facilitating effective and friendly communication between developers, property owners, and contractors with various agencies located within the department.

4LEAF, Inc.
Building Permit Technician
2017 – 2020

- Provided information and direction to the public on building issues, applicable local, state, and federal requirements, building codes, ordinances, documents, and more.
- Verified that the required permits, licenses, and insurances had been obtained as well as calculating and processing permits and mitigation fees.

City of Sacramento
Building Permit Technician
2018 – 2019

- Guided applicants in the intake and processing of building permit applications for residential, commercial, and industrial projects within the jurisdiction.
- Processed electronic and physical plans for completeness by ensuring all supporting documents were provided and all applicable fees were invoiced.

Sacred Heart Catholic Church
Office Assistant
2012 – 2017

- Tracked the tuition fees for religious education families and sent out quarterly statements.
- Managed the permanent Sacramental records for the parish and prepared various official documents.

JTA Services Inc.
REO Processor
2008 – 2012

- Provided excellent customer service to both internal and external customers.
- Prioritized attention to detail within a rapidly shifting service-oriented environment.

R&M Pool Service & Supply Inc.
Office Manager
2006 - 2007

- Responsible for the successful operation of an established retail store as well as taking inventory and ordering supplies.
- Frequently interacted with customers with excellent customer service skills focused on ensuring that the needs of the customer were the highest priority.

Pedro's Drywall Inc.
Office Manager
1999 – 2004

- Managed weekly payroll, bank reconciliation's, electric payroll tax deposits, receivable accounts, and payable accounts.
- Maintained record for yearend audits, workman's compensation, payroll insurance, and more.

Mark Ellis, CBO

Regional Area Liaison / Building Official

Experience

30+ years

Education

Butte, Modesto and Santa Ana College with majors in Building Inspection, Building Dept. Administration, and Fire Technology.

Leadership Turlock Graduate (1 Year course on business and government)

Certificates

ICC Building Official
ICC Combination Inspector
ICC Residential Combination Inspector
ICC Combination Dwelling Inspector
ICC Building Inspector
ICC Plumbing Inspector
ICC Mechanical Inspector
ICC Electrical Inspector
ICC Plumbing Inspector UPC

Experience Summary

Mark is an ICC Certified Building Official with more than 30 years of experience working within municipal Building Departments in multiple different capacities. As a Building Official Mark has successfully managed the budget and staff of Building and Safety Departments that included Building Inspection, Plan Review, and Permit Counter. Mark has served as the Building Official for such jurisdictions as the cities of Santa Cruz and Turlock. As a Building Inspector Mark has conducted inspections on many residential, commercial, and industrial buildings and has worked on numerous projects as was a post-earthquake disaster evaluation Responder for the 1994 Northridge earthquake.

Select Professional Experience

4LEAF, Inc.
Regional Area Liaison / Building Official
2024 – Present

Mark is local to the Monterey Bay Area and served 25 years of his career as a Chief Building Official. Mark will serve as an area Liaison for 4LEAF where he will assist local Code Officials on Code interpretations and management advice. In addition, Mark will work to recruit and recommend personnel throughout the Santa Cruz County, San Benito County, and Monterey County areas. Mark will also be a regular attendee and participant at local area chapters and represent 4LEAF in our new Monterey Office.

City of Santa Cruz
Building Official
2010 – 2024

- Responsible for Building & Safety division operations including plan review, inspection and public counter. Administer department budget, coordinate activities with other departments, city manager's office and council. Monterey Chapter ICC President/Building Official of the Year (2014).

- Accomplishments include code adoption and ordinance updates, division reorganization (job descriptions/structure), staff development and maintaining service delivery with 4 (3 key) staff vacancies.
- Provided disaster support to Harbor during tsunami damage recovery. Provided support to neighboring city to mitigate flood damage/loss of residential homes. Provided support to Napa as part of post-earthquake disaster team.

City of Turlock
Chief Building Official
1999 – 2009

- Administration of Building & Safety division during a time of high construction activity and community growth.
- Maintain and enhance professional relationships with design professionals, development community, colleagues and up to 20 division staff.
- 2005 Chairperson, California Building Official's Annual Business Meeting.
- 2004 President, Yosemite Chapter of ICC.
- 1999 – 2000 Instructor, Turlock Development Academy.

City of Turlock
Building Inspector (I, II, Senior, Supervising)
1989 – 1999

- Conduct combination inspections of residential, commercial and industrial buildings and structures, coordinating with builders, owners and designers.
- Emergency response support for Police/Fire (Fire Damage, Vehicle vs Building, etc.).
- Plan Review for compliance with applicable California Building Standards.
- Train, mentor and supervise team (inspectors, plans examiners, admin. staff).
- Responder-1994 Northridge post-earthquake disaster evaluation team.

Prior experience in construction and as a Firefighter (OCFD, CDF-Butte County)

Minerva "Minnie" Arredondo, CBO, CALOES

Proposed Building Official

Experience
25+ years

Certifications
ICC Certified Building Official
ICC Certified Permit Technician

Affiliations/Accomplishments
United States Marine Corps.
Honorable Discharge, 1986

Associations
International Code Council
ICC Monterey Bay Chapter

Experience Summary

Minnie is an experienced Permit Center Manager and Building Official based in the Monterey Bay Area. She has more than 25 years of experience and is skilled in setting up management systems such as manuals, procedures, and documentation. She is adept in providing high-quality customer service, maintaining department databases and administrative files, scheduling inspections, and supervising Building Department staff and processes to maintain efficiency in the Department. Minnie adapts easily to new processes and environments and can quickly learn new skills and apply them efficiently. She works well under pressure, is bilingual, organized, highly dedicated, can multitask, and is a great problem solver.

Select Project Experience

4LEAF, Inc. – (Monterey Bay Area including the City of Greenfield)
Permit Center Manager / Building Official
2020 - Present

Minnie is a steadfast team member who demonstrates natural leadership qualities in her position as Permit Center Manager and Assistant Building Official. Minnie is currently assigned to the City of Greenfield where she is working on several large development projects, including the Airport Museum and workforce housing projects. Minnie is proficient in multiple Building Department software including Acella, Trak-It, Tyler, and iWorQ. She helps operate and maintain the Department by assisting customers, reviewing all applications and plan submittals, collaborating with other departments and agencies, and scheduling inspections. In addition, she assists the City in improving the efficiency of the Building Department by:

- Managing Department staff and ensuring a seamless work environment
- Supervising project procedures and processes
- Creating and updating informational handouts
- Reducing the turn-around timeframe for plan reviews
- Sustaining high morale within the Department
- Providing public assistance relating to the building permit application process
- Auditing processes, financial files, and efficiency of "Contracted" Building Departments
- Assisting the Code Enforcement Officer with code violations, legal notices, and compliance
- Maintaining the City's permit software by extracting data and converting to alternate platforms, report writing, and troubleshooting problems
- Training existing staff on processes and procedures

Interwest Consulting Group
Senior Permit Technician
2017 - 2019
Minnie was predominantly assigned to work on behalf of Interwest for the City of Elk Grove. Minnie worked with clients to facilitate the processing of construction projects, assisted with all duties (from reviewing application submittals for completeness and accuracy to building permit issuance), and completed and maintained records, reports, documents, and correspondence. Additional responsibilities included:

- Assisting with fee calculations for residential and commercial projects
- Coordinating approvals from different City departments and other agencies that were required prior to the permit issuance
- Processing temporary and permanent certificates of occupancy
- Working closely with Development Engineering, Emergency Services, Developers, and Project Engineers in providing block numbers, street name approvals, reviewing street flows, and addressing for new subdivisions

4LEAF, Inc. – City of Lathrop, CA
Permit Technician
2015 - 2017
As contract staff to the City of Lathrop, Minnie performed all job duties relating to maintaining and operating a Building Department. She collaborated with City staff and consultants to ensure construction projects were routed through the proper departments efficiently and in a timely manner. Minnie also assisted developers, homebuilders, and homeowners with their plans and applications.

Newman Flange and Fitting Company
Inside Salesperson
2011 - 2015
In this position, Minnie calculated fees for quotes and provided product information to clients. She was responsible for reviewing purchase orders for accuracy and ensured that all orders were entered and manufactured per ASTM/ASME Codes. Minnie created work orders and coordinated with other departments to ensure timely delivery, invoiced customers, and addressed customer concerns.

Precision Inspection Company
Senior Permit Technician
1999 - 2009
In her first role as a Permit Technician (which progressed her into a Senior position), Minnie provided public assistance relating to the Building Permit Application process as contract staff to multiple municipalities. She routed Building Permit Applications and plans to appropriate departments and agencies, scheduled inspections, and calculated Building, Plan Review, and City Impact Fees for construction projects. Minnie also conducted Section 8 housing inspections, provided administrative assistance to Code Enforcement Officers, and maintained Company-wide permitting software. On behalf of Precision, Minnie worked for jurisdictions such as the Cities of Hollister, Newman, Gustine, and Los Banos.

4LEAINC-01 MINED1

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY) 8/14/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER License # 0C41366
Granite Professional Insurance Brokerage, Inc.
360 Lindbergh Avenue
Livermore, CA 94551

CONTACT NAME:
PHONE (A/C, No, Ext): (925) 462-8400 FAX (A/C, No): (925) 462-8888
E-MAIL ADDRESS: commercial@graniteins.com

INSURER(S) AFFORDING COVERAGE	NAIC #
INSURER A : Travelers Property Casualty Company of America	25674
INSURER B : Travelers Indemnity Company of Connecticut	25682
INSURER C : Berkshire Hathaway Homestate	20044
INSURER D : HDI Global Specialty SE	
INSURER E :	
INSURER F :	

INSURED
4LEAF, Inc.
2126 Rheem Dr
Pleasanton, CA 94588

COVERAGES CERTIFICATE NUMBER: REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	X COMMERCIAL GENERAL LIABILITY CLAIMS-MADE X OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: POLICY X PRO-JECT LOC OTHER:	X	X	6806X631656	3/15/2025	3/15/2026	EACH OCCURRENCE $ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) $ 1,000,000 MED EXP (Any one person) $ 5,000 PERSONAL & ADV INJURY $ 1,000,000 GENERAL AGGREGATE $ 2,000,000 PRODUCTS - COMP/OP AGG $ 2,000,000 $	
B	AUTOMOBILE LIABILITY X ANY AUTO OWNED AUTOS ONLY / SCHEDULED AUTOS X HIRED AUTOS ONLY / X NON-OWNED AUTOS ONLY	X	X	BA6X632782	3/15/2025	3/15/2026	COMBINED SINGLE LIMIT (Ea accident) $ 1,000,000 BODILY INJURY (Per person) $ BODILY INJURY (Per accident) $ PROPERTY DAMAGE (Per accident) $ $	
A	X UMBRELLA LIAB X OCCUR EXCESS LIAB CLAIMS-MADE DED X RETENTION $ 0			CUP6X635599	3/15/2025	3/15/2026	EACH OCCURRENCE $ 6,000,000 AGGREGATE $ 6,000,000 $	
C	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) Y / N Y If yes, describe under DESCRIPTION OF OPERATIONS below	N / A	X	FOWC623693	3/15/2025	3/15/2026	X PER STATUTE / OTH-ER E.L. EACH ACCIDENT $ 1,000,000 E.L. DISEASE - EA EMPLOYEE $ 1,000,000 E.L. DISEASE - POLICY LIMIT $ 1,000,000	
D	Professional Liab			FRS-H-P-PL-00012109-01	3/15/2025	3/15/2026	Each Claim	2,000,000
D				FRS-H-P-PL-00012109-01	3/15/2025	3/15/2026	Aggregate	4,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
The attached forms apply as required per written contract or written agreements between the listed parties and the insured, which are subject to the policy provisions. In the absence of such written contract or written agreement the attached form may not be applicable.

City of Soledad, its officers, officials, employees, and volunteers s Additional Insured as respects to General Liability and Automobile Liability per Forms CG D3 81 09 15 and CA T3 53 02 15. General Liability is Primary and Non-Contributory per Form CG D3 81 09 15. Automobile Liability is Primary and Non-Contributory per Form CA T4 74 02 16. Waivers of Subrogation apply on General Liability, Automobile Liability and Workers' Compensation policies per Forms CG D3 81 09 15, CA T3 53 02 15 and WC 99 04 10 C. Umbrella Liability Policy Follows Form over underlying General Liability, Automobile Liability and Employer's Liability policies.

CERTIFICATE HOLDER

City of Soledad
248 Main Street
Soledad, CA 93960

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

© 1988-2015 ACORD CORPORATION. All rights reserved.
The ACORD name and logo are registered marks of ACORD

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

BLANKET ADDITIONAL INSURED (ARCHITECTS, ENGINEERS AND SURVEYORS)

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART

1. The following is added to **SECTION II – WHO IS AN INSURED**:

   Any person or organization that you agree in a "written contract requiring insurance" to include as an additional insured on this Coverage Part, but:

   a. Only with respect to liability for "bodily injury", "property damage" or "personal injury"; and

   b. If, and only to the extent that, the injury or damage is caused by acts or omissions of you or your subcontractor in the performance of "your work" to which the "written contract requiring insurance" applies, or in connection with premises owned by or rented to you.

   The person or organization does not qualify as an additional insured:

   c. With respect to the independent acts or omissions of such person or organization; or

   d. For "bodily injury", "property damage" or "personal injury" for which such person or organization has assumed liability in a contract or agreement.

   The insurance provided to such additional insured is limited as follows:

   e. This insurance does not apply on any basis to any person or organization for which coverage as an additional insured specifically is added by another endorsement to this Coverage Part.

   f. This insurance does not apply to the rendering of or failure to render any "professional services".

   g. In the event that the Limits of Insurance of the Coverage Part shown in the Declarations exceed the limits of liability required by the "written contract requiring insurance", the insurance provided to the additional insured shall be limited to the limits of liability required by that "written contract requiring insurance". This endorsement does not increase the limits of insurance described in Section **III** – Limits Of Insurance.

   h. This insurance does not apply to "bodily injury" or "property damage" caused by "your work" and included in the "products-completed operations hazard" unless the "written contract requiring insurance" specifically requires you to provide such coverage for that additional insured, and then the insurance provided to the additional insured applies only to such "bodily injury" or "property damage" that occurs before the end of the period of time for which the "written contract requiring insurance" requires you to provide such coverage or the end of the policy period, whichever is earlier.

2. The following is added to Paragraph **4.a.** of **SECTION IV – COMMERCIAL GENERAL LIABILITY CONDITIONS**:

   The insurance provided to the additional insured is excess over any valid and collectible other insurance, whether primary, excess, contingent or on any other basis, that is available to the additional insured for a loss we cover. However, if you specifically agree in the "written contract requiring insurance" that this insurance provided to the additional insured under this Coverage Part must apply on a primary basis or a primary and non-contributory basis, this insurance is primary to other insurance available to the additional insured which covers that person or organizations as a named insured for such loss, and we will not share with the other insurance, provided that:

   (1) The "bodily injury" or "property damage" for which coverage is sought occurs; and

   (2) The "personal injury" for which coverage is sought arises out of an offense committed;

   after you have signed that "written contract requiring insurance". But this insurance provided to the additional insured still is excess over valid and collectible other insurance, whether primary, excess, contingent or on any other basis, that is available to the additional insured when that person or organization is an additional insured under any other insurance.

© 2015 The Travelers Indemnity Company. All rights reserved.
Includes the copyrighted material of Insurance Services Office, Inc., with its permission

3. The following is added to Paragraph **8.**, **Transfer Of Rights Of Recovery Against Others To Us**, of **SECTION IV – COMMERCIAL GENERAL LIABILITY CONDITIONS**:

   We waive any right of recovery we may have against any person or organization because of payments we make for "bodily injury", "property damage" or "personal injury" arising out of "your work" performed by you, or on your behalf, done under a "written contract requiring insurance" with that person or organization. We waive this right only where you have agreed to do so as part of the "written contract requiring insurance" with such person or organization signed by you before, and in effect when, the "bodily injury" or "property damage" occurs, or the "personal injury" offense is committed.

4. The following definition is added to the **DEFINITIONS** Section:

   "Written contract requiring insurance" means that part of any written contract under which you are required to include a person or organization as an additional insured on this Coverage Part, provided that the "bodily injury" and "property damage" occurs and the "personal injury" is caused by an offense committed:

   a. After you have signed that written contract;

   b. While that part of the written contract is in effect; and

   c. Before the end of the policy period.

© 2015 The Travelers Indemnity Company. All rights reserved.
Includes the copyrighted material of Insurance Services Office, Inc., with its permission

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

BUSINESS AUTO EXTENSION ENDORSEMENT

This endorsement modifies insurance provided under the following:

BUSINESS AUTO COVERAGE FORM

GENERAL DESCRIPTION OF COVERAGE – This endorsement broadens coverage. However, coverage for any injury, damage or medical expenses described in any of the provisions of this endorsement may be excluded or limited by another endorsement to the Coverage Part, and these coverage broadening provisions do not apply to the extent that coverage is excluded or limited by such an endorsement. The following listing is a general coverage description only. Limitations and exclusions may apply to these coverages. Read all the provisions of this endorsement and the rest of your policy carefully to determine rights, duties, and what is and is not covered.

A. BROAD FORM NAMED INSURED

B. BLANKET ADDITIONAL INSURED

C. EMPLOYEE HIRED AUTO

D. EMPLOYEES AS INSURED

E. SUPPLEMENTARY PAYMENTS – INCREASED LIMITS

F. HIRED AUTO – LIMITED WORLDWIDE COVERAGE – INDEMNITY BASIS

G. WAIVER OF DEDUCTIBLE – GLASS

H. HIRED AUTO PHYSICAL DAMAGE – LOSS OF USE – INCREASED LIMIT

I. PHYSICAL DAMAGE – TRANSPORTATION EXPENSES – INCREASED LIMIT

J. PERSONAL PROPERTY

K. AIRBAGS

L. NOTICE AND KNOWLEDGE OF ACCIDENT OR LOSS

M. BLANKET WAIVER OF SUBROGATION

N. UNINTENTIONAL ERRORS OR OMISSIONS

PROVISIONS

A. BROAD FORM NAMED INSURED

The following is added to Paragraph **A.1.**, **Who Is An Insured**, of **SECTION II – COVERED AUTOS LIABILITY COVERAGE**:

Any organization you newly acquire or form during the policy period over which you maintain 50% or more ownership interest and that is not separately insured for Business Auto Coverage. Coverage under this provision is afforded only until the 180th day after you acquire or form the organization or the end of the policy period, whichever is earlier.

B. BLANKET ADDITIONAL INSURED

The following is added to Paragraph **c.** in **A.1.**, **Who Is An Insured**, of **SECTION II – COVERED AUTOS LIABILITY COVERAGE**:

Any person or organization who is required under a written contract or agreement between you and that person or organization, that is signed and executed by you before the "bodily injury" or "property damage" occurs and that is in effect during the policy period, to be named as an additional insured is an "insured" for Covered Autos Liability Coverage, but only for damages to which this insurance applies and only to the extent that person or organization qualifies as an "insured" under the Who Is An Insured provision contained in Section **II**.

C. EMPLOYEE HIRED AUTO

1. The following is added to Paragraph **A.1.**, **Who Is An Insured**, of **SECTION II – COVERED AUTOS LIABILITY COVERAGE**:

An "employee" of yours is an "insured" while operating an "auto" hired or rented under a contract or agreement in an "employee's" name, with your permission, while performing duties related to the conduct of your business.

2. The following replaces Paragraph **b.** in **B.5.**, **Other Insurance**, of **SECTION IV – BUSINESS AUTO CONDITIONS**:

b. For Hired Auto Physical Damage Coverage, the following are deemed to be covered "autos" you own:

(1) Any covered "auto" you lease, hire, rent or borrow; and

(2) Any covered "auto" hired or rented by your "employee" under a contract in an "employee's" name, with your

© 2015 The Travelers Indemnity Company. All rights reserved.
Includes copyrighted material of Insurance Services Office, Inc. with its permission.

permission, while performing duties related to the conduct of your business.

However, any "auto" that is leased, hired, rented or borrowed with a driver is not a covered "auto".

D. EMPLOYEES AS INSURED

The following is added to Paragraph **A.1.**, **Who Is An Insured**, of **SECTION II – COVERED AUTOS LIABILITY COVERAGE**:

Any "employee" of yours is an "insured" while using a covered "auto" you don't own, hire or borrow in your business or your personal affairs.

E. SUPPLEMENTARY PAYMENTS – INCREASED LIMITS

1. The following replaces Paragraph **A.2.a.(2)**, of **SECTION II – COVERED AUTOS LIABILITY COVERAGE**:

(2) Up to $3,000 for cost of bail bonds (including bonds for related traffic law violations) required because of an "accident" we cover. We do not have to furnish these bonds.

2. The following replaces Paragraph **A.2.a.(4)**, of **SECTION II – COVERED AUTOS LIABILITY COVERAGE**:

(4) All reasonable expenses incurred by the "insured" at our request, including actual loss of earnings up to $500 a day because of time off from work.

F. HIRED AUTO – LIMITED WORLDWIDE COVERAGE – INDEMNITY BASIS

The following replaces Subparagraph **(5)** in Paragraph **B.7.**, **Policy Period, Coverage Territory**, of **SECTION IV – BUSINESS AUTO CONDITIONS**:

(5) Anywhere in the world, except any country or jurisdiction while any trade sanction, embargo, or similar regulation imposed by the United States of America applies to and prohibits the transaction of business with or within such country or jurisdiction, for Covered Autos Liability Coverage for any covered "auto" that you lease, hire, rent or borrow without a driver for a period of 30 days or less and that is not an "auto" you lease, hire, rent or borrow from any of your "employees", partners (if you are a partnership), members (if you are a limited liability company) or members of their households.

(a) With respect to any claim made or "suit" brought outside the United States of America, the territories and possessions of the United States of America, Puerto Rico and Canada:

(i) You must arrange to defend the "insured" against, and investigate or settle any such claim or "suit" and keep us advised of all proceedings and actions.

(ii) Neither you nor any other involved "insured" will make any settlement without our consent.

(iii) We may, at our discretion, participate in defending the "insured" against, or in the settlement of, any claim or "suit".

(iv) We will reimburse the "insured" for sums that the "insured" legally must pay as damages because of "bodily injury" or "property damage" to which this insurance applies, that the "insured" pays with our consent, but only up to the limit described in Paragraph **C.**, Limits Of Insurance, of SECTION **II** – COVERED AUTOS LIABILITY COVERAGE.

(v) We will reimburse the "insured" for the reasonable expenses incurred with our consent for your investigation of such claims and your defense of the "insured" against any such "suit", but only up to and included within the limit described in Paragraph **C.**, Limits Of Insurance, of SECTION **II** – COVERED AUTOS LIABILITY COVERAGE, and not in addition to such limit. Our duty to make such payments ends when we have used up the applicable limit of insurance in payments for damages, settlements or defense expenses.

(b) This insurance is excess over any valid and collectible other insurance available to the "insured" whether primary, excess, contingent or on any other basis.

(c) This insurance is not a substitute for required or compulsory insurance in any country outside the United States, its territories and possessions, Puerto Rico and Canada.

© 2015 The Travelers Indemnity Company. All rights reserved.
Includes copyrighted material of Insurance Services Office, Inc. with its permission.

You agree to maintain all required or compulsory insurance in any such country up to the minimum limits required by local law. Your failure to comply with compulsory insurance requirements will not invalidate the coverage afforded by this policy, but we will only be liable to the same extent we would have been liable had you complied with the compulsory insurance requirements.

(d) It is understood that we are not an admitted or authorized insurer outside the United States of America, its territories and possessions, Puerto Rico and Canada. We assume no responsibility for the furnishing of certificates of insurance, or for compliance in any way with the laws of other countries relating to insurance.

G. WAIVER OF DEDUCTIBLE – GLASS

The following is added to Paragraph **D.**, **Deductible**, of **SECTION III – PHYSICAL DAMAGE COVERAGE**:

No deductible for a covered "auto" will apply to glass damage if the glass is repaired rather than replaced.

H. HIRED AUTO PHYSICAL DAMAGE – LOSS OF USE – INCREASED LIMIT

The following replaces the last sentence of Paragraph **A.4.b.**, **Loss Of Use Expenses**, of **SECTION III – PHYSICAL DAMAGE COVERAGE**:

However, the most we will pay for any expenses for loss of use is $65 per day, to a maximum of $750 for any one "accident".

I. PHYSICAL DAMAGE – TRANSPORTATION EXPENSES – INCREASED LIMIT

The following replaces the first sentence in Paragraph **A.4.a.**, **Transportation Expenses**, of **SECTION III – PHYSICAL DAMAGE COVERAGE**:

We will pay up to $50 per day to a maximum of $1,500 for temporary transportation expense incurred by you because of the total theft of a covered "auto" of the private passenger type.

J. PERSONAL PROPERTY

The following is added to Paragraph **A.4.**, **Coverage Extensions**, of **SECTION III – PHYSICAL DAMAGE COVERAGE**:

Personal Property

We will pay up to $400 for "loss" to wearing apparel and other personal property which is:

(1) Owned by an "insured"; and

(2) In or on your covered "auto".

This coverage applies only in the event of a total theft of your covered "auto".

No deductibles apply to this Personal Property coverage.

K. AIRBAGS

The following is added to Paragraph **B.3.**, **Exclusions**, of **SECTION III – PHYSICAL DAMAGE COVERAGE**:

Exclusion **3.a.** does not apply to "loss" to one or more airbags in a covered "auto" you own that inflate due to a cause other than a cause of "loss" set forth in Paragraphs **A.1.b.** and **A.1.c.**, but only:

a. If that "auto" is a covered "auto" for Comprehensive Coverage under this policy;

b. The airbags are not covered under any warranty; and

c. The airbags were not intentionally inflated.

We will pay up to a maximum of $1,000 for any one "loss".

L. NOTICE AND KNOWLEDGE OF ACCIDENT OR LOSS

The following is added to Paragraph **A.2.a.**, of **SECTION IV – BUSINESS AUTO CONDITIONS**:

Your duty to give us or our authorized representative prompt notice of the "accident" or "loss" applies only when the "accident" or "loss" is known to:

(a) You (if you are an individual);

(b) A partner (if you are a partnership);

(c) A member (if you are a limited liability company);

(d) An executive officer, director or insurance manager (if you are a corporation or other organization); or

(e) Any "employee" authorized by you to give notice of the "accident" or "loss".

M. BLANKET WAIVER OF SUBROGATION

The following replaces Paragraph **A.5.**, **Transfer Of Rights Of Recovery Against Others To Us**, of **SECTION IV – BUSINESS AUTO CONDITIONS**:

5. Transfer Of Rights Of Recovery Against Others To Us

We waive any right of recovery we may have against any person or organization to the extent required of you by a written contract signed and executed prior to any "accident" or "loss", provided that the "accident" or "loss" arises out of operations contemplated by

© 2015 The Travelers Indemnity Company. All rights reserved.
Includes copyrighted material of Insurance Services Office, Inc. with its permission.

such contract. The waiver applies only to the person or organization designated in such contract.

N. UNINTENTIONAL ERRORS OR OMISSIONS

The following is added to Paragraph **B.2.**, **Concealment, Misrepresentation, Or Fraud**, of **SECTION IV – BUSINESS AUTO CONDITIONS**:

The unintentional omission of, or unintentional error in, any information given by you shall not prejudice your rights under this insurance. However this provision does not affect our right to collect additional premium or exercise our right of cancellation or non-renewal.

© 2015 The Travelers Indemnity Company. All rights reserved.
Includes copyrighted material of Insurance Services Office, Inc. with its permission.

WAIVER OF OUR RIGHT TO RECOVER FROM OTHERS ENDORSEMENT-CALIFORNIA BLANKET BASIS

We have the right to recover our payments from anyone liable for an injury covered by this policy. We will not enforce our right against the person or organization named in the Schedule. (This agreement applies only to the extent that you perform work under a written contract that requires you to obtain this agreement from us.)

The additional premium for this endorsement shall be calculated by applying a factor of 2% to the total manual premium, with a minimum initial charge of $350, then applying all other pricing factors for the policy to this calculated charge to derive the final cost of this endorsement.

This agreement shall not operate directly or indirectly to benefit anyone not named in the Schedule.

Schedule

Blanket Waiver

Person/Organization	Blanket Waiver – Any person or organization for whom the Named Insured has agreed by written contract to furnish this waiver.

Job Description	**Waiver Premium (prior to adjustments)**
All CA Operations	4209.00

This endorsement changes the policy to which it is attached and is effective on the date issued unless otherwise stated.
(The information below is required only when this endorsement is issued subsequent to preparation of the policy.)

Endorsement Effective: 03/15/2025 Policy No.: FOWC623693 Endorsement No.:

Insured: Premium $

Insurance Company: Berkshire Hathaway Homestate Ins Co

Countersigned by _____

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

BLANKET ADDITIONAL INSURED – PRIMARY AND NON-CONTRIBUTORY WITH OTHER INSURANCE

This endorsement modifies insurance provided under the following:

BUSINESS AUTO COVERAGE FORM

PROVISIONS

1. The following is added to Paragraph **A.1.c.**, **Who Is An Insured**, of **SECTION II – COVERED AUTOS LIABILITY COVERAGE**:

   This includes any person or organization who you are required under a written contract or agreement between you and that person or organization, that is signed by you before the "bodily injury" or "property damage" occurs and that is in effect during the policy period, to name as an additional insured for Covered Autos Liability Coverage, but only for damages to which this insurance applies and only to the extent of that person's or organization's liability for the conduct of another "insured".

2. The following is added to Paragraph **B.5.**, **Other Insurance** of **SECTION IV – BUSINESS AUTO CONDITIONS**:

   Regardless of the provisions of paragraph a. and paragraph **d.** of this part **5. Other Insurance,** this insurance is primary to and non-contributory with applicable other insurance under which an additional insured person or organization is the first named insured when the written contract or agreement between you and that person or organization, that is signed by you before the "bodily injury" or "property damage" occurs and that is in effect during the policy period, requires this insurance to be primary and non-contributory.

© 2016 The Travelers Indemnity Company. All rights reserved.
Includes copyrighted material of Insurance Services Office, Inc. with its permission.

AGENDA ITEM NO. 10.

CITY OF SOLEDAD
STAFF REPORT

SUBJECT: **Resolution No. 6324, A Resolution of the City Council of the City of Soledad Authorizing the Destruction of Certain City Records as Provided by Section 34090 of the Government Code of the State of California**

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

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

THROUGH: **Megan Hunter, City Manager**

MEETING DATE: **February 4, 2026**

Recommendation

It is recommended that the City Council of the City of Soledad adopt Resolution No. 6324, "Authorizing the Destruction of Certain City Records as Provided by Section 34090 of the Government Code of the State of California".

Executive Summary

Government Code Section 34090 authorizes city departments, with City Council approval by resolution and written consent from the City Attorney, to destroy records that are no longer required. Effective records management ensures that City records are retained only as long as they have administrative, fiscal, or legal value. Once records no longer serve their intended purpose, they should be destroyed unless they have historical or research significance. Retaining records beyond their useful life increases storage costs and may expose the City to additional time, effort, and expense in responding to public records and legal discovery requests.

Background

Staff has determined that the records identified in the attached Resolution have surpassed the City's retention requirements. Moreover, the City Clerk and the City Attorney have determined that none of the records are needed for legal or operational purposes. Consequently, Staff is recommending that City Council authorize the destruction of the City records identified in the proposed resolution.

Review & Analysis

Government Code Section 34090 states, in part, that unless otherwise provided by law, with the approval of the legislative body by resolution and the written consent of the City Attorney, the head of a city department may destroy any city record, document, instrument, book or paper, under their charge, without making a copy thereof, after the same is no longer required.

Effective records management ensures that records are kept only as long as they have some administrative, fiscal, or legal value. When records no longer fulfill the value for which they were created, they should be destroyed unless they also have some historic or significance for research purposes. Records retained beyond their value "just in case" only add to the City's storage costs and represent potential additional costs and efforts involved in responding to discovery and public records requests.

Proposed Files for Destruction

- 56 Personnel Files – Inactive
- 45 Recruitment Files
- 3 FTO Training Records
- 7 Background Investigation (Non- Hire)

Financial Considerations

If records are not periodically destroyed, storage costs may increase. The City already faces significant space limitations at both City Hall and the Police Department, and retaining these files further reduces available workspace for employees.

Strategic Plan Alignment

Periodic destruction of obsolete files supports efficient, secure, and resilient city operations consistent with Goal 10.4 of the Strategic Plan.

Alternatives

- Adopt the proposed resolution.
- Do not approve the destruction of records. This is not recommended as City Hall and the Police Department have serious space limitations.

Planning/CEQA

The City has determined that the proposed action, the destruction of City records, has no potential for causing a direct or indirect physical change to the environment and as such, is not a project and exempt from analysis per the California Environmental Quality Act (CEQA) (CEQA Guidelines Section 15378).

Public Notice Requirements

None required.

Attachment(s):
Resolution No. 6324
Exhibit A - Records for Destruction

RESOLUTION NO. 6324

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOLEDAD AUTHORIZING THE DESTRUCTION OF CERTAIN CITY RECORDS AS PROVIDED BY SECTION 34090 OF THE GOVERNMENT CODE OF THE STATE OF CALIFORNIA

WHEREAS, maintaining certain records is unnecessary after a certain period of time for the effective and efficient operation of the government of the City of Soledad; and

WHEREAS, Section 34090 of the California Government Code provides a procedure whereby a City record that has served its purpose and is no longer required may be destroyed; and

WHEREAS, Staff has compiled a list of City records for destruction **(Exhibit A),** which has been approved by the City Attorney, and is recommending that the City Council authorize the destruction of said records.

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

Section 1. The records of the City of Soledad, as set forth in Exhibit A, attached hereto and incorporated herein by this reference, are hereby authorized to be destroyed as provided by Section 34090 of the California Government Code.

Section 2. The provisions of Section 1 above do not authorize the destruction of:

a. Records affecting the title of real property or liens thereon.

b. Court Records.

c. Records that are required to be kept by statute.

d. Records less than two (2) years old (except with regard to referendum petitions, which the Elections Code provides may be destroyed eight months after the election).

e. Minutes, ordinances, or resolutions of the City Council, of the City of Soledad, or of a City Board or Commission.

Section 3. The City Clerk shall certify the passage and adoption of this resolution and enter it into the book of original resolutions.

PASSED AND ADOPTED by the City Council of the City of Soledad at a regular meeting duly held on the 4th day of February 2026, 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

CITY OF SOLEDAD
REQUEST FOR DESTRUCTION OF FILES

Department: Human Resources **Date:** February 4, 2026

Description	#	Comments
Personnel Files – Inactive	56	Sworn – 5 (T+5) Non-Sworn – 51 (T+3)
Recruitment Files	45	CL+3
FTO Training Records	3	T+7
Background Investigation (Non-Hire)	7	CL+2

Legend: **CU**=Current Year **AU**=Audit Year **CL**=Closed/Completion **T=**Termination **S**=Supersede

Department Director **Date**

City Manager/City Clerk **Date**

City Attorney **Date**

AGENDA ITEM NO. 1.

CITY OF SOLEDAD
STAFF REPORT

SUBJECT: **Waiver of Reading, Adoption and Read by Title Only Ordinance No. 776, An Ordinance of the City Council of the City of Soledad Amending Various Sections of Title 17-Zoning of the Soledad Municipal Code to Incorporate New Regulations Pertaining to Allowable Uses and Ordinance No. 778, An Ordinance of the City Council of the City of Soledad Amending Chapter 17.39- Density Bonus of Title 17-Zoning of the Soledad Municipal Code to Incorporate New Regulations Pertaining to State Law and Implementation of the Soledad 6th Cycle Housing Element to City Council of the City of Soledad**

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

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

THROUGH: **Megan Hunter, City Manager**

MEETING DATE: **February 4, 2026**

Recommendation

It is recommended that the City Council of the City of Soledad consider waiver of reading, adopt and reading by title only:

1. Ordinance No. 776, An Ordinance of the City Council of the City of Soledad Amending Various Sections of Title 17-Zoning of the Soledad Municipal Code to Incorporate New Regulations Pertaining to Allowable Uses; and
2. Ordinance No. 778, An Ordinance of the City Council of the City of Soledad Amending Chapter 17.39- Density Bonus of Title 17-Zoning of the Soledad Municipal Code to Incorporate New Regulations Pertaining to State Law and Implementation of the Soledad 6th Cycle Housing Element to City Council of the City of Soledad.

Executive Summary

The City of Soledad is advancing Housing Implementation Zoning Amendments to comply with State housing laws, implement Housing Element programs, and support the REAP 2.0 grant objectives. These amendments remove regulatory barriers, promote infill and affordable housing, and streamline development processes to support housing production across all income levels. Developed in consultation with Placeworks Inc., the amendments help ensure compliance with the 6th Cycle RHNA and HCD requirements. The Planning Commission reviewed the amendments on November 20, 2025, and the City Council introduced the ordinances on December 17, 2025. Consideration was continued after a December 17, 2025 public comment letter from the California Housing Defense Fund regarding

Ordinance No. 777 (ADU Chapter), which required additional staff analysis. Ordinance No. 777 will return at a future meeting, while Ordinance Nos. 776 and 778 are moving forward for final City Council consideration.

Background

In August 2024, the City of Soledad adopted the 2023–2031 6th Cycle Housing Element, which establishes the City's goals, policies, and implementation programs for addressing existing and projected housing needs for all income levels. The Housing Element identifies specific strategies to promote the development, preservation, and rehabilitation of housing; remove governmental and regulatory constraints; and ensure alignment between local land use regulations and State housing laws. Key Housing Element objectives include facilitating affordable housing production, encouraging diverse housing types, supporting special needs and senior housing, and streamlining the development review process to reduce unnecessary barriers.

To assist with the implementation of these Housing Element programs, the City received Regional Early Action Planning (REAP 2.0) funding through the Association of Monterey Bay Area Governments (AMBAG). To help with the implementation of this grant and consistency with the Soledad Housing Element, the City of Soledad entered into a contract with Placeworks Inc. This grant provides both financial and technical support for planning initiatives designed to accelerate infill housing development, promote equitable housing opportunities, and support climate-resilient and sustainable growth strategies consistent with regional and State goals.

Because the proposed ordinances include policy updates to multiple land use chapters of the Soledad Municipal Code, they were required to be reviewed by the Soledad Planning Commission before consideration by the City Council. Therefore, on November 20, 2025, the Planning Commission reviewed the proposed ordinances and recommended adoption of the following three zoning ordinances: Ordinance No. 776, amending various sections of Title 17 to update allowable uses and development standards; Ordinance No. 777, updating regulations for Accessory Dwelling Units (ADUs) in Chapter 17.38 to comply with State law and Housing Element objectives; and Ordinance No. 778, amending the Density Bonus provisions in Chapter 17.39 to align with State Density Bonus Law and facilitate the development of affordable housing. This recommendation supports the City's ongoing efforts to implement its Housing Element, remove barriers to housing development, and advance regional housing goals under the REAP 2.0 program.

Following the Planning Commission's recommendation, the City Council conducted the introduction and first reading by title only on December 17, 2025, providing the Council an opportunity to review the proposed changes and ask questions of Staff. The item was originally scheduled for January 14, 2026 for final review and consideration of adoption; however, after the City received a public comment letter from the California Housing Defense Fund (CalHDF) on December 17, 2025 regarding Ordinance No. 777 (ADU Chapter), the entire item was continued to allow Staff additional time to review the comments and prepare a response. As the response required further analysis, Ordinance No. 777 was delayed and will be presented at a future City Council meeting. At this time, Staff is moving forward with Ordinance Nos. 776 and 778 for final review and consideration by the City Council.

Review & Analysis

The City of Soledad is advancing a coordinated set of zoning amendments, collectively referred to as the Housing Implementation Zoning Amendments, to comply with State housing mandates, implement key Housing Element programs, and meet the objectives of the REAP 2.0 grant program. These updates are intended to remove regulatory barriers, support infill and affordable housing development,

and streamline local permitting procedures. Each ordinance addresses specific Housing Element program requirements to ensure the City's Zoning Code facilitates housing production across all income levels, supports the 6th Cycle RHNA targets, and maintains compliance with the California Department of Housing and Community Development (HCD).

On December 17, 2025, the City received a public comment letter (Attachment 2) from the California Housing Defense Fund (CalHDF). Due to the timing of the letter during the holiday period, Staff required additional time to evaluate and address the concerns raised before final City Council action. As a result, Ordinance No. 777 will be continued for review and consideration of adoption at a later meeting to allow for a thorough response and any necessary revisions. The following sections provide a detailed overview of Ordinance No. 776 and 778 including the purpose, key amendments, and anticipated impacts on housing policy and development within the City.

Ordinance No. 776 – Allowable Uses and General Zoning Amendments

Ordinance No. 776 implements multiple Housing Element programs (Programs 3.1.5 and 5.1.1) by updating the City's Zoning Code to clarify allowable uses and development standards for a range of residential types and special housing facilities. The amendments are designed to remove regulatory barriers, promote housing diversity, and ensure consistency across residential zoning districts. A major focus of this ordinance is the inclusion of Residential Care Facilities in all residential zones that permit comparable housing types, consistent with State definitions of "family." This change ensures that seniors and persons with special needs have increased housing options within neighborhoods. Similarly, the ordinance updates standards for Emergency Shelters, including definitions, parking requirements, and siting regulations, to comply with State law (SB 2) and provide clear, predictable guidance for both applicants and City staff.

The ordinance also introduces condominiums as a permitted use in R-1, R-1.5, R-2, and R-3 zones, supporting opportunities for home ownership and enabling a broader range of housing products. To promote efficient land use, a minimum density requirement is established for the R-2 district, encouraging compact, infill development while ensuring residential areas remain functional and consistent. Additionally, R-1 development standards are clarified to maintain a minimum net lot area of 5,000 square feet, providing uniformity and certainty for developers. Finally, the ordinance streamlines the City's Reasonable Accommodation process by removing findings related to potential impacts and alternative measures, which will improve accessibility for persons with disabilities and reduce procedural delays. Overall, these amendments remove unnecessary constraints, support inclusive neighborhood development, and expand the diversity of housing types, aligning directly with the Housing Element and REAP 2.0 objectives to accelerate infill development and promote equitable housing access.

Ordinance No. 778 – Density Bonus

Ordinance No. 778 implements Housing Element Program 2.2.4 by updating the City's Density Bonus provisions to align with State Density Bonus Law (Gov. Code §§ 65915–65918). The ordinance provides a clear, predictable framework for developers seeking incentives, concessions, or waivers to support the inclusion of affordable, senior, and special needs housing in new residential projects. Key updates include clarifying the definitions of "affordable units," "very low-income households," and "senior housing," establishing procedures for requesting bonuses and concessions, and outlining eligibility for mixed-use projects or land donations. The ordinance also provides reference tables summarizing allowable density bonuses and incentives, which improve transparency and ensure consistent application of State law.

General Plan and Housing Element Compliance

The proposed zoning amendments are consistent with the City of Soledad's 2005 General Plan by supporting balanced land use, adequate residential capacity, and long-term housing availability. Specifically, the amendments further Policy L-10 by ensuring the City's zoning framework can accommodate needed housing while maintaining an appropriate balance between residential and employment-generating uses. The updates also support Policy L-12 by maintaining an adequate supply of appropriately designated land to meet projected household growth, providing opportunities for moderate- and below-moderate-income housing. Additionally, the amendments implement Housing Policy H-2 by ensuring sufficient vacant and underutilized land is zoned to meet the City's RHNA-identified housing needs, consistent with regional growth expectations established by AMBAG. Most importantly, the proposed amendments directly support and implement the City's recently adopted 2023–2031 Housing Element, as described earlier in this report, by aligning zoning regulations with State law and the Housing Element's required implementation programs. Collectively, these zoning updates reinforce the City's commitment to aligning land use regulations with its General Plan goals and housing obligations.

Planning Commission Discussion

The Planning Commission reviewed the proposed zoning amendments and recommended approval without any modifications. During Planning Commission discussion, the Commission asked several clarifying questions, with the majority of its discussion centered on the ADU ordinance and associated parking requirements. Commissioners inquired whether the City might consider implementing fee deferrals or other incentives for property owners who construct an ADU and provide an additional on-site parking space. They also expressed interest in evaluating alternative development standards that could allow for parking within front yard areas. Staff will convey this feedback to the City Council for potential consideration in future policy updates; however, the Commission did not recommend any revisions to the proposed ordinance language at this time.

City Council Discussion

The City Council was first introduced to the proposed ordinances on December 17, 2025, at which time the Council approved the ordinances to be advanced to a final hearing. During that meeting, the Council raised several questions and requested clarification on specific provisions within the ordinances. For Ordinance No. 776 (Allowable Uses), the Council discussed amendments to the parking standards for Emergency Shelters. The ordinance was revised to require sufficient parking to accommodate all staff working at the emergency shelter, provided that the parking standards do not impose more restrictive requirements than those applied to other residential or commercial uses within the same zoning district. This clarification ensures that emergency shelters are subject to comparable parking requirements and are not disproportionately regulated relative to similar land uses.

For Ordinance No. 777 (Accessory Dwelling Units), the City Council raised several questions regarding parking, fire sprinkler requirements, and incentives. Since the proposed ordinance will not be brought forward for approval until Staff has completed a thorough review and modifications to the ordinance, concerns initially raised by the Council during the first introduction will be addressed at a future meeting when Ordinance No. 777 gets reintroduced.

Regarding Ordinance No. 778, the Council did not raise any additional questions or concerns. Staff is proceeding with both Ordinance No. 776 and 778 for final review and consideration.

Conclusion

The proposed Zoning Code amendments collectively implement key Housing Element programs, ensure consistency with State housing law, and advance regional housing objectives under the REAP 2.0 framework. Adoption of these ordinances will remove identified regulatory constraints, promote housing diversity, and streamline the production of affordable, senior, and special needs housing. By codifying these updates, the City fosters residential development that meets the needs of lower-income and special needs populations, directly supports the goals of the Housing Element, and eliminates potential governmental barriers to housing development. Additionally, these amendments advance REAP 2.0 objectives by facilitating infill housing, providing greater predictability in development approvals, and helping the City achieve regional housing targets under the 6th Cycle RHNA, thereby supporting equitable and sustainable community growth.

Financial Considerations

The City of Soledad received $79,985 through the REAP 2.0 Grant, administered by the Association of Monterey Bay Area Governments (AMBAG). The grant contract is set to expire in June 2026 and provides funding to support implementation of Housing Element programs and related planning initiatives, therefore the planning support from Placeworks is funded through the REAP 2.0 grant, no further expenditures are anticipated.

Strategic Plan Alignment

The approval of Ordinance Nos. 776 and 778 align with the City Council's 2025 Strategic Plan by supporting continued progress toward the City's key goals and priorities. These proposed ordinances advance the Housing pillar by promoting, supporting, and expanding the development of diverse and affordable housing to meet community needs (Goal 2.1), including expanding housing opportunities for all Soledad residents (Objective 2.1.3), while also strengthening and enforcing fair housing policies to promote equity and inclusion (Goal 2.6; Objective 2.6.1). By implementing these ordinances, the City takes meaningful steps to facilitate housing production, reduce regulatory barriers, and ensure equitable access to housing opportunities consistent with the Strategic Plan.

Alternatives

- Adopt and read by title only Ordinance Nos. 776 and 778 as presented; or
- Adopt and read by title only Ordinance Nos. 776 and 778 with specific, directed modifications, such as adjustments to the proposed language, clarifications, or corrections that would not change the direct action of the proposed amendment; or
- Denial of the proposed ordinances with specific findings supporting the Council's conclusion. This action is not recommended as the proposed changes are required to conform to State law and the Adopted Housing Element.

Planning/CEQA

Pursuant to the California Environmental Quality Act (CEQA), the proposed zoning text amendments through Ordinance No. 776 and 778, are consistent with the environmental analysis conducted for the City of Soledad 6th Cycle Housing Element, which was evaluated under an Addendum to the certified General Plan Environmental Impact Report (EIR). The amendments do not result in significant new environmental effects or a substantial increase in previously identified impacts. Therefore, no additional environmental review is required under CEQA Guidelines Sections 15162 and 15164. These

amendments do not propose or commit the City to construction, and any subsequent residential project in these zones would undergo environmental review at the time of proposal.

Public Notice Requirements

The public hearing was published on the Salinas Californian on December 24, 2025.

Attachment(s):
Ordinance No. 776 - Permitted Uses
Ordinance No. 778 - Density Bonus
Attachment No. 1 - Planning Commission Resolutions No. 2025-08 2025-09
2025-10
Attachment No. 2 - Letter from CalHDF
Presentation

ORDINANCE NO. 776

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SOLEDAD AMENDING VARIOUS SECTIONS OF TITLE 17-ZONING OF THE SOLEDAD MUNICIPAL CODE TO INCORPORATE NEW REGULATIONS PERTAINING TO ALLOWABLE USES.

WHEREAS, in 2023, the City of Soledad adopted the 2023–2031 Housing Element of the General Plan, which serves as the City's policy document for meeting existing and projected housing needs for all income levels; and

WHEREAS, the Housing Element establishes goals, policies, and implementation programs to promote the development, preservation, and rehabilitation of housing, remove governmental constraints, and ensure consistency between the City's land use regulations and State housing laws; and

WHEREAS, the Housing Element calls for comprehensive updates to identify and address constraints that may hinder the City's ability to meet its housing needs, including governmental and non-governmental constraints and excessive utility costs; and

WHEREAS, the Housing Element requires that City site improvement standards, development review procedures, and development fees do not unreasonably constrain the development, conservation, or rehabilitation of housing; and

WHEREAS, Program 3.1.5 of the Housing Element directs the City to update its regulations to incorporate Residential Care Facilities and ensure that older housing stock that may not meet accessibility requirements can be adapted through the City's Reasonable Accommodation process; and

WHEREAS, Program 5.1.1 of the Housing Element requires comprehensive updates to the Zoning Code to include definitions, parking, and development standards for Emergency Shelters; and

WHEREAS, Program 5.1.1 of the Housing Element also calls for amendments to allow Condominiums as permitted uses within the R-1, R-1.5, R-2, and R-3 zoning districts; and

WHEREAS, Program 5.1.1 further calls for the establishment of a minimum density standard within the R-2 zoning district; and

WHEREAS, Program 5.1.1 directs the City to define and allow Rest Homes, regardless of size, in all zones that permit comparable residential uses, consistent with the State definition of "family"; and

WHEREAS, Program 5.1.1 also requires updates to the R-1 development standards to ensure consistency throughout the Zoning Code and to clarify that each lot shall have a minimum net area of 5,000 square feet; and

WHEREAS, Program 5.1.1 calls for amendments to the City's Reasonable Accommodation provisions to remove findings related to potential impacts, property development standards, and alternative measures; and

WHEREAS, the City of Soledad obtained a Regional Early Action Planning (REAP 2.0) grant through the Association of Monterey Bay Area Governments (AMBAG) to support the implementation of Housing Element programs and regional housing goals; and

WHEREAS, the REAP 2.0 program provides financial and technical assistance to jurisdictions to accelerate infill housing production, update local zoning codes, reduce barriers to development, and align local planning efforts with State housing, climate, and equity objectives; and

WHEREAS, the City now desires to amend Title 17 (Zoning) of the Soledad Municipal Code to incorporate the above-referenced updates and ensure consistency with the City's 2023–2031 (6th Cycle) Housing Element.

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

Section 1. All of the recitals set forth above are true and correct to the best of its knowledge and by this reference are incorporated herein.

Section 2. Chapter 17.04 - Interpretation of Title 17-Zoning of the Soledad Municipal Code is hereby amended as follows:

17.04.030 Definitions.
<u>"Residential care facility" means any residence that maintains and operates organized facilities for board, care, and supervision of unrelated individuals.</u>

Section 3. Chapter 17.10 R-1 Single-Family Residential District of Title 17-Zoning of the Soledad Municipal Code is hereby amended as follows:

17.10.020 Permitted Uses.
The following uses shall be permitted in the R-1 district. All uses shall be subject to the property development standards in Section 17.10.040:

A. One-family dwelling unit, not more than one primary dwelling per lot;
B. Accessory buildings, including garages;
C. Second residential units, subject to Section 17.38.260;
D. Employee housing for six or fewer workers;
E. Private greenhouses and horticultural collections, flower, and vegetable gardens;

F. Home occupations, subject to Section 17.38.140;
G. Temporary tract offices and model homes, in the tract being developed;
H. Day nursery, small;
I. Mobile home on a permanent foundation, subject to Section 17.38.210;
J. Swimming pools subject to Section 17.38.320;
K. Transitional and supportive housing;.
L. Condominiums, subject to Section 17.38.050;;
M. Residential care homes of any size regardless of state licensing.

17.10.030 Conditional uses.
The following uses may be permitted subject to a conditional use permit:

A. Antennas for personal use subject to Section 17.38.020;
B. Churches and parochial schools;
C. Country clubs and golf courses;
D. Day nursery, commercial (see Section 17.38.060);
E. Day nursery, institutional (see Section 17.38.060);
F. Day nursery, large (see Section 17.38.060);
G. Microwave relay structures;
H. Private schools;
I. Public schools;
J. Public libraries;
K. Electric distribution substations;
L. Planned residential development, including mobile home parks subject to Section 17.38.230;
M. Swimming lessons, large group, subject to Section 17.38.310;
N. Parks, except those included in the overall design of a subdivision;
O. Yard setback reduction or lot dimension modifications for energy conservation purposes on multiple lots;
~~P. Condominiums, subject to Section 17.38.050;~~
P. ~~Q~~. Welfare and charitable organizations.

17.10.040 Property development standards.
The following property development standards and those in Chapters 17.36 and 17.38 apply to all lands and structures in the R-1 district:

A. Lot Area.
1. Each lot shall have a minimum net area of five ~~six~~ thousand square feet, except as provided in this section. A nonconforming lot of record under separate ownership at the time it became nonconforming may be used for or occupied by any use permitted in this district.

2. If, on the effective date of the ordinance codified in this title, two or more nonconforming lots, each with a separate and distinct number or other designation on an official map or approved record of survey recorded in the office of the county recorder, or delineated on a recorded subdivision map on file with the city,

and abutting at least one public street or right-of-way are held in separate ownership:

a. Each such lot may be used as a separate lot if it contains at least five ~~six~~ thousand square feet of lot area and has a minimum width of fifty feet.
b. If three or more such nonconforming lots are held in separate ownership, they may be divided into lots each of which contains at least five ~~six~~ thousand square feet of lot area and has a minimum width of fifty feet. If such division requires a change of any existing lot line, a parcel map shall be filed with the planning director.

B. Lot Dimensions. All lots created after the effective date of the ordinance codified in this title shall comply with the following minimum standards and lots existing as of that effective date may not be reduced below these standards. Each dimension is minimum only. One or both shall be increased to attain the minimum lot area required.
1. Width:

a. Interior lots shall have a minimum width of fifty feet.
b. Corner lots shall have a minimum width of sixty-five feet.
c. Lots siding on freeways or railroad rights-of-way shall have a minimum width of eighty feet.
d. Curve lots and cul-de-sac lots shall have a minimum street frontage width of forty feet.

2. Depth:
a. Lots facing on local street shall have a minimum depth of one hundred feet.
b. Lots facing on a major street as shown on the circulation element of the general plan shall have a minimum depth of one hundred twenty feet.
c. Lots backing on freeways or railroad rights-of-way shall have a minimum depth of one hundred thirty feet.

C. Population Density. The density shall not exceed one dwelling for each five ~~six~~ thousand square feet of lot area or 7.26 dwelling units per acre. For planned developments, density shall be calculated on gross lot area minus public streets.

D. Building Height.
1. No main building or structure erected in this district shall have a height greater than two stories, not to exceed thirty feet.
2. No accessory building erected in this district shall have a height greater than one story, not to exceed fourteen feet.

E. Yards.
1. Front yard:
a. Each lot shall have a front yard of not less than twenty feet extending across the full width of the lot. The front yard shall be thirty feet for lots required to

have a depth of one hundred twenty feet by paragraph (B)(2)(b) of this section.

b. Lots fronting on a cul-de-sac turnaround shall have a front yard of not less than fifteen feet.

c. The planning commission may require the staggering of setback, with a variation of up to three feet between houses. In no case shall a setback of less than fifteen feet be allowed, except on culs-de-sac, where the planning commission may approve a setback of ten feet as part of the total development plan of a subdivision.

d. In situations where four or more lots have been improved with buildings, the required setback is the average of the improved lots, if the setback is less than the stated requirement.

2. Side yard:

a. Each lot shall have a side yard on each side of not less than five feet except for special conditions treated in this subdivision.

b. When siding on an existing alley, a main building shall be located not less than thirty feet from the opposite side of the alley.

c. On corner lots, unless otherwise specified in this title, the side yard abutting the street shall be not less than ten feet in width.

d. Where a dwelling unit is located on a lot so that the main entrance is located on the side of the building, the required side yard setback shall be not less than ten feet to such entrance.

e. In situations where the entrance to a covered parking space faces an interior side property line, the required side yard setback from the side property line shall be twenty-five feet.

f. In situations where the entrance to a covered parking space faces a street-side property line, the required setback shall be twenty feet from the street-side property line to the covered parking space.

g. Rear yard: Each lot shall have a rear yard extending across the full width of the lot of not less than ten feet, provided that a minimum of one thousand square feet of open space is maintained to the side or rear of the main dwelling or in an "L" or "U" design; otherwise, twenty feet shall be provided.

F. Space Between Buildings.

1. Unless attached to the main building, accessory buildings shall be a minimum of six feet from the main building. However, the accessory building may be connected to the main building by means of a breezeway open to two sides consisting of a common roof using the same roofing materials as the main building.

2. Where an accessory building is used for covered parking and where the garage is located within the area defined by the projection of the side lines of any main building, and where vehicular access to the garage faces any main building and falls entirely or in part within that area, the accessory building shall not be less than twenty-five feet from the main building.

3. Where a lot abuts upon an alley, garages having vehicular access from the alley shall be located not less than twenty-five feet from the opposite side of the alley.

G. Lot Coverage. Maximum lot coverage by buildings and structures shall not exceed forty percent of the total lot area.

H. Fences, Hedges and Walls. Fences, including walls and hedges, not exceeding three feet in height, may occupy any yard area. Fences, hedges and wall fences up to six feet in height are allowed in street side yards where:
   1. Residential lots abut nonresidential uses or zoned property;
   2. Where street sideyard abuts another street side yard subject to sight distance requirements (Section 17.36.010(C)).

   Fences or other structures over six feet in height to enclose tennis courts or similar areas located on the rear half of a lot may be allowed, subject to the approval of a conditional use permit.

I. Off-street Parking. Section 17.36.030 applies.

J. Access. There shall be vehicular access from a dedicated and improved street or recognized alley to the required off-street parking facilities.

K. Signs. Section 17.36.040 applies.

Section 4. Chapter 17.11 R-1.5 Low-Density Multifamily Residential District of Title 17-Zoning of the Soledad Municipal Code is hereby amended as follows:

17.11.020 Permitted Uses.
The following uses shall be permitted in the R-1.5 district. All uses shall be subject to the property development standards in Section 17.11.040 of this chapter:

A. Single-family dwellings and duplexes, provided that the total number of existing and proposed units does not exceed two on a lot;
B. Accessory buildings, including garages;
C. Second residential units, subject to Section 17.38.260;
D. Employee housing for six or fewer workers;
E. Private greenhouses and horticultural collections, flower and vegetable gardens;
F. Home occupations, subject to Section 17.38.130 of this title;
G. Day nursery, small;
H. Swimming pools subject to Section 17.38.330 of this title;
I. Mobile homes on a permanent foundation subject to Section 17.38.210;
J. Transitional and supportive housing;
<u>K. Condominiums, subject to Section 17.38.050;</u>
<u>L. Residential care homes of any size regardless of state licensing.</u>

17.11.030 Conditional Uses.
The following uses may be permitted in the R-2 district subject to a conditional use permit:

A. Antennas for personal use subject to Section 17.38.010;
B. Churches and parochial schools;
C. Country clubs and golf courses;
D. Day nursery, commercial (see Section 17.38.060 of this title);
E. Reserved.
F. Day nursery, large (see Section 17.38.060 of this title);
G. Microwave relay structures;
H. Private schools;
I. Public schools;
J. Public libraries;
K. Electric distribution substations;
L. Swimming lessons, large group, subject to Section 17.38.370 of this title;
M. Civic and social clubs of two hundred fifty or less members;
N. Parks, except those included in the overall design of a subdivision;
O. Yard setback reduction or lot dimension modifications for energy conservation purposes on multiple lots.
~~P. Condominiums, subject to Section 17.38.050 of this title.~~

Section 5. Chapter 17.12 R-2 Medium-Density Multifamily Residential District of Title 17-Zoning of the Soledad Municipal Code is hereby amended as follows**:**

17.12.020 Permitted Uses.

The following uses shall be permitted in the R-2 district. All uses shall be subject to the property development standards in Section 17.12.040:

A. Single-family dwellings;
B. Duplexes and triplexes, subject to provisions in Section 17.12.040(C);
C. Second residential units, subject to Section 17.38.260;
D. Accessory buildings, including garages;
E. Multifamily dwellings;
F. Employee housing for six or fewer workers;
G. Private greenhouses and horticultural collections, flower and vegetable gardens;
H. Home occupations, subject to Section 17.38.130;
I. Day nursery, small;
J. Swimming pools subject to Section 17.38.330;
K. Mobile homes on a permanent foundation subject to Section 17.38.210;
L. Transitional and supportive housing
M. Condominiums, subject to Section 17.38.050;
N. Residential care homes of any size, regardless of state licensing.

17.12.040 Property development standards

The following property development standards and those in Chapters 17.36 and 17.38 apply to all lands and structures in the R-2 district:

A. Lot Area.

1. Each lot shall have a minimum net area of five thousand square feet, except as provided in this section. A nonconforming lot of record under separate ownership at the time it became nonconforming may be used for or occupied by any use permitted in this district.

2. If, on the effective date of the ordinance codified in this title, two or more nonconforming lots, each with a separate and distinct number or other designation on an official map or approved record of survey recorded in the office of the county recorder, or delineated on a recorded subdivision map on file with the city, and abutting at least one public street or right-of-way are held in separate ownership:
   a. Each such lot may be used as a separate lot if it contains at least five thousand square feet of lot area and has a minimum width of fifty feet.
   b. If three or more such nonconforming lots are held in separate ownership, they may be divided into lots each of which contains at least five thousand square feet of lot area and has a minimum width of fifty feet. If such division requires a change of any existing lot line, a parcel map shall be filed with the planning director.

B. Lot Dimensions. All lots created after the effective date of the ordinance codified in this title shall comply with the following minimum standards and lots existing as of that effective date may not be reduced below these standards. Each dimension is minimum only. One or both shall be increased to attain the minimum lot area required.
   1. Width:
      a. Interior lots shall have a minimum width of fifty feet.
      b. Corner lots shall have a minimum width of sixty-five feet.
      c. Lots siding on freeways or railroad rights-of-way shall have a minimum width of eighty feet.
      d. Curve lots and cul-de-sac lots shall have a minimum street frontage width of forty feet.

   2. Depth:
      a. Lots facing on local street shall have a minimum depth of one hundred feet.
      b. Lots facing on a major street as shown on the circulation element of the general plan shall have a minimum depth of one hundred twenty feet.
      c. Lots backing on freeways or railroad rights-of-way shall have a minimum depth of one hundred thirty feet.

C. Population Density. Density shall be a minimum of nine ~~not exceed~~ ~~twelve~~ dwelling units ~~for each~~ per acre but not to exceed twenty-two (22) units per acre. The maximum of twenty-two dwelling units per acre is equivalent to ~~of building site area per acre, or~~ one dwelling unit for each three thousand five hundred square feet of area for ~~on~~ a building site of less than one acre. A minimum of three hundred square feet of open space shall be provided per dwelling unit. That area shall be designed to be usable for the residents. Second-story balconies shall not be included in open space calculations.

A minimum of two hundred square feet per unit shall be designated as a public common area. Public common areas shall require the following:

1. All dimensions for areas to be calculated as public open space shall be a minimum of two hundred feet.
2. Open space areas shall not include building footprints, parking areas, driveways, front yard setbacks, and landscaping areas (bushes, shrubs, etc.) that create barriers that preclude enjoyment of open space.
3. Developments over six units in size shall provide recreational amenities. Such amenities shall occupy at least fifty percent of the required open space amount. Any request for deviation from this requirement shall require planning commission approval.
4. Residents of housing projects shall have safe and efficient access to usable open space, whether public or private, for recreation, and social activities. The design and orientation of these areas should take advantage of available sunlight and be sheltered from the wind, noise, and traffic on adjacent streets, and incompatible uses.
5. Required common open spaces shall be conveniently and centrally located to the majority of dwelling units in the development to promote a sense of community. Open space areas located within center courtyards is encouraged to provide resident privacy and security.
6. Common usable open spaces and children's play areas shall be visible from individual dwelling units and be connected to the internal pedestrian system in the development.
7. Private usable open spaces shall be contiguous to and have direct pedestrian access from the dwelling units they serve.
8. All usable open space areas shall have appropriate lighting and be regularly maintained to reduce the potential for criminal activities.

D. Building Height.

1. No main building or structure erected in this district shall have a height greater than two stories, not to exceed thirty feet.
2. No accessory building erected in this district shall have a height greater than one story, not to exceed fourteen feet.

E. Yards.

1. Front yard:
2. Each lot shall have a front yard of not less than fifteen feet extending across the full width of the lot.
3. Curve lots and cul-de-sac lots shall have a front yard of not less than fifteen feet.
4. The planning commission may approve a setback of ten feet on culs-de-sac as part of the total development plan of a subdivision.
5. Side yard: The provisions of the R-1 district apply.
6. Rear yard: Each lot shall have a rear yard extending across the full width of the lot of not less than fifteen feet.

F. Space Between Buildings. In addition to the R-1 requirements the following shall apply: Between main buildings the sum of the height of any two adjacent buildings, divided by two, but in no case less than twenty feet.

G. Lot Coverage. Maximum lot coverage by buildings and structures shall not exceed sixty percent of the total lot area.

H. Fences, Hedges and Walls. Fences, including walls and hedges, not exceeding three feet in height, may occupy any yard area. Fences, hedges and wall fences up to six feet in height are allowed in street side yards where:
   1. Residential lots abut nonresidential uses or zoned property;
   2. Where street side yard abuts another street side yard subject to sight distance requirements (Section 17.36.010(C)).

I. Fences or other structures over six feet in height to enclose tennis courts or similar areas located on the rear half of a lot may be allowed, subject to the approval of a conditional use permit.

J. Off-street Parking. Section 17.36.020 applies.

K. Access. There shall be vehicular access from a dedicated and improved street or recognized alley to the required off-street parking facilities.

L. Signs. Section 17.36.030 applies.

N. Utilities. Section 17.38.330 applies.

Section 6. Chapter 17.14 R-3 High-Density Multifamily Residential District of Title 17-Zoning of the Soledad Municipal Code is hereby amended as follows**:**

17.14.020 Permitted uses.
The following uses shall be permitted in the R-3 district. All uses shall be subject to the property development standards in Section 17.14.040:

A. Multifamily dwellings;
B. Second residential units, subject to Section 17.38.260;
C. Private greenhouses and horticultural collections, flower, and vegetable gardens;
D. Home occupations, subject to Section 17.38.140;
E. Day nursery, small;
F. Day nursery, large;
G. Boardinghouses;
H. Transitional and supportive housing;
<u>I. Condominiums, subject to Section 17.38.050;</u>
<u>J. Residential care homes of any size regardless of state licensing.</u>

17.14.040 Property development standards

The following property development standards and those in Chapters 17.36 and 17.38 apply to all lands and structures in the R-3 district:

A. Lot Area.
   1. Each lot shall have a minimum net area of six thousand square feet, except as provided in this section. A nonconforming lot of record under separate ownership at the time it became nonconforming may be used for or occupied by any use permitted in this district.
   2. If, on the effective date of the ordinance codified in this title, two or more nonconforming lots, each with a separate and distinct number or other designation on an official map or approved record of survey recorded in the office of the county recorder, or delineated on a recorded subdivision map on file with the city, and abutting at least one public street or right-of-way are held in separate ownership:
      a. Each such lot may be used as a separate lot if it contains at least five thousand square feet of lot area and has a minimum width of fifty feet.
      b. If three or more such nonconforming lots are held in separate ownership, they may be divided into lots each of which contains at least five thousand square feet of lot area and has a minimum width of fifty feet. If such division requires a change of any existing lot line, a parcel map shall be filed with the planning director.

B. Lot Dimensions. All lots created after the effective date of the ordinance codified in this title shall comply with the following minimum standards and lots existing as of that effective date may not be reduced below these standards. Each dimension is minimum only. One or both shall be increased to attain the minimum lot area required.
   1. Width:
      a. Interior lots shall have a minimum width of fifty feet.
      b. Corner lots shall have a minimum width of sixty-five feet.
      c. Lots siding on freeways or railroad rights-of-way shall have a minimum width of eighty feet.
      d. Curve lots and cul-de-sac lots shall have a minimum street frontage width of forty feet.

   2. Depth:
      a. Lots facing on local street shall have a minimum depth of one hundred feet.
      b. Lots facing on a major street as shown on the circulation element of the general plan shall have a minimum depth of one hundred twenty feet.
      c. Lots backing on freeways or railroad rights-of-way shall have a minimum depth of one hundred thirty feet.

C. Population Density. Density shall not exceed twenty-two dwelling units per acre and shall be a minimum of twelve units per acre. The maximum of twenty-two dwelling units per acre is equivalent to one dwelling unit for each one thousand nine hundred eighty square feet of area for a building site of less than one acre~~. A minimum of three hundred square feet of open area shall be provided per dwelling unit. That area shall~~

~~be designed to be usable for the residents. Second-story balconies shall not be included in open space calculations. A minimum of two hundred square feet per unit shall be designated as a public common area. Public common areas shall require the following:~~

D. Open Space: A minimum of three hundred square feet of open area shall be provided per dwelling unit. That area shall be designed to be usable for the residents. Second-story balconies shall not be included in open space calculations. Of the three hundred square feet, a minimum of two hundred square feet per unit shall be designated as a public common area. Public common areas shall require the following:

a. All dimensions for areas to be calculated as public open space shall be a minimum of two hundred square feet.
b. Open space areas shall not include building footprints, parking areas, driveways, front yard setbacks, and landscaping areas (bushes, shrubs, etc.) that create barriers that preclude enjoyment of open space.
c. Developments over six units in size shall provide recreational amenities. Such amenities shall occupy at least fifty percent of the required open space amount. Any request for deviation from this requirement shall require planning commission approval.
d. Residents of housing projects shall have safe and efficient access to usable open space, whether public or private, for recreation, and social activities. The design and orientation of these areas should take advantage of available sunlight and be sheltered from the wind, noise, and traffic on adjacent streets, and incompatible uses.
e. Required common open spaces shall be conveniently and centrally located to the majority of dwelling units in the development to promote a sense of community. Open space areas located within center courtyards is encouraged to provide resident privacy and security.
f. Common usable open spaces and children's play areas shall be visible from individual dwelling units and be connected to the internal pedestrian system in the development.
g. Private usable open spaces shall be contiguous to and have direct pedestrian access from the dwelling units they serve.
h. All usable open space areas shall have appropriate lighting and be regularly maintained to reduce the potential for criminal activities.

E. ~~D.~~ Building Height.

1. No main building or structure erected in this district shall have a height greater than two stories, not to exceed thirty feet.
2. No accessory building erected in this district shall have a height greater than one story, not to exceed fourteen feet.

F. ~~E.~~ Yards.

1. Front yard:
   a. Each lot shall have a front yard of not less than fifteen feet extending across the full width of the lot.

b. Curve lots and cul-de-sac lots shall have a front yard of not less than fifteen feet.

c. The planning commission may approve a setback of ten feet on cul-de-sacs as part of the total development plan of a subdivision.

2. Side yard:

a. Each lot shall have a side yard on each side of not less than five feet except for special conditions treated in this subdivision.

b. When siding on an existing alley, a main building shall be located not less than thirty feet from the opposite side of the alley.

c. On corner lots, unless otherwise specified in this title, the side yard abutting the street shall be not less than ten feet in width.

3. Rear yard: Each lot shall have a rear yard extending across the full width of the lot of not less than fifteen feet.

G. ~~F.~~ Space Between Buildings.

1. Accessory buildings shall be a minimum of six feet from a main building.
2. Where an accessory building is used for covered parking and where the garage is located within the area defined by the projection of the side lines of any main building, and where vehicular access to the garage faces any main building and falls entirely or in part within that area, the accessory building shall not be less than twenty-five feet from the main building.
3. Where a lot abuts upon an alley, garages having vehicular access from the alley shall be located not less than twenty-five feet from the opposite side of the alley.
4. Minimum space between main buildings is the sum of the height of any two adjacent buildings, divided by two, but in no case less than twenty feet.
5. Between a side property line and the entrance side of single-row dwelling groups, the minimum space is fifteen feet.

H. ~~G.~~ Lot Coverage. Maximum lot coverage by buildings and structures shall not exceed sixty percent of the total lot area.

I. ~~H.~~ Fences, Hedges and Walls. Fences, including walls and hedges, not exceeding three feet in height, may occupy any yard area. Fences, hedges and wall fences up to six feet in height are allowed in street side yards where:

1. Residential lots abut nonresidential uses or zoned property;
2. Where street sideyard abuts another street side yard subject to sight distance requirements (Section 17.36.010(C)).

Fences or other structures over six feet in height to enclose tennis courts or similar areas located on the rear half of a lot may be allowed, subject to the approval of a conditional use permit.

J. ~~I.~~ Off-street Parking. Section 17.36.020 applies.

K. ~~J.~~ Access. There shall be vehicular access from a dedicated and improved street or recognized alley to the required off-street parking facilities.

L. ~~K.~~ Signs. Section 17.36.030 applies.

M. ~~L.~~ Utilities. Section 17.38.330 applies.

Section 7. Chapter 17.22 C-C Community Commercial District of Title 17-Zoning of the Soledad Municipal Code is hereby amended as follows**:**

17.22.090 Permitted uses.

A. The following uses are permitted in the C-C district subject to site plan review, and when located in a community shopping center approved pursuant to these regulations.

1. All uses permitted in the C-1 district;
2. Banks and other financial institutions without drive-through services;
3. On sites of at least ten acres, any other use included in the approved master development plan as a permitted use, that has been determined by the planning commission or city council to be consistent with the provisions of this chapter and the general plan. Such uses may include uses listed in Sections 17.22.100 and 17.22.120 of this chapter; and
4. On sites of at least ten acres, more than one retail business operating in a single building or lease area designed for a single business, provided that all additional businesses are accessory to the principal business pursuant to Section 17.22.110 of this chapter;
5. Residential care homes of any size regardless of state licensing.

Section 8. Chapter 17.26 C-2 General Commercial District of Title 17-Zoning of the Soledad Municipal Code is hereby amended as follows**:**

17.26.020 Permitted Uses.

The following uses shall be permitted within wholly enclosed buildings (or as otherwise allowed by this section):

A. Any use permitted in a C-1 district;
B. Print shop;
C. Automobile upholstery shops;
D. Large appliance repair and sales store (no outdoor storage);
E. Light manufacturing uses, such as cabinet shops, provided that there is no vibration, noise or odor emitted from the property;
F. Secondhand goods sales (all goods displayed, sold and stored within a completely enclosed building);
G. Residential care homes of any size regardless of state licensing.

Section 9. Chapter 17.30 Industrial District of Title 17-Zoning of the Soledad Municipal Code is hereby amended as follows**:**

17.30.070 Emergency shelters.

A. Location Requirements. Emergency shelters shall not be located:
   1. Immediately adjacent to any R-1 district; or
   2. Within ~~three hundred feet of another similar program and~~ one thousand feet from an elementary school, middle school, high school, or public park.
   3. The distance between an emergency shelter, and the uses and zones described above, shall be measured in a straight line, without regard to intervening structures or objects, from the closest exterior wall of the building or structure, or a portion of the building or structure, in which the emergency shelter is located, to the boundary of the use or zone described above.
   4. Exceptions to these locational requirements may be approved through the conditional use permit process in accordance with the provisions of Chapter 17.42 of this title.

B. Facility Requirements. Each emergency shelter shall include, at a minimum, the following:
   1. On-site area for outdoor client congregation, so that clients waiting for services are not required to use the public sidewalk for queuing;
   2. Telephones for use by clients;
   3. On-site personnel during hours of operation when clients are present. The manager's area shall be located near the entry to the facility;
   4. Adequate interior and exterior lighting;
   5. Secure areas for personal property;
   6. Posted hours of operation near the facility entrance; and
   7. Other features or measures as recommended by the police chief prior to zoning compliance approval by the director pursuant to Section 17.42.010 of this title.

Section 10. Chapter 17.36 Property Development Standards of Title 17-Zoning of the Soledad Municipal Code is hereby amended as follows**:**

17.36.020 Off-street parking.

A. Number of Spaces Per Use. The off-street parking requirements set out in Table 17.36.020 apply to the residential uses described in the table with respect to buildings erected and new uses commenced after February 17, 1974. For any use not specifically mentioned in this subsection, the planning commission shall determine the amount of parking required. All facilities shall be on-site unless specified differently. The parking requirements set forth in this section may be reduced below the stated requirements when the planning commission, or on appeal the city council, finds that because of special circumstances applicable to the subject property, including size, shape, topography, location or surroundings, the strict application of the requirements would deprive the subject property of privileges enjoyed by other properties of the same kind in the vicinity, and where it finds that such variance or reduction is consistent with the purpose and intent of this section

B. Location. All off-street parking, whether in a garage or open area, shall be so located as to be accessible and usable for the parking of motor vehicles. In all residential zones, off-street parking shall not be located in any required yard or setback area.

C. Additional Parking Requirements.
    1. Any parcel of land used for off-street parking, car or trailer sales after the adoption of the ordinance codified in this title shall be developed according to the city's specifications, and shall be enclosed by a solid fence when such areas are adjacent to any residential (R) district, the fence to be constructed six feet in height behind the front setback area, and three feet in height in any front setback area.
    2. Parking required in any district must be on-site except that where buildings or structures in existence at the time the ordinance codified in this title was adopted cover a site to the extent that sufficient on-site parking cannot be provided, off-site parking may be allowed.
    3. Joint use of parking facilities will be allowed under the following conditions:
        a. When there is no conflict at time of use;
        b. When there is sufficient parking for all uses.

D. Reduction Where Assessment District Is Included. Parking required in any C-1 or C-2 commercial district may be reduced below the stated requirements in any portion of such district included within a public parking district or assessment district for financing off-street parking facilities in proportion to the amount of assessment on each property owner. Cost of each parking space provided by the district shall be computed by dividing the number of such spaces into the total of the assessment levied against the property within the district. The assessment against individual property shall be divided by this cost per space, to determine the nearest whole number by which the parking requirements on said property may be reduced. Payment to the city for the remaining number of parking spaces required, if any, shall be made in an amount equal to the value of required parking on a per-parking-space basis. From time to time, the city council shall establish by resolution the value of off-street parking facilities on a per-parking-space basis, to be determined on the basis of the cost of acquisition and improvement of parking facilities as shown on the downtown specific plan. Funds collected by the city from such payment shall be deposited in a special fund and used only by the city to acquire and/or develop off-street parking and related facilities which are consistent with the proposals of the downtown specific plan. Funds paid toward these costs for in-lieu-of parking shall not be refundable, except where funds are not used within ten years. All in-lieu-of parking payments must be approved by the city council. All in-lieu-of parking fees shall be paid prior to the issuance of any license or permit with respect to the subject property.

E. Surfacing. Any off-street parking area shall be surfaced with a minimum of five inches of imported base material and a double application of asphalt and gravel to the city engineer's approval, so as to provide a durable and dustless surface and shall be so graded and drained as to dispose of all surface water accumulated within the area and shall be so arranged and marked as to provide for safe loading and unloading and parking of vehicles.

F. Parking Lot Design. The following design standards shall apply to all areas used for off-site parking where there are more than ten parking spaces required:
    1. Street Frontage. A minimum ten-foot wide landscape strip with shade trees, unless zone district requires a fifteen-foot wide strip, except that a landscaped yard of less than ten feet may be approved by the planning commission where the total

landscaped yard area is the same as that which would result from application of the minimum yard requirement.

2. Interior Landscaping. Five percent with one tree per two hundred square feet increment of the five percent. (Example: If a use requires twenty-four thousand square feet of parking area — roughly sixty-four to seventy parking spaces — required landscaping would be one thousand two hundred square feet (24,000 × .05 = 1,200). Required number of trees would be 6 (1,200 ÷200 = 6).)

G. Reduction of Covered Parking Requirements. In apartment projects where there are more than five units, covered off-street parking may be converted to uncovered parking subject to the approval of a conditional use permit.

H. Parking Stall Size. Parking stall size shall be measured pursuant to the current approved city public works department design standard for parking. Any request to allow for deviation from these standards, including any request for use of compact parking spaces in a project, shall only be permitted upon approval by the planning commission.

Table 17.36.020

OFF-STREET PARKING REQUIREMENTS

Use	Parking Requirement
Single-family homes:	Covered and enclosed parking area of at least four hundred square feet, minimum width of twenty feet, minimum driveway area of three hundred sixty feet. Any addition to an existing single-family home legally constructed prior to May 1, 2014 is exempt from the provisions of this requirement.
Duplex and Multifamily dwelling units having not more than two bedrooms per unit:	Two covered parking spaces per dwelling unit, and one uncovered guest parking space for every four units.
Duplex and Multifamily dwelling units having more than two bedrooms per unit:	Two covered and one uncovered parking space per dwelling unit, and one uncovered guest parking space for every four units.
Planned Developments in any District where Permitted:	Two covered parking spaces per unit, not in tandem, and one uncovered guest parking space for every four units.
	In situations where the internal streets are twenty-five feet in width, there shall be no on-street parking. In addition, one guest parking space per residence shall be required. In situations where the internal streets are thirty-five feet in width, on-street parking on one side may be allowed. One guest parking space per four residences shall be provided.

Roominghouses and boardinghouses	One parking space per adult guest
Churches, lodges, clubs, community centers, chapels	One parking space for each four seats but not less than one space for each fifteen square feet of the largest meeting hall
Schools, public, private, commercial Hospitals	One parking space for each classroom and office
Hospitals	One parking space per bed plus one space per doctor, plus one space for each two employees on the largest shift
Convalescent hospitals, sanitariums, rest homes	One parking space for each seven beds plus one space for each two employees on the largest shift
Retail stores, services and offices in any district	Five parking spaces for each one thousand square feet of gross leasable area; parking may be off-site within three hundred feet when approved by the planning commission
Drive-in restaurants, any district	One space for each car to be served plus one space for each three seats
Service stations	Two spaces for each working bay plus one space for each employee on the largest shift
Restaurants, bars, cocktail lounges	One space for each three s~~eats~~ spaces but not less than one space for each thirty square feet of gross floor area
Bowling alley, billiard parlor	Five spaces per lane; two spaces per table, plus one space for each two employees on the largest shift
Warehousing, wholesale stores in any district	One space for each one thousand stores in any district square feet of gross floor area; may be off-site within three hundred feet on approval of the planning commission
Manufacturing, heavy industrial uses, heavy commercial uses	Minimum of two spaces for every three employees on the shift having the largest number of employees, but not less than one space for each one thousand square feet of gross floor area. Parking may be off-site within three hundred feet upon approval of the planning commission
Emergency shelters	Sufficient parking to accommodate all staff working in the emergency shelter, provided that the standards do not require more parking for emergency shelters than other residential or commercial uses within the same zoning district

Section 11. Chapter 17.51 Reasonable Accommodation Procedure of Title 17-Zoning of the Soledad Municipal Code is hereby amended as follows**:**

17.51.050 Findings and decision.
The written decision to grant or deny a request for reasonable accommodation will be consistent with the Acts and shall be based on consideration of the following factors:

A. Whether the housing, which is the subject of the request, will be used by an individual considered disabled under the Acts;
B. Whether the request for reasonable accommodation is necessary to make specific housing available to an individual with a disability under the Acts;
C. Whether the requested reasonable accommodation would impose an undue financial or administrative burden on the city;
D. Whether the requested reasonable accommodation would require a fundamental alteration in the nature of a city program or law, including, but not limited to, land use or zoning.
E. ~~Potential impact on surrounding uses;~~
F. ~~Physical attributes of the property and structures; and~~
G. ~~Alternative reasonable accommodations that may provide an equivalent level of benefit.~~

Section 12. CEQA. The amendments to Chapters 17.04 17.10 (R-1), 17.11 (R-1.5), 17.12 (R-2), 17.14 (R-3), 17.22 (C-C), 17.26 (C-2), 17.30 – Industrial District, 17.36- Property Development Standards and 17.51- Reasonable Accommodations, to permit certain types of residential uses in zones where residential is already an allowed use and Pursuant to the California Environmental Quality Act (CEQA), the proposed zoning text amendments are consistent with the environmental analysis conducted for the City of Soledad 6th Cycle Housing Element, which was evaluated under an Addendum to the certified General Plan Environmental Impact Report (EIR). The amendments do not result in significant new environmental effects or a substantial increase in the severity of previously identified impacts. Therefore, no additional environmental review is required under CEQA Guidelines Sections 15162 and 15164. These amendments do not propose or commit the City to construction, and any subsequent project proposing a residential project in these zones would undergo environmental review at the time of proposal.

Section 7. Severability. The City Council hereby declares every section, paragraph, sentence, clause and phrase in this ordinance is severable. If any section, paragraph, sentence, clause or phrase of this ordinance is for any reason found to be invalid or unconstitutional, such invalidity or unconstitutionality shall not affect the validity or constitutionality of the remaining sections, paragraphs, sentence, clause or phrases.

Section 8. Effective Date. This ordinance shall take effect and be in force 30 days after its adoption, and a summary of this ordinance shall be published once with the names of the members of the council voting for and against the ordinance in a newspaper of general circulation in the City of Soledad**.**

This ordinance was introduced and read on the 17th day of December 2025 and was finally adopted on the 14th day of January 2026 by the following vote.

AYES, and in favor thereof, Councilmembers:

NOES, Councilmembers:

ABSTAIN, Councilmembers:

ABSENT, Councilmembers:

_____
ANNA M VELAZQUEZ, Mayor

Attest:

_____
MEGAN HUNTER, City Manager/Clerk

ORDINANCE NO. 778

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SOLEDAD AMENDING CHAPTER 17.39 DENSITY BONUS OF TITLE 17-ZONING OF THE SOLEDAD MUNICIPAL CODE TO INCORPORATE NEW REGULATIONS PERTAINING TO STATE LAW AND IMPLEMENTATION OF THE SOLEDAD 6TH CYCLE HOUSING ELEMENT

WHEREAS, in 2023, the City of Soledad adopted the 2023–2031 Housing Element of the General Plan, which establishes the City's goals, policies, and implementation programs to meet existing and projected housing needs for all income levels in compliance with State housing law; and

WHEREAS, the Housing Element includes policies and programs designed to facilitate the development of affordable housing, remove barriers to housing production, and align the City's Zoning Code with State housing mandates; and

WHEREAS, Program 2.2.4 of the Housing Element directs the City to adopt and maintain Density Bonus provisions consistent with State Density Bonus Law (California Government Code Sections 65915–65918), to encourage the production of affordable, senior, and special needs housing by providing incentives and regulatory concessions to qualifying developments; and

WHEREAS, Program 5.1.1 of the Housing Element calls for comprehensive zoning updates to ensure consistency with State housing laws and to remove potential governmental constraints to residential development; and

WHEREAS, the City of Soledad obtained a Regional Early Action Planning (REAP 2.0) grant to assist in the implementation of Housing Element programs, including zoning updates, housing incentives, and programs that support equitable, climate-resilient, and infill housing consistent with regional and State goals; and

WHEREAS, the City now desires to amend Chapter 17.39- Density Bonus of Title 17 Zoning of the Soledad Municipal Code to incorporate Density Bonus provisions consistent with State law and to facilitate the implementation of the City's 6th Cycle Housing Element.

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

Section 1. All of the recitals set forth above are true and correct to the best of its knowledge and by this reference are incorporated herein.

Section 2. Chapter 17.39 – Density Bonus of Title 17-Zoning of the Soledad Municipal Code is hereby amended as follows:

17.39.035 Density bonus entitlement.

A. Density bonuses are available to affordable housing developers in accordance with this chapter for the following:

1. Housing developments that include a minimum affordable housing component (Section 17.39.160)~~0100 and Section 17.39.0260A).. .~~

2. Housing developments that include a minimum affordable housing component and a childcare facility (Section 17.39.180~~0120~~).

3. Senior citizen housing developments (Section 17.39.210~~0170~~).

4. Land donations for very low-income housing (Section 17.39.220~~0180~~).

5. Housing developments that are one hundred percent affordable (Section 17.39.170~~0110~~).

6. Housing developments for transitional foster youth, disabled veterans, or homeless persons (Section 17.39.19~~3~~0).

7. Student housing developments (Section 17.39.200~~140~~).

B. For the purpose of calculating a density bonus, the residential units must be on contiguous sites that are the subject of one development application, but do not have to be based upon individual subdivision maps or parcels (Section 65915(i) of the Government Code).

C. The granting of a density bonus, incentives, waivers or reductions of development standards, and parking ratios shall not be interpreted, in and of itself, to require a general plan amendment, zoning change, study, or other discretionary approval (Section 65915(j) of the Government Code). For purposes of this chapter, "study" does not include reasonable documentation to establish eligibility for the density bonus, incentives, waivers or reductions of development standards, and/or parking ratios to demonstrate that they meet their respective definitions set forth in Section 17.04.030.

17.39.040 Density bonus defined.

For the purposes of this chapter, "density bonus" means a density increase of up to those percentages specified in the State Density Bonus Law above the otherwise maximum residential density under the applicable zoning designation on the date the application is deemed complete. ~~at least twenty-five percent over the otherwise maximum allowable residential density under the zoning ordinance and the land use element of the general plan as of the date of filing of an application for development. The density bonus shall not be included when determining the number of housing units which is equal to ten percent or twenty percent of the total.~~

17.39.050 Limitation on entitlement.

If a developer agrees to construct both twenty percent of the total housing units for lower income households and ten percent of the total housing units for very low income households, the developer shall be entitled to only one density bonus and at least one additional concession or incentive identified in Section 17.39.060 of this chapter or in Section 65913.4 of the Government Code; provided, however, that the city, in its discretion, may grant more than one density bonus.

17.39.060 Concession or incentive defined.

For purposes of this chapter, "concession or incentive" means any of the following:

A. Reduction in minimum lot size required for senior citizens projects only;

B. Increase in maximum lot coverage allowed;

C. Reduction in minimum property line or street setbacks required;

D. Reduction in amount of landscaping required;

E. Reduction of minimum distance between buildings on the same property;

F. Reduction in the minimum number of parking spaces required;

G. Allowing additional increases in density;

H. Allowing mixed use (e.g., residential/commercial, residential/office-professional or residential/industrial), if compatible with the proposed housing development and with existing or planned development in the vicinity;

I. Other regulatory concessions, including modification of zoning and architectural design requirements, but only to the extent that such requirements exceed the minimum building standards approved by the State Building Standards Commission as provided in Paragraph 2.5 (commencing with Section 189-01) of Division 3 of the Health and Safety Code;

J. Other financial incentives, including waiver or reduction of applicable fees and charges, the provision of required infrastructure, the use of redevelopment funds, or other forms of direct financial assistance.

17.39.070 Application for concessions or incentives.

A. Application Filing and Processing. When an applicant seeks a density bonus for a housing development that meets the criteria in Section 17.39.035, the affordable housing developer must comply with all the following requirements:

1. File an application for a density bonus in accordance with this section that includes a minimum affordable housing component, whether or not the project also requires or has been granted a conditional use permit or other permit or approval (Section 65915(d)(1) of the Government Code).

2. State in the application the specific minimum affordable housing component proposed for the housing development (Section 65915(b)(2) of the Government Code).

3. Enter into an agreement with the city or its designee pursuant to Section 17.39.310~~0250~~ (affordable housing agreement and equity sharing agreement) to maintain and enforce the affordable housing component of the housing development (Section 65915(c) of the Government Code).

B. Application Fees. Application fees shall be collected in accordance with Section 17.42 (zoning compliance certificates-conditional use permits-variances).

1. If an application for a density bonus requires an unusual amount or specialized type of study required by state law or evaluation by city staff, consultant, or legal counsel, city staff shall estimate the cost thereof and require the applicant to pay an additional fee or make one or more deposits to pay such cost before the study or evaluation is begun. On completion of the study or evaluation, and before the city council decides on the application, city staff shall determine the actual cost of the work and the difference between the actual cost and the amount paid by the applicant, and shall require the applicant to pay any deficiency or shall refund to the applicant any excess.
2. Affordable housing impact fees, including inclusionary zoning fees and in-lieu fees, shall not be imposed on the housing development's affordable units (Section 65915.1 of the Government Code).

17.39.080 Evaluation of application.

The planning commission shall evaluate and make its written recommendation to the city council upon an application for concessions or incentives pursuant to this chapter, based on the following criteria:

(a) The requested concessions or incentive must be economically necessary in order to make the set-aside unit or units affordable as required by this chapter. The materials submitted by the developer must clearly indicate how the requested concession or incentive would make the project economically feasible.

(b) The requested concession or incentive shall not result in a net profit of greater than twenty percent in comparison to the profit that would be made from the development without the density bonus and without the concessions and incentives available to the development under the provisions of this chapter.

(c) The requested concession or incentive shall not be materially detrimental to public health, safety and welfare, nor injurious to property and/or improvements in the vicinity of the development.

(d) The requested concession or incentive shall not result in an overall development pattern that is incompatible with other structures in the immediate vicinity.

17.39.090 Filing and processing of applications.

Applications for concessions and incentives shall be made in writing to the director or designee, who shall determine whether the application is complete and complies with the provisions of this chapter and other applicable laws and regulations. The application shall specify the concession or incentive requested. The director or designee shall, within sixty days after the date on which certifies the application as complete, respond to the request for additional concessions and incentives in one of the following ways:

1. By recommending approval of the request;
2. By recommending modification or disapproval of the request.

If modification or disapproval of the request is recommended, the director or designee shall indicate why the requested concession or incentive is not consistent with those allowed by this chapter and state law. The written recommendation of the director or designee shall be presented

to the city council within forty-five days after the date on which the application is determined by the director or designee to be complete and in compliance, as set forth in this section.

17.39.100 Planning commission action.

Upon receipt of the report and recommendation of the planning director upon an application filed pursuant to this chapter, the planning commission shall hold a public hearing thereon and shall give notice of such hearing pursuant to the provisions of Sections 65090 and 65091 of the Government Code. Following the hearing, the commission shall make its written recommendation to the city council with respect to the application.

17.39.110 City council action.

Upon receipt of the report and recommendation of the director upon an application filed pursuant to this chapter, the city council shall hold a public hearing and give notice of such hearing, pursuant to the provisions of Sections 65090 and 65091 of the Government Code. Following the hearing, the council shall do one of the following:

A. Approve the request contained in the application;

B. Approve a different or modified additional concession or incentive in lieu of one or more requested in the application (within parameters allowed by Sections 65915—65918 of the Government Code); or

C. Disapprove the request.

17.39.120 Provisions applicable to all density bonus development projects.

The following provisions shall apply to both rental and ownership density bonus projects:

A. All set-aside units shall have a bedroom mix and amenities representative of the project as a whole.

B. The total number of housing units allowed under a density bonus shall be calculated by dividing the number of square feet of land available by the number of square feet required per housing unit under the applicable zoning designation and multiplying the result by 1.25. If the result, including the density bonus, contains a fraction of a unit, the number of allowable units shall be determined by rounding that number down to the next lowest full unit.

C. The provisions of this chapter shall run with the land and shall be binding upon future owners of properties within the development. Prior to the issuance of the first building permit for a project, the developer shall record deed restrictions in favor of the city which subject the rental, sales or resale of set-aside units to the provisions of this chapter for a period of thirty years (or a longer period of time for developments that receive federal, state or local construction or mortgage assistance, mortgage insurance or rent subsidies), except that the rental, sale and resale restriction for units for which no additional concession or incentive is granted shall be subject to the provisions of this chapter for a period of ten years.

17.39.130 Provisions applicable to rental density bonus development projects.

A. The following provisions shall apply only to rental density bonus projects:

B. Set-aside units shall be subject to the affordability requirements of this chapter for a period of thirty years (or a longer period of time for developments that receive federal, state or local construction or mortgage assistance, mortgage insurance or rent subsidies), beginning when the units are first available for occupancy, except that set- aside units for which no additional concession or incentive is granted shall be subject to the conditions of this chapter for a period of ten years.

C. Those units targeted for lower income households, as defined in Section 50079.5 of the Health and Safety Code, shall be affordable at a rental that does not exceed thirty percent of sixty percent of area median income; those units targeted for very low income households as defined in Section 50105 of the Health and Safety Code, shall be affordable at a rent that does not exceed thirty percent of fifty percent of area median income.

D. The owner shall submit annually, and within thirty days of occupancy of a set-aside unit, a certificate of compliance, which shall include the name, address and income of each tenant currently occupying a set-aside unit; also a report of the occupancy of all set-aside units for the year prior to the submission of the certificate of compliance.

E. The owner shall maintain and keep on file annual sworn and notarized income statements and current tax returns for all tenants occupying the set-aside units.

F. The city shall have the right to inspect the owner's project-related records at any reasonable time and shall be entitled to audit the owner's records once a year.

G. No subletting of rental set-aside units shall be allowed unless the sublessee qualifies as a very low or low income or senior citizen household and the combined income of all persons occupying the subleases premises, adjusted for family size, does not exceed the income limits set forth in this section.

17.39.140 Provisions applicable to ownership density bonus development projects.

The following provisions shall apply only to ownership density bonus projects:

A. At least ~~ten~~ twenty percent of the units allowed prior to adding in the density bonus units shall be sold to low income households, as defined in Section 50079.5 of the Health and Safety Code, or at least five ~~ten~~ percent of the units allowed prior to adding in the density bonus units shall be sold to very low income households, as defined in Section 50105 of the Health and Safety Code, or at least fifty percent of the units allowed prior to adding in the density bonus units shall be sold to senior citizens, as defined in Section 51.3(c) of the Civil Code.

B. All ownership set-aside units shall be occupied by their purchasers; no renting or leasing shall be allowed.

C. At least twenty percent of the total units in a student housing development are for low-income students and meet the requirements as set forth in Government Code Section 65915 (b)(1)(F).

17.39.150 Effect of proposal for waiver or reduction of development standards.

A proposal for the waiver or reduction of development standards shall neither reduce nor increase the number of incentives or concessions to which the applicant is entitled pursuant to Section 65915(d) of the Government Code.

17.39.160 Density bonus allowance for housing development with affordable housing component.

A. If the requirements of Sections 17.39.035 and 17.39.08~~4~~0 ~~(property development standards)~~ are met, then the affordable housing developer is entitled to a density bonus pursuant to Section 65915(f) of the Government Code as follows in Table 17.39.100-1.

Table 17.39.100-1
Density Bonus Allowance for Housing Development Projects with Affordable Housing Component

HOUSEHOLD INCOME CATEGORY	MINIMUM PERCENT OF AFFORDABLE UNITS	MINIMUM DENSITY BONUS	ADDITIONAL DENSITY BONUS FOR EACH 1% INCREASE IN AFFORDABLE UNITS	MAXIMUM PERCENT OF AFFORDABLE UNITS	MAXIMUM POSSIBLE DENSITY BONUS
Affordable Housing Development					
Very Low Income[1]	5%	20%	2.5%; 3.75% once 11% units are very low-income	15%	50%
Low Income	10%	20%	1.5%; 3.75% once 20% units are low-income	24%	50%
Moderate Income (For-Sale Units)	10%	5%	1%; 3.75% once 40% units are moderate-income	44%	50%
Endnote: (1) The very low-income category includes the extremely low-income category.					

B. As demonstrated in Table 17.39.100-1, the amount of density bonus to which the applicant is entitled varies according to the amount by which the percentage of affordable units offered by the applicant exceeds the percentage of the minimum affordable housing

component; the applicant may also elect to accept a lesser percentage of density bonus (Government Code Section 65915(f)).

C. Each component of any density calculation, including base density and bonus density, resulting in fractional units shall be separately rounded up to the next whole number (Government Code Section 65915(q)).

17.39.170 Density bonus for housing developments with one hundred percent affordable housing.

A. Criteria. For a density bonus to be granted pursuant to Section 17.39.040.A.5, one hundred percent of the total units, exclusive of a manager's unit or units, must be developed for lower-income households, as defined by Section 50079.5 of the Health and Safety Code.

1. Exception. Up to twenty percent of the total units in the development may be for moderate-income households, as defined in Section 50053 of the Health and Safety Code.

B. Density Bonus Allowance. If the requirements of Section 17.39.040.A.5. are met, then an applicant for a housing development with one hundred percent affordable housing is entitled to:

1. Except as otherwise provided, the density bonus shall be up to eighty percent of the number of units for lower-income households.

C. Other Allowances.

1. If the project is located within one-half mile of a major transit stop as defined in subdivision (b) of Section 21155 of the Public Resources Code:

a. The applicant may also receive a height increase of up to three additional stories or thirty-three feet.

b. The city shall not impose any maximum controls on density. If no maximum controls on density are imposed on a project, then the development will only be eligible for waivers or reductions of development standards provided in Section 17.39.2~~1~~70.

17.39.180 Density bonus for housing development with affordable housing component and childcare facility.

A. Criteria. For a density bonus to be granted pursuant to Section 17.39.0120B for including a minimum affordable housing component with a childcare facility in a housing development, all of the following must be satisfied:

1. Compliance with Section 17.39.040 (Government Code Section 65915(h)(1)).

2. The housing development must include a childcare facility that will be located on the premises of, as part of, or adjacent to, the housing development (Government Code Section 65915(h)(1)).

3. Approval of the housing development must be conditioned to ensure that both of the following occur:

a. The childcare facility must remain in operation for a period of time that is as long as or longer than the period of time during which the density bonus units are required to remain affordable pursuant to Section 17.39.310~~0250~~ (Government Code Section 65915(h)(2)(A)).

b. Of the children who attend the childcare facility, the children of very low-income households, low-income households, or families of moderate-income households must equal a percentage that is equal to or greater than the percentage of dwelling units that are required under the respective minimum affordable housing component income category for which the density bonus is sought (Government Code Section 65915(h)(2)(B)).

4. The city has not made a finding based upon substantial evidence that the community has adequate childcare facilities (Government Code Section 65915(h)(3)).

B. Density Bonus Allowance. If the requirements of Subsection 17.39.0120A are met, then an applicant for a housing development with an affordable housing component and childcare facility is entitled to a density bonus pursuant to Section 17.39.0100 (density bonus allowance for housing development with affordable housing component) and either:

1. An additional concession or incentive that contributes significantly to the economic feasibility of the construction of the childcare facility (Government Code Section 65915(h)(1)(B)); or

2. An additional density bonus that is an amount of square feet of residential space that is equal to or greater than the amount of square feet in the childcare facility (Government Code Section 65915(h)(1)(A)).

17.39.190 Density bonus for housing development for transitional foster youth, disabled veterans, or homeless persons.

A. Requirements. An applicant for a housing development with ten percent of total units dedicated to transitional foster youth, as defined in Section 66025.9 of the Education Code, disabled veterans, as defined in Section 18541, or homeless persons, as defined in the federal McKinney-Vento Homeless Assistance Act (42 U.S.C. Section 11301 et seq.). The units described in this subparagraph shall be subject to a recorded affordability restriction of fifty-five years (or a longer period of time if required by the construction or mortgage financing assistance program, mortgage insurance program, or rental subsidy program) and shall be provided at the same affordability level as very-low-income units.

B. Density Bonus. The density bonus shall be twenty percent of the number units provided for transitional foster youth, disabled veterans, or homeless persons (Section 65915(f)(3) of the Government Code).

17.39.200 Density bonus for housing development for lower-income students.

A. Criteria. An applicant for a housing development with at least twenty percent of total units for lower income students in a student housing development must meet the following requirements:

1. All units in the student housing development will be used exclusively for undergraduate, graduate, or professional students enrolled full time at an institution of

higher education accredited by the Western Association of Schools and Colleges or the Accrediting Commission for Community and Junior Colleges. In order to be eligible under this subclause, the developer shall, as a condition of receiving a certificate of occupancy, provide evidence to the city, county, or city and county that the developer has entered into an operating agreement or master lease with one or more institutions of higher education for the institution or institutions to occupy all units of the student housing development with students from that institution or institutions. An operating agreement or master lease entered into pursuant to this subclause is not violated or breached if, in any subsequent year, there are not sufficient students enrolled in an institution of higher education to fill all units in the student housing development.

2. The applicable twenty percent units will be used for lower-income students.

3. The rent provided in the applicable units of the development for lower income students shall be calculated at thirty percent of sixty-five percent of the area median income for a single-room occupancy unit type.

4. The development will provide priority for the applicable affordable units for lower income students experiencing homelessness. A homeless service provider, as defined in Section 103577.e.3. of the Health and Safety Code, or institution of higher education that has knowledge of a person's homeless status may verify a person's status as homeless for purposes of this subclause.

B. Student Housing Unit. For purposes of calculating a density bonus granted pursuant to this subparagraph, the term "unit" as used in this section means one rental bed and its pro rata share of associated common area facilities. The units described in this subparagraph shall be subject to a recorded affordability restriction of fifty-five years (or a longer period of time if required by the construction or mortgage financing assistance program, mortgage insurance program, or rental subsidy program).

C. Density Bonus. The density bonus shall be thirty-five percent of the number of student housing units <u>for projects providing twenty percent of total units for lower income students and an additional three and three-quarters (3.75%) percentage points for every additional percentage of lower income student unit</u> (Government Code Section 65915(f)(3)(<u>C</u>)).

17.39.210 Density bonus for senior citizen housing development.

An applicant for a senior citizen housing development, as defined in Sections 51.3 and 51.12 of the Civil Code, or a mobile home park that limits residency based on age requirements for housing for older persons pursuant to Sections 798.76 or 799.5 of the Civil Code is entitled to a density bonus of twenty percent of the number of senior citizen housing development units (Government Code Sections 65915(b)(1)(C) and 65915(f)(3)(<u>A</u>)).

17.39.220 Density bonus for land donations.

A. Criteria. For a density bonus for a qualified land donation to be granted pursuant to Section 17.39.0180, all the requirements of this section must be met.

1. The applicant must be applying for a tentative subdivision map, parcel map, or other residential development approval (Government Code Section 65915(g)(1)).

2. The application must include at least a ten percent minimum affordable housing component for very low-income households (Government Code Section 65915(g)(1)).

3. The applicant must agree to donate and transfer qualified land, which is land that meets both the following criteria:

   a. The developable acreage and zoning classification of the land being transferred must be sufficient to permit construction of units affordable to very low-income households in an amount not less than ten percent of the number of residential units of the proposed development pursuant to Section 65915(g)(2)(B) of the Government Code.

   b. The transferred land must be at least one acre in size or of sufficient size to permit development of at least forty units, have the appropriate general plan land use designation, be zoned with appropriate development standards for development at the density described in Section 65583.2(c)(3) of the Government Code, and is or will be served by adequate public facilities and infrastructure (Government Code Section 65915(g)(2)(C)).

4. The qualified land must be transferred to the city or to a housing developer approved by the city. The city may require the applicant to identify and transfer the land to an approved housing developer (Government Code Section 65915(g)(2)(F)).

5. The qualified land must have all of the permits and approvals, other than building permits, necessary for the development of the very low-income housing affordable units on the qualified land, not later than the date of approval of the final subdivision map, parcel map, or residential development application filed. However, the city may subject the proposed development to subsequent design review to the extent authorized by Section 65583.2(i) of the Government Code if the design is not reviewed by the city prior to the time of transfer (Government Code Section 65915(g)(2)(D)).

6. The qualified land must be donated and transferred no later than the date of approval of the final subdivision map, parcel map, or residential development application (Government Code Section 65915(g)(2)(A)).

7. The qualified land and the affordable units must be subject to a deed restriction ensuring continued affordability of the units consistent with Section 17.39.180~~0200~~, which must be recorded against the qualified land at the time of the transfer (Government Code Section 65915(g)(2)(E)).

8. The qualified land must be within the boundary of the proposed development or, if the city agrees, within a quarter mile of the boundary of the proposed development (Government Code Section 65915(g)(2)(G)).

9. A proposed source of funding for the very low-income household units must be identified not later than the date of approval of the final subdivision map, parcel map, or residential development application (Government Code Section 65915(g)(2)(H)).

B. Density Bonus Allowance for Qualified Land Donation for Very Low-Income Housing. If the requirements of Section 17.39.180.A are satisfied, the applicant shall be entitled to at least a fifteen percent increase above the otherwise maximum allowable residential density

for the entire development, as follows in Table 17.39.180-1 (Government Code Section 65915(g)(1)).

Table 17.39.180-1
Density Bonus Allowances for Qualified Land Donation Projects

HOUSEHOLD INCOME CATEGORY	MINIMUM PERCENT OF VERY LOW-INCOME UNITS	MINIMUM DENSITY BONUS	ADDITIONAL DENSITY BONUS FOR EACH 1% INCREASE IN VERY LOW-INCOME UNITS	MAXIMUM PERCENT OF VERY LOW-INCOME UNITS	MAXIMUM POSSIBLE DENSITY BONUS
Very-Low-Income Housing	10% of entire development	15%	1%	30% of entire development	3~~6~~5% (max. combined)

C. All density calculations resulting in fractional units shall be rounded up to the next whole number (Government Code Section 65915(g)(2)).

17.39.230 Floor area ratio density bonus.

A. A floor area ratio density bonus may be granted to an eligible housing development, upon request of the developer, in lieu of a density bonus awarded based on dwelling units per acre.

1. In calculating the floor area ratio bonus pursuant to this section, the allowable gross residential area in square feet shall be the product of all the following amounts:

   a. The allowable residential base density in dwelling units per acre.

   b. The site area in square feet, divided by forty-three thousand five hundred sixty.

   c. Two thousand two hundred fifty.

2. The city council shall not impose any parking requirement on an eligible housing development in excess of 0.1 parking spaces per unit that is affordable to persons and families with a household income equal or less than one hundred twenty percent of the area median income and 0.5 parking spaces per unit that is offered at market rate.

3. An applicant seeking to develop an eligible residential development shall be allowed to calculate impact fees based on square feet, instead of on a per-unit basis. Any affordable housing impact fees generated by the housing development, including inclusionary zoning fees and in-lieu fees, will not be levied on the housing development's affordable units (Government Code Section 65915.1).

4. If an eligible housing development is zoned for mixed-use purposes, any floor area ratio requirement under a zoning ordinance or land use element of the general plan applicable to the nonresidential portion of the eligible residential development, shall

continue to apply notwithstanding the award of a floor area ratio bonus in accordance with this section.

5. An applicant for a floor area ratio bonus may also submit to the city a proposal for specific incentives or concessions pursuant to Section 17.39.0180.

17.39.240 Affordable housing incentives.

A. Subsections 65915(d), (j), (k) and (l) of the Government Code govern the following provisions regarding affordable housing incentives.

B. Qualifications for Incentives. Subject to Section 17.39.260~~0200~~, all of the following applicable requirements must be satisfied to be granted an incentive(s) pursuant to Section 17.39.~~0~~260~~00~~ and Section 17.39.250~~0170~~:

1. The applicant for an incentive must also be an applicant for a density bonus and qualify for a density bonus pursuant to Section 17.39.035~~040~~ (Government Code Section 65915(d)(1)).

2. A specific written proposal for an incentive(s) must be submitted with the application for density bonus (Government Code Section 65915(b)(1) and (d)(1)).

3. If an incentive(s) pursuant to Sections 17.39.260~~0200~~ and 17.39.270~~0190~~ is sought, the applicant must establish that each requested incentive would result in identifiable and actual cost reductions for the qualified housing development (Government Code Section 65915(k)(1) and 65915(k)(3)).

4. If an incentive(s) pursuant to Subsection 17.39.260.~~0200~~A~~B~~.2 is sought, the applicant must establish that requirements of that section are met (Government Code Section 65915(k)(2)).

5. If an additional incentive for a childcare facility is sought pursuant to Section 17.39.270~~0120~~, the applicant must establish that requirements of that section are met (Government Code Section 65915(h)(1)(B)).

6. The granting of an incentive shall not be interpreted, in and of itself, to require a general plan amendment, zoning change, study, or other discretionary approval (Government Code Section 65915(j)). An incentive is applicable only to the project for which it is granted. An applicant for an incentive may request a meeting with the community development director (director) and, if requested, the director will meet with the applicant to discuss the proposal (Government Code Section 65915(d)(1)).

C. Types of Incentives. For the purposes of this chapter, incentive means any of the following:

1. A reduction in site development standards or a modification of development code requirements or design guidelines that exceed the minimum building standards approved by the California Building Standards Commission as provided in Part 2.5 (commencing with Section 18901) of Division 13 of the Health and Safety Code, including, but not limited to, a reduction in setback and square footage requirements and in the ratio of vehicular parking spaces that would otherwise be required that results in identifiable and actual cost reductions, to provide for affordable housing

costs, as defined in Section 50052.5 of the Health and Safety Code, or for rents for the targeted units to be set as specified in Section 17.39.130~~0250~~. (Government Code Section 65915(k)(1)).

2. Approval of mixed-use zoning in conjunction with the qualified housing development if commercial, office, industrial or other land uses will reduce the cost of the qualified housing development and if the commercial, office, industrial or other land uses are compatible with the qualified housing development and the existing or planned development in the area where the proposed qualified housing development will be located (Government Code Section 65915(k)(2)).

3. Other regulatory incentives proposed by the affordable housing developer or the city that result in identifiable and actual cost reductions, to provide for affordable housing costs, as defined in Section 50052.5 of the Health and Safety Code, or for rents for the targeted units to be set as specified in Section 17.39.130~~0250~~. (Government Code Section 65915(k)(3)).

4. Nothing in this section limits or requires the provision of direct financial incentives by the city for the qualified housing development, including the provision of publicly owned land, or the waiver of fees or dedication requirements (Government Code Section 65915(l)).

17.39.250 Number of incentives granted.

A. Subject to Section 17.39.035~~200~~, the applicant who meets the requirements of Section 17.39.035~~200~~ shall receive the following incentives and as shown in Table 17.39.~~0190~~250-1.

1. One incentive or concession for qualified housing development projects that include at least five percent for very low-income households, at least ten percent of the total units for low-income households, or at least ten percent for persons and families of moderate-income households in a development in which units are for sale (Government Code Section 65915(d)(2)(A)).

2. Two incentives or concessions for qualified housing development projects that include at least ten percent for very low-income households, at least seventeen percent of the total units for low-income households, or at least twenty percent for persons and families of moderate-income households in a development in which the units are for sale (Government Code Section 65915(d)(2)(B)).

3. Three incentives or concessions for qualified housing development projects that include at least fifteen percent for very low-income households, at least twenty-four percent of the total units for low-income households, or at least thirty percent for persons and families of moderate-income households in a development in which the units are for sale (Government Code Section 65915(d)(2)(C)).

4. ~~Four~~ Five incentives or concessions for qualified housing development projects pursuant to Section 17.39.170~~011~~. If the project is located within one-half mile of a major transit stop as defined in subdivision (b) of Section 21155 of the Public Resources Code, the applicant shall also receive a height increase of up to three additional stories, or thirty-three feet (Government Code Section 65915(d)(2)(D)).

a. Where one hundred percent of all units in the development, including total units and density bonus units, but exclusive of manager's unit or units, are for lower income households, the project is eligible for five incentives or concessions, with the exception that up to twenty percent of the units in the development may be for moderate income (Government Code Section 65915 (b)(1)(G) and (d)(2)(D)).

5. One incentive or concession for projects that include at least twenty percent of the total units for lower income students in a student housing development (Government Code Section 65915(d)(2)(E)).

6. Four incentives or concessions for projects that include at least sixteen percent of the units for very low income households or at least forty-five percent for persons and families of moderate income in a development in which the units are for sale (Government Code Section 65915(d)(2)(F)).

B. A qualified housing development proposal that includes a childcare facility shall be granted an additional incentive that contributes significantly to the economic feasibility of the construction of the childcare facility (Government Code Section 65915(h)(1)(B)).

Table 17.39.250-1
Incentive Allowances for Qualified Housing Developments

INCOME CATEGORY	MINIMUM % OF AFFORDABLE UNITS				
Very Low Income	5%	10%	15%	16% ~~80%-100%~~	
Low Income	10%	17%	24%		80-100%
Moderate Income: For-Sale Units	10%	20%	30%	45%	~~45%~~
Moderate Income: For-Rent Units	n/a	n/a	n/a	n/a ~~Up to 20%~~	Up to 20% ~~45%~~
Lower-Income Student Housing	20%	23% ~~n/a~~	n/a	n/a	n/a
Incentives/Concessions Allowed	1	2	3	4~~4~~	5

17.39.260 Criteria for denial of application for incentives.

A. Except as otherwise provided in this chapter or by state law, if the requirements of Section 17.39.240 are met, the city shall grant the incentive(s) that are authorized by Section 17.39.250 unless a written finding, based upon substantial evidence, is made with respect to any of the following, in which case the city may refuse to grant the incentive(s):

1. The incentive does not result in identifiable and actual cost reductions, consistent with Section 17.39.240~~190N~~ to provide for affordable housing costs, as defined in Section 50052.5 of the Health and Safety Code, or for rents for the targeted units to be set as specified in Section 17.39.035~~230~~ (Government Code Section 65915(d)(1)(A)).

2. The incentive would have a specific, adverse impact, as defined in Government Code Section 65589.5(d)(2), upon the public health and safety on any real property that is listed in the California Register of Historical Resources and for which there is no feasible method to satisfactorily mitigate or avoid the specific, adverse impact without rendering the development unaffordable to low- and moderate-income households (Government Code Section 65915(d)(1)(B); Government Code Section 65915 (d)(3)).

3. The incentive would be contrary to state or federal law (Government Code Section 65915(d)(1)(C)).

4. The community has adequate childcare facilities as demonstrated by substantial evidence, in which case the additional incentive for a childcare facility pursuant to Section 17.39.180~~0200~~ may be denied (Government Code Section 65915(h)(3)).

17.39.270 Waiver or modification of development standards.

A. Requirements for Waiver or Modification of Development Standards.

1. Application. To qualify for a waiver or reduction of one or more development standards, the applicant must submit a written application (together with an application for a qualified housing development) that states the specific development standard(s) sought to be modified or waived and the basis of the request(Government Code Section 65915(e)(1)). An applicant for a waiver or modification of development standard(s) pursuant to this section may request a meeting with the director to review the proposal. If requested, the director shall meet with the applicant (Government Code Section 65915(e)(1)). An application for the waiver or reduction of development standard(s) pursuant to this section shall neither reduce nor increase the number of incentives to which the applicant is entitled pursuant to Section 17.39.~~0~~26~~50~~0 (Government Code Section 65915(e)(2)).

2. Findings. All the following findings must be made for each waiver or reduction requested:

   a. The development standard for which a waiver or reduction is requested will have the effect of physically precluding the construction of the proposed qualified housing development at the densities or with the incentives permitted under this chapter (Government Code Section 65915(e)(1)).

   b. The requested waiver or reduction of a development standard will not have a specific, adverse impact, as defined in Government Code Section 65589.5(d)(2), upon the health or safety or, if such a specific, adverse impact exists, there is a feasible method to satisfactorily mitigate or avoid the specific, adverse impact (Government Code Section 65915(e)(1)).

   c. The requested waiver or reduction of a development standard will not have an adverse impact on any real property that is listed in the California Register of Historical Resources (Government Code Section 65915(e)(1)).

   d. The requested waiver or reduction of a development standard is not contrary to state or federal law (Government Code Section 65915(e)(1)).

3. Additional Waivers or Modifications of Development Standards. A housing development that receives a waiver from maximum controls on density pursuant to Section 17.39.230~~1790~~ is only eligible for a waiver or reduction in development standards as provided in Section 17.39.230~~1790~~.A, unless the city agrees to additional waivers or reductions of development standards.

4. Granting Application for Waiver or Modification of Development Standards. If the requirements of Section 17.39.290~~0210~~ are satisfied, the application for waiver or modification of development standard(s) shall be granted, and the city shall not apply a development standard that will have the effect of physically precluding the construction of a qualified housing development at the densities or with the incentives permitted by this chapter (Government Code Section 65915(e)(1)).

17.39.280 Parking standard modifications for qualified housing developments.

A. Requirements for Parking Standard Modifications. Parking standard modifications pursuant to Section 17.39.270~~0240~~ are available only for qualified housing developments. An application for parking standard modifications stating the specific modification requested pursuant to Section 17.39.270~~0240~~ must be submitted with the qualified housing development application (Government Code Section 65915(p)(6)).

B. Parking Standard Modifications. If the requirements of Section 17.39.270~~0240~~ are met, the vehicular parking ratio, inclusive of parking for persons with a disability and guests, shall not exceed the following ratios (Government Code Section 65915(p)(1)), except where noted under Section 17.39.280~~240~~.C (exceptions):

1. Zero to one bedroom: one on-site parking space.

2. Two to three bedrooms: one and one-half on-site parking spaces.

3. Four and more bedrooms: two and one-half on-site parking spaces.

4. <u>One bedspace in a student housing development: zero parking spaces.</u>

C. Exceptions. Upon request of the applicant, the following maximum parking standards shall apply, inclusive of parking for persons with a disability and guests, to the entire housing development subject to this chapter, as required by Government Code Section 65915(p)(2):

1. A maximum of one-half parking spaces per bedroom shall apply when all the following conditions apply:

   a. The development includes either:

      i. At least eleven percent very low-income units for housing developments meeting the criteria in Section 17.39.~~0~~160~~00~~; or

      ii. At least twenty percent low-income units for housing developments meeting the criteria in Section 17.39.~~0~~160~~00~~; or

      iii. At least forty percent moderate-income units for housing developments meeting the criteria in Section 17.39.~~0~~160~~00~~.

   b. The development is located within one-half mile of a major transit stop, as defined in subdivision (b) of Section 21155 of the Public Resources Code.

c. There is unobstructed access to the major transit stop from the development. A development shall have unobstructed access to a major transit stop if a resident is able to access the major transit stop without encountering natural or constructed impediments which may include, but are not limited to, freeways, rivers, mountains, and bodies of water, but does not include residential structures, shopping centers, parking lots, or rails used for transit.

2. No vehicular parking standards shall apply when ~~all~~ any of the following conditions apply:

a. The development consists solely of rental units, exclusive of a manager's unit or units, with an affordable housing cost to lower-income families, as provided in Section 50052.5 of the Health and Safety Code.

b. The development is located within one-half mile of a major transit stop, as defined in subdivision (b) of Section 21155 of the Public Resources Code and there is unobstructed access to the major transit stop from the development.

~~c. There is unobstructed access to the major transit stop from the development. A development shall have unobstructed access to a major transit stop if a resident is able to access the major transit stop without encountering natural or constructed impediments which may include, but are not limited to, freeways, rivers, mountains, and bodies of water, but does not include residential structures, shopping centers, parking lots, or rails used for transit.~~

~~3. No vehicular parking standards shall apply when all the following conditions apply:~~

~~a. The development consists solely of rental units, exclusive of a manager's unit or units, with an affordable housing cost to lower-income families, as provided in Section 50052.5 of the Health and Safety Code.~~

c. ~~b.~~ The development is for individuals who are sixty-two years of age or older and which complies with Sections 51.2 and 51.3 of the Civil Code.

d. ~~c.~~ The development shall have either paratransit service or unobstructed access, within one-half mile, to fixed bus route service that operates at least eight times per day.

~~4. No minimum vehicular parking standards shall apply when all the following conditions apply:~~

~~a.The development consists solely of rental units, exclusive of a manager's unit or units, with an affordable housing cost to lower-income families, as provided in Section 50052.5 of the Health and Safety Code.~~

e. ~~d.~~ The development is either:

i. A special needs housing development, as defined in Section 51312 of the Health and Safety Code, or

ii. A supportive housing development, as defined in Section 50675.14 of the Health and Safety Code.

~~c. If the development is a special needs housing development shall have either paratransit service or unobstructed access, within one-half mile, to fixed bus route service that operates at least eight times per day.~~

D. If the total number of parking spaces required for the qualified housing development is other than a whole number, the number shall be rounded up to the next whole number. For purposes of this section, "on-site parking" may be provided through tandem parking or uncovered parking, but not through on-street parking (Government Code Section 65915(p)(4~~5~~)).

E. Except as otherwise provided in this section, all other provisions of Chapter 19.82 (off-street parking and loading) applicable to residential development apply.

F. An applicant may request additional parking incentives beyond those provided in this section if applied for pursuant to Section 17.39.270~~0160~~ (Government Code Section 65915(p)(5~~6~~)).

G. Notwithstanding allowances in Section 17.39.270~~0240~~, if the city or an independent consultant has conducted an area-wide or jurisdiction-wide parking study in the last seven years, then the city may impose a higher vehicular parking ratio not to exceed the ratio described in Section 17.39.270~~0240~~, based on substantial evidence found in the parking study that includes, but is not limited to, an analysis of parking availability, differing levels of transit access, walkability access to transit services, the potential for shared parking, the effect of parking requirements on the cost of market-rate and subsidized developments, and the lower rates of car ownership for low- and very low- income individuals, including seniors and special-needs individuals. The city shall pay the costs of any new study. The city shall make findings, based on a parking study completed in conformity with this paragraph, supporting the need for the higher parking ratio (Government Code Section 65915(p)(7)).

17.39.290 Density bonus and affordable housing incentive program.

A. Project Design and Phasing. Projects seeking an affordable housing benefit pursuant to this chapter must comply with the following requirements, unless otherwise specified in writing by the Director:

1. Location/Dispersal of Units. Affordable units shall be reasonably dispersed throughout the development where feasible and shall contain on average the same (or greater) number of bedrooms as the market-rate units.

2. Phasing. If a project is to be developed in phases, each phase must contain the same or substantially similar proportion of affordable units and market-rate units.

3. Exterior Appearance. The exterior appearance and quality of the affordable units must be similar to the market-rate units. The exterior materials and improvements of the affordable units must be similar to, and architecturally compatible with, the market-rate units.

B. Application Requirements. An application for one or more affordable housing benefits must be submitted as follows:

1. Each affordable housing benefit requested must be specifically stated in writing on the application form provided by the city.
2. The application must include the information and documents necessary to establish that the requirements of this chapter are satisfied for each affordable housing benefit requested, including:
    a. For density bonus requests, that the requirements of Section 17.39.05~~4~~0 are met;
    b. For incentive requests, that the requirements of Section 17.39.160 are met;
    c. For development standard waiver or modification requests, that the requirements of Section 17.39.27~~0~~0 are met; and/or
    d. For parking standard modification requests, that the requirements of Section 17.39.28~~0~~0 are met.
3. The application must be submitted concurrently with a complete application for a qualified housing development. When notifying the applicant for a density bonus whether the application is complete, the city shall also notify the applicant of:
    a. The amount of density bonus for which the applicant is eligible: and
    b. If a parking ratio is requested by the applicant, the parking ratio for which the applicant is eligible; and
    c. If the applicant requests incentives or concessions, or waivers or reductions of development standards, the city/county will notify the applicant whether the applicant has provided adequate information for the city/county to make a determination as to those incentives, concessions, or waivers or reductions of development standards.
4. The application must include a site plan that complies with and includes the following:
    a. For senior citizen housing development projects, the number and location of proposed total units and density bonus units.
    b. For all qualified housing development projects other than senior citizen housing development projects, the number and location of proposed total units, affordable units, and density bonus units. The density bonus units shall be permitted in geographic areas of the qualified housing development other than the areas where the affordable units are located (Government Code Section 65915(i)).
    c. The location, design, and phasing criteria required by Section 17.39.22~~5~~0, including any proposed development standard(s) modifications or waivers pursuant to Section 17.39.27~~1~~0.
5. The application for a qualified housing development must state the level of affordability of the affordable units and include a proposal for compliance with Section 17.39.310~~270~~ for ensuring affordability.
6. If a density bonus is requested for a qualified land donation pursuant to Section 17.39.220~~160~~, the application must show the location of the qualified land in addition to including sufficient information to establish that each requirement in Section 17.39.220~~160~~ has been met.

7. If an additional density bonus or incentive is requested for a childcare facility pursuant to Section 17.39.180~~20 and/or Section 17.39.210~~, the application shall show the location and square footage of the childcare facility in addition to including sufficient information to establish that each requirement in Section 17.39.18~~2~~0 and/or Section 17.39.280~~20~~.B. has been met.

C. An application for an affordable housing benefit under this chapter will not be processed until all of the provisions of this section are complied with as determined by the director and shall be processed concurrently with the application for the qualified housing development project for which the affordable housing benefit is sought. Prior to the submittal of an application for a qualified housing development, an applicant may submit to the director a preliminary proposal for affordable housing benefits. The director shall, within 90 days of receipt of a written proposal, notify the applicant of the director's preliminary response and schedule a meeting with the applicant to discuss the proposal and the director's preliminary response.

D. The city shall adjust the amount of density bonus and parking ratios awarded based on any changes to the project during development.

17.39.300 Determination on density bonus and affordable housing incentive program requirements.

A. The decision-making body for the underlying qualified housing development application is authorized to approve or deny an application for an affordable housing benefit in accordance with this chapter.

1. Affordable Housing Benefit Determinations. An application for an affordable housing benefit shall be granted if the requirements of this chapter are satisfied unless:

   a. The application is for an incentive for which a finding is made in accordance with Section 17.39.20~~3~~0; or

   b. The underlying application for the qualified housing development is not approved independent of and without consideration of the application for the affordable housing benefit.

2. Affordable Housing Benefit Compliance Provisions. To ensure compliance with this chapter and state law, approval of an application for an affordable housing benefit may be subject to, without limitation:

   a. The imposition of conditions of approval to the qualified housing development, including imposition of fees necessary to monitor and enforce the provisions of this chapter;

   b. An affordable housing agreement and, if applicable, an equity-sharing agreement pursuant to Section 17.39.310~~270~~; and

   c. Recorded deed restriction implementing conditions of approval and/or contractual or legally mandated provisions.

3. A decision regarding an affordable housing benefit application is subject to the appeal provisions of Section 19.46 (appeals).

17.39.310 Affordable housing agreement and equity-sharing agreement.

A. General Requirements. No density bonus pursuant to Section 17.39.0540 shall be granted unless and until the affordable housing developer, or its designee approved in writing by the director, enters into an affordable housing agreement and, if applicable, an equity-sharing agreement, with the city or its designee pursuant to and in compliance with this section (Government Code Section 65915(c)). The agreements shall be in the form provided by the city, which shall contain terms and conditions mandated by, or necessary to implement, state law and this article. The director may designate a qualified administrator or entity to administer the provisions of this section on behalf of the city. The affordable housing agreement shall be recorded prior to, or concurrently with, final map recordation or, where the qualified housing development does not include a map, prior to issuance of a building permit for any structure on the site. The director is hereby authorized to enter into the agreements authorized by this section on behalf of the city upon approval of the agreements by city attorney/county counsel for legal form and sufficiency.

B. Affordable Housing Agreement.

1. The affordable housing developer of a qualified housing development based upon the inclusion of low-income and/or very low-income affordable rental units must enter into an agreement with the city to maintain the continued affordability of the affordable units for fifty-five years (for rental units) or forty-five years (for for-sale units), or a longer period if required by the construction or mortgage financing assistance program, mortgage insurance program, or rental subsidy program, as follows (Government Code Section 65915(c)(1)(A)).

2. Agreement Conditions. The agreement shall establish specific compliance standards and specific remedies available to the city if such compliance standards are not met. The agreement shall, among other things, specify the number of lower-income affordable units by number of bedrooms; standards for qualifying household incomes or other qualifying criteria, such as age; standards for maximum rents or sales prices; the person responsible for certifying tenant or owner incomes; procedures by which vacancies will be filled and units sold; required annual report and monitoring fees; restrictions imposed on lower-income affordable units on sale or transfer; and methods of enforcing such restrictions.

3. Determining Rent. Rents for the lower-income affordable units that qualified the housing development for the density bonus pursuant to Section 17.39.0540 shall be set and maintained at an affordable rent (Government Code Section 65915(c)(1)). The agreement shall set rents for the lower-income density bonus units at an affordable rent, as defined in California Health and Safety Code Section 50053.

   a. Exceptions—Rental Units. In a rental housing development with one hundred percent of units affordable to lower-income households per Section 17.39.1740, rents would be governed as follows. At least twenty percent of the units in the development would be rented at affordable rents and the rent for the rest of the units would be set at an amount consistent with the maximum rent levels for a housing development that receives an allocation of state or federal low-income housing tax credits from the California Tax Credit Allocation Committee.

4. Senior Units. At least thirty-five senior citizen housing development units are maintained and available for rent or sale to senior citizens, as defined in Civil Code Section 51.3.

C. Equity Sharing Agreement.

1. The affordable housing developer of a qualified housing development based upon the inclusion of very low, low, or moderate-income affordable units in a development in which units are for sale must ensure that a for-sale unit that qualified the applicant for the award of the density bonus meets either of the following conditions:

   a. The unit is initially occupied by a person or family of a very low, low, or moderate-income household. The unit is offered at an affordable housing cost as defined in the Health and Safety Code Section 50052.5 (Government Code Section 65915(c)(2)) and is subject to an equity sharing agreement.

   b. The unit is purchased by a qualified nonprofit housing corporation pursuant to a recorded contract that satisfies all of the requirements specified in paragraph (10) of subdivision (a) of Section 402.1 of the Revenue and Taxation Code and that includes all of the following:

      i. A repurchase option that requires a subsequent purchaser of the property that desires to resell or convey the property to offer the qualified nonprofit corporation the right to repurchase the property prior to selling or conveying that property to any other purchaser.

      ii. An equity sharing agreement.

      iii. Affordability restrictions on the sale and conveyance of the property that ensure that the property will be preserved for lower income housing for at least forty-five years for owner-occupied housing units and will be sold or resold only to persons or families of very low, low, or moderate income, as defined in Section 50052.5 of the Health and Safety Code.

2. The city shall enforce the equity-sharing agreement unless it is in conflict with the requirements of another public funding source or law (Government Code Section 65915(c)(2)). The equity-sharing agreement shall be between the city and the buyer or the developer and the buyer if the developer is the seller of the unit. The following provisions will be included in the equity-sharing agreement:

   a. Upon resale, the seller of the unit shall retain the value of improvements, the down payment, and the seller's proportionate share of appreciation. The city shall recapture any initial subsidy, as defined in subparagraph (ii), and its proportionate share of appreciation, as defined in subparagraph (iii), which amount shall be used within five years for any of the purposes described in Health and Safety Code Section 33334.2(e) that promote homeownership (Government Code Section 65915(c)(2)(C)).

   b. The city's initial subsidy shall be equal to the fair market value of the unit at the time of initial sale minus the initial sale price to the moderate-income household, plus the amount of any down payment assistance or mortgage assistance. If upon resale the market value is lower than the initial market value, then the value at the

time of the resale shall be used as the initial market value (Government Code Section 65915(c)(2)(C)).

c. The city's proportionate share of appreciation shall be equal to the ratio of the city's initial subsidy to the fair market value of the unit at the time of initial sale (Government Code Section 65915(c)(2)(C)).

d. If the unit is purchased by a qualified nonprofit housing corporation pursuant to Section 17.39.310~~250~~.C, the city may enter into a contract with the qualified nonprofit housing corporation under which the qualified nonprofit housing corporation would recapture any initial subsidy and its proportionate share of appreciation if the qualified nonprofit housing corporation is required to use one hundred percent of the proceeds to promote homeownership for lower-income households as defined by Health and Safety Code Section 50079.5 within the city's jurisdiction (Government Code Section 65915(c)(2)(C)).

4. Criteria for Denial of Application for a Density Bonus and Incentive. An applicant is ineligible for a density bonus or any other incentives under this chapter if the housing development is proposed on any property that includes a parcel or parcels where rental dwelling units are; or, if the dwelling units have been vacated or demolished in the five-year period preceding the application, have been subject to:

a. A recorded covenant, ordinance, or law that restricts rents to levels affordable to persons and families of lower or very low income; or

b. Any other form of rent or price control through a public entity's valid exercise of its police power; or occupied by lower-income households, unless the proposed housing development replaces those units, and either of the following applies:

i. The proposed housing development, inclusive of the units replaced pursuant to this paragraph, contains affordable units at the percentages set forth in subdivision (2) below.

ii. Each unit in the development, exclusive of a manager's unit or units, is affordable to, and occupied by, a lower-income household.

This does not apply to an applicant seeking a density bonus for a proposed housing development if the applicant's application was submitted to, or processed by the city before January 1, 2015.

c. Replacement. The term "replace" in Section 17.39.310 means either of the following:

i. If any dwelling units described in paragraph (4) above are occupied on the date of application, the proposed housing development must provide at least the same number of units of equivalent size to be made available at affordable rent or affordable housing cost to, and occupied by, persons and families in the same or lower income category as those households in occupancy. If the income category of the household in occupancy is not known, it will be rebuttably presumed that lower income renter households occupied these units in the same proportion of lower income renter households to all renter households within the jurisdiction, as determined by

the most recently available data from the United States Department of Housing and Urban Development's Comprehensive Housing Affordability Strategy database. For unoccupied dwelling units described in subparagraph (4) above in a development with occupied units, the proposed housing development will provide units of equivalent size to be made available at affordable rent or affordable housing cost to, and occupied by, persons and families in the same or lower income category as the last household in occupancy. If the income category of the last household in occupancy is not known, it will be rebuttably presumed that lower income renter households occupied these units in the same proportion of lower income renter households to all renter households within the jurisdiction, as determined by the most recently available data from the United States Department of Housing and Urban Development's Comprehensive Housing Affordability Strategy database.

ii. If all dwelling units described in paragraph (4) have been vacated or demolished within the five-year period preceding the application, the proposed housing development must provide at least the same number of units of equivalent size as existed at the highpoint of those units in the five-year period preceding the application to be made available at affordable rent or affordable housing cost to, and occupied by, persons and families in the same or lower income category as those persons and families in occupancy at that time, if known. If the incomes of the persons and families in occupancy at the highpoint is not known, it must be rebuttably presumed that low-income and very low-income renter households occupied these units in the same proportion of low-income and very low income renter households to all renter households within the jurisdiction, as determined by the most recently available data from the United States Department of Housing and Urban Development's Comprehensive Housing Affordability Strategy database.

If the replacement units will be rental dwelling units, these units are subject to a recorded affordability restriction for at least fifty-five years. If the proposed development is for-sale units, the units replaced are subject to an equity-sharing agreement pursuant to paragraph (3) above.

d. For any dwelling unit described in paragraph (4) that is or was, within the five-year period preceding the application, subject to a form of rent or price control through a local government's valid exercise of its police power and that is or was occupied by persons or families above lower income, the city may either:

i. Require that the replacement units be made available at affordable rent or affordable housing cost to, and occupied by, low-income persons or families. If the replacement units will be rental dwelling units, these units are subject to a recorded affordability restriction for at least fifty-five years. If the proposed development is for-sale units, the units replaced are subject to paragraph (3).

ii. Minimum Affordable Housing Component and Childcare Facility. If an additional density bonus or incentive is granted because a childcare facility is

included in the qualified housing development, the affordable housing agreement shall also include the affordable housing developer's obligations pursuant to Section 17.39.18~~2~~0 for maintaining a childcare facility, if not otherwise addressed through conditions of approval.

17.39.320 Density bonus or incentives for condominium conversion projects.

A. Requirements for Density Bonus or Incentive for Condominium Conversion Projects.

1. Applicant to convert apartments to a condominium project agrees to provide at least:

   a. Thirty-three percent of the total units of the proposed condominium project to persons and families of moderate-income households, or

   b. Fifteen percent of the total units of the proposed condominium project to persons and families of low-income households.

2. If applicant agrees to pay for the reasonably necessary administrative costs incurred by the city pursuant to this section, the city shall either:

   a. Grant a density bonus, or

   b. Provide other incentives of equivalent financial value (Government Code Section 65915.5(a)).

B. Definition of Density Bonus for Condominium Conversion Projects. If the requirements of Section 17.39.330~~0260~~.A are met, then the condominium conversion project will be entitled to an increase in units of twenty-five percent over the number of apartments, to be provided within the existing structure or structures proposed for conversion from apartments to condominiums (Government Code Section 65915.5(b)).

C. Presubmittal Preliminary Proposals for Density Bonus or Incentive for Condominium Conversion Projects. Prior to the submittal of a formal request for subdivision map approval or other application for necessary discretionary approvals, an applicant to convert apartments to a condominium project may submit to the director a preliminary proposal for density bonus or other incentives of equivalent financial value. The director shall, within ninety days of receipt of a written proposal, notify the applicant of the director's preliminary response and schedule a meeting with the applicant to discuss the proposal and the director's preliminary response (Government Code Section 65915.5(d)).

D. Application for Density Bonus or Incentives for Condominium Conversion Projects. An applicant must submit a completed application provided by the city for a density bonus or for other incentives of equivalent financial value. The application must be submitted concurrently with the application for the condominium conversion project. The application must include the following:

1. All information and documentation necessary to establish that the requirements of Section 17.39.320~~260~~ are met.

2. The proposal for a density bonus or the proposal for other incentives of equivalent financial value.

3. Site plans demonstrating the location of the units to be converted, the affordable units, the market-rate units, and the density bonus units in the condominium conversion project.

4. Any other information and documentation requested by the city to determine if the requirements of Section 17.39.320~~260~~ are met.

E. Both the application for a density bonus or other incentives of equivalent financial value and the application for the condominium conversion must be complete before the application for a density bonus or other incentives of equivalent financial value will be considered.

F. Granting Density Bonus or Incentive for Condominium Conversion Projects.

1. Approval.

a. If the requirements of Section 17.39.320~~260~~ are met, the decision-making body for the condominium conversion project application is authorized to grant an application for a density bonus or other incentives of equivalent financial value, subject to Section 17.39.320~~260~~.

b. Reasonable conditions may be placed on the granting of a density bonus or other incentives of equivalent financial value that are found appropriate, including, but not limited to, entering into an affordable housing agreement pursuant to Section 17.39.310~~250~~, which ensures continued affordability of units to subsequent purchasers who are persons and families of moderate-income households or low-income households (Government Code Section 65915.5(a)).

2. Ineligibility. An applicant shall be ineligible for a density bonus or other incentives of equivalent financial value if the apartments proposed for conversion constitute a qualified housing development for which a density bonus as defined in Section 17.39.05~~4~~0 or other incentives were provided (Government Code Section 65915.5(f)).

3. Decision on Condominium Conversion Project. Nothing in this section shall be construed to require the city to approve a proposal to convert apartments to condominiums (Government Code Section 65915.5(e)).

17.39.325 Request for Density Bonus in Commercial Development.

A. Requirements for Density Bonus or Incentive for Condominium Conversion Projects.

1. An applicant to convert apartments to a condominium project agrees to provide at least:

a. Thirty-three percent of the total units of the proposed condominium project for moderate-income households, or

b. Fifteen percent of the total units of the proposed condominium project for low-income households.

2. If applicant agrees to pay for the reasonably necessary administrative costs incurred by the city pursuant to this section, the city shall either:

a. Grant a density bonus, or

b. Provide other incentives of equivalent financial value (Government Code Section 65915.5(a)).

B. Definition of Density Bonus for Condominium Conversion Projects. If the requirements of Section 17.39.320.A are met, then the condominium conversion project will be entitled to an increase in units of twenty-five percent over the number of apartments, to be provided within the existing structure or structures proposed for conversion from apartments to condominiums

17.39.330 Enforcement provisions.

A. Occupancy. Prior to occupancy of an affordable unit, the household's eligibility for occupancy of the affordable unit must be demonstrated to the city. This provision applies throughout the restricted time periods pursuant to Section 17.39.310~~250~~ and applies to any change in ownership or tenancy, including subletting, of the affordable unit.

B. Ongoing Compliance. Upon request, the affordable housing developer must show that the affordable units are continually in compliance with this chapter and the terms of the affordable housing agreement. Upon thirty-day notice, the city may perform an audit to determine compliance with this chapter and the terms of any agreement or restriction.

C. Enforcement. The city has the authority to enforce the provisions of this chapter, the terms of affordable housing agreements and equity sharing agreements, deed restrictions, covenants, resale restrictions, promissory notes, deed of trust, conditions of approval, permit conditions, and any other requirements placed on the affordable units or the approval of the qualified housing development. In addition to the enforcement powers granted in this chapter, the city may, at its discretion, take any other enforcement action permitted by law, including those authorized by city ordinances. Such enforcement actions may include, but are not limited to, a civil action for specific performance of the restrictions and agreement(s), damages for breach of contract, restitution, and injunctive relief. The remedies provided for herein shall be cumulative and not exclusive and shall not preclude the city from seeking any other remedy or relief to which it otherwise would be entitled under law or equity.

Section 3. CEQA. Pursuant to the California Environmental Quality Act (CEQA), the zoning text amendments to Chapter 17.39- Density Bonus of Title 17 of the Soledad Municipal Code, are consistent with the environmental analysis conducted for the City of Soledad 6th Cycle Housing Element, which was evaluated under an Addendum to the certified General Plan Environmental Impact Report (EIR). The amendments do not result in significant new environmental effects or a substantial increase in the severity of previously identified impacts. Therefore, no additional environmental review is required under CEQA Guidelines Sections 15162 and 15164. These amendments do not propose or commit the City to construction, and any subsequent project proposing a residential project in these zones would undergo environmental review at the time of proposal.

Section 4. Severability. The City Council hereby declares every section, paragraph, sentence, clause and phrase in this ordinance is severable. If any section, paragraph, sentence, clause or phrase of this ordinance is for any reason found to be invalid or unconstitutional, such invalidity or unconstitutionality shall not affect the validity or constitutionality of the remaining sections, paragraphs, sentence, clause or phrases.

Section 5. Effective Date. This ordinance shall take effect and be in force 30 days after its adoption, and a summary of this ordinance shall be published once with the names of the members of the council voting for and against the ordinance in a newspaper of general circulation in the City of Soledad**.**

This ordinance was introduced and read on the 17th day of December 2025 and was finally adopted on the 14th day of January 2026 by the following vote.

AYES, and in favor thereof, Councilmembers:

NOES, Councilmembers:

ABSTAIN, Councilmembers:

ABSENT, Councilmembers:

_____
ANNA M VELAZQUEZ, Mayor

Attest:

_____
MEGAN HUNTER, City Manager/Clerk

RESOLUTION NO. 2025-08

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SOLEDAD RECOMMENDING ADOPTION OF ORDINANCE NO. 776, AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SOLEDAD AMENDING VARIOUS SECTIONS OF TITLE 17-ZONING OF THE SOLEDAD MUNICIPAL CODE TO INCORPORATE NEW REGULATIONS PERTAINING TO ALLOWABLE USES TO THE CITY COUNCIL OF THE CITY OF SOLEDAD

WHEREAS, in 2023, the City of Soledad adopted the 2023–2031 Housing Element of the General Plan, establishing policies and implementation programs to meet housing needs for all income levels, remove governmental constraints, promote infill development, and ensure consistency with State housing laws; and

WHEREAS, Housing Element Programs 3.1.5 and 5.1.1 direct the City to update its zoning regulations to address allowable uses, residential care facilities, emergency shelters, condominiums, minimum density standards, R-1 development standards, and Reasonable Accommodation procedures, to expand housing choices, support affordability, and ensure equitable access to housing; and

WHEREAS, the proposed amendments are intended to facilitate housing production, streamline development processes, and provide clear regulatory standards for a variety of residential types, including special needs and supportive housing; and

WHEREAS, the City received REAP 2.0 funding to support these zoning updates, which advance regional housing goals, promote infill development, reduce barriers to housing, and help the City meet its RHNA targets while complying with State housing law and climate and equity objectives; and

WHEREAS, Ordinance No. 776 proposes comprehensive amendments to Title 17 (Zoning) to implement the above-referenced Housing Element programs, remove governmental constraints, clarify development standards, and enhance consistency and predictability for applicants and developers; and

WHEREAS, the Planning Commission held a duly noticed public hearing on November 20, 2025, reviewed the staff report and supporting materials, considered public testimony, and determined that the amendments are consistent with the General Plan, advance Housing Element objectives, and support the City's long-term housing goals; and

WHEREAS, the Planning Commission finds the project is exempt from the California Environmental Quality Act (CEQA) where the proposed zoning text amendments are consistent with the environmental analysis conducted for the City of Soledad 6th Cycle Housing Element, which was evaluated under an Addendum to the certified General Plan Environmental Impact Report (EIR). The amendments do not result in significant new environmental effects or a substantial increase in the severity of previously identified impacts. Therefore, no additional environmental review is required under CEQA Guidelines Sections 15162 and 15164. These

amendments do not propose or commit the City to construction, and any subsequent project proposing a residential project in these zones would undergo environmental review at the time of proposal.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Soledad hereby recommends that the City Council adopt Ordinance No. 776 based upon the findings set forth in the attached Exhibit "A."

PASSED AND ADOPTED at a duly noticed Special Meeting of the Planning Commission of the City of Soledad, this 20th day of November 2025, by the following vote:

AYES, and in favor thereof Commissioners: Co-Chair Sergio Diaz, Commissioner Roberto Cruz, Commissioner Lorenzo Sanchez
NOES, Commissioners:
ABSENT, Commissioners: Chair Josie Perez-Aguilera, Commissioner Sandy Fuerte
ABSTAIN, Commissioners:

Sergio Diaz (Nov 26, 2025 11:33:58 PST)

Sergio Diaz, Co-Chair

ATTEST:

Beatriz Trujillo

Beatriz Trujillo (Nov 25, 2025 15:19:25 MST)

Beatriz Trujillo, Secretary

RESOLUTION NO. 2025-09

A RESOLUTION OF THE SOLEDAD PLANNING COMMISSION RECOMMENDING ADOPTION OF ORDINANCE NO. 777, AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SOLEDAD AMENDING CHAPTER 17.38.260- SECONDARY RESIDENTIAL UNITS OF TITLE 17-ZONING OF THE SOLEDAD MUNICIPAL CODE TO INCORPORATE NEW REGULATIONS PERTAINING TO STATE LAW AND IMPLEMENTATION OF THE SOLEDAD 6TH CYCLE HOUSING ELEMENT TO CITY COUNCIL OF THE CITY OF SOLEDAD

WHEREAS, the City of Soledad adopted its 2023–2031 Housing Element on November 15, 2023, establishing goals, policies, and implementation programs to facilitate housing production, remove regulatory barriers, and ensure compliance with State housing laws; and

WHEREAS, Housing Element Program 2.1.3 specifically directs the City to update its Accessory Dwelling Unit (ADU) regulations to expand housing opportunities for all income levels, simplify the approval process, and fully align the Soledad Municipal Code with recent State legislation; and

WHEREAS, State law, including but not limited to AB 68, AB 881, SB 9, and Government Code Sections 65852.2 and 65852.22, requires local jurisdictions to allow ADUs and Junior ADUs (JADUs) by right in residential zones, adopt objective development standards, and ensure permit processing is streamlined and ministerial; and

WHEREAS, the proposed amendments to Chapter 17.38 of Title 17 to update Section 17.38.260 and other associated sections to ensure compliance with State law, clarify development standards, improve internal consistency within the Zoning Code, and promote the production of ADUs and JADUs as an important component of local housing supply; and

WHEREAS, the proposed ordinance establishes objective standards relating to ADU size, height, setbacks, parking, architectural compatibility, and conversion of existing structures, and clarifies procedures for ministerial review consistent with State-mandated timeframes; and

WHEREAS, adoption of Ordinance No. 777 will implement Housing Element goals to increase infill housing opportunities, support aging-in-place, provide more affordable housing choices, and reduce regulatory constraints on housing development; and

WHEREAS, the Planning Commission held a duly noticed public hearing on November 20, 2025, reviewed the staff report, draft ordinance, supporting documents, and public testimony, and determined that the proposed amendments are consistent with the General Plan, including the Housing Element; and

WHEREAS, the Planning Commission finds the project is exempt from the California Environmental Quality Act (CEQA) where the proposed zoning text amendments are consistent with the environmental analysis conducted for the City of Soledad 6th Cycle Housing Element, which was evaluated under an Addendum to the certified General Plan Environmental Impact

Report (EIR). The amendments do not result in significant new environmental effects or a substantial increase in the severity of previously identified impacts. Therefore, no additional environmental review is required under CEQA Guidelines Sections 15162 and 15164. These amendments do not propose or commit the City to construction, and any subsequent project proposing a residential project in these zones would undergo environmental review at the time of proposal.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Soledad hereby recommends that the City Council adopt Ordinance No. 777 based upon the findings set forth in the attached Exhibit "A."

PASSED AND ADOPTED at a duly noticed Special Meeting of the Planning Commission of the City of Soledad, this 20th day of November 2025, by the following vote:

AYES, and in favor thereof Commissioners: Co-Chair Sergio Diaz, Commissioner Roberto Cruz, Commissioner Lorenzo Sanchez
NOES, Commissioners:
ABSENT, Commissioners: Chair Josie Perez-Aguilera, Commissioner Sandy Fuerte
ABSTAIN, Commissioners:

Sergio Diaz (Nov 26, 2025 11:34:40 PST)

Sergio Diaz, Co-Chair

ATTEST:

Beatriz Trujillo

Beatriz Trujillo (Nov 25, 2025 15:19:35 MST)

Beatriz Trujillo, Secretary

RESOLUTION NO. 2025-10

A RESOLUTION OF THE SOLEDAD PLANNING COMMISSION RECOMMENDING ADOPTION OF ORDINANCE NO. 778, AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SOLEDAD AMENDING CHAPTER 17.39- DENSITY BONUS OF TITLE 17-ZONING OF THE SOLEDAD MUNICIPAL CODE TO INCORPORATE NEW REGULATIONS PERTAINING TO STATE LAW AND IMPLEMENTATION OF THE SOLEDAD 6TH CYCLE HOUSING ELEMENT TO CITY COUNCIL OF THE CITY OF SOLEDAD

WHEREAS, the City of Soledad adopted its 2023–2031 Housing Element to ensure the provision of adequate sites, reduce barriers to housing production, and support the development of housing affordable to all income levels, senior, and special needs households; and

WHEREAS, Housing Element Program 2.2.4 specifically directs the City to maintain and update its Density Bonus Ordinance to remain consistent with State Density Bonus Law, thereby incentivizing the production of affordable housing, senior housing, and housing for persons with special needs; and

WHEREAS, State Density Bonus Law (Government Code Sections 65915–65918), as amended by recent legislation including but not limited to AB 2345, AB 1763, AB 682, and SB 290, requires local jurisdictions to offer density bonuses, incentives, concessions, waivers, and reduced parking requirements to qualifying housing developments that provide affordable, senior, or special needs housing; and

WHEREAS, Ordinance No. 778 proposes comprehensive updates to Chapter 17.39 of the Soledad Municipal Code to ensure full compliance with State law, improve clarity and usability, establish objective standards for incentives and concessions, and facilitate the production of affordable housing consistent with the goals and programs of the Housing Element; and

WHEREAS, the proposed amendments further clarify eligibility criteria, application procedures, review processes, and calculation methods for density bonuses, incentives, waivers, and parking reductions, thereby creating a predictable and transparent regulatory framework for housing developers; and

WHEREAS, adoption of Ordinance No. 778 will help implement the City's long-term housing strategies by removing regulatory obstacles, supporting infill development, promoting mixed-income communities, and contributing to the City's Regional Housing Needs Allocation (RHNA) goals; and

WHEREAS, the Planning Commission held a duly noticed public hearing on November 20, 2025, reviewed the staff report and supporting materials, considered public testimony, and determined that the amendments are consistent with the General Plan, advance Housing Element objectives, and support the City's long-term housing goals; and

WHEREAS, the Planning Commission finds the project is exempt from the California Environmental Quality Act (CEQA) where the proposed zoning text amendments are consistent with the environmental analysis conducted for the City of Soledad 6th Cycle Housing Element, which was evaluated under an Addendum to the certified General Plan Environmental Impact Report (EIR). The amendments do not result in significant new environmental effects or a substantial increase in the severity of previously identified impacts. Therefore, no additional environmental review is required under CEQA Guidelines Sections 15162 and 15164. These amendments do not propose or commit the City to construction, and any subsequent project proposing a residential project in these zones would undergo environmental review at the time of proposal.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Soledad hereby recommends that the City Council adopt Ordinance No. 776 based upon the findings set forth in the attached Exhibit "A."

PASSED AND ADOPTED at a duly noticed Special Meeting of the Planning Commission of the City of Soledad, this 20th day of November 2025, by the following vote:

AYES, and in favor thereof Commissioners: Co-Chair Sergio Diaz, Commissioner Roberto Cruz, Commissioner Lorenzo Sanchez
NOES, Commissioners:
ABSENT, Commissioners: Chair Josie Perez-Aguilera, Commissioner Sandy Fuerte
ABSTAIN, Commissioners:

Sergio Diaz (Nov 26, 2025 11:35:39 PST)

Sergio Diaz, Co-Chair

ATTEST:

Beatriz Trujillo
Beatriz Trujillo (Nov 25, 2025 15:20:18 MST)

Beatriz Trujillo, Secretary

Dec 17, 2025

City of Soledad
248 Main St
Soledad, CA 93960

By email: avelazquez@cityofsoledad.gov; fcabrera@cityofsoledad.gov; bcaldera@cityofsoledad.gov; fansaldo@cityofsoledad.gov; ebanuelos@cityofsoledad.gov

CC: darlene.noriega@cityofsoledad.com; mhunter@cityofsoledad.gov; dnoriega@cityofsoledad.gov; btrujillo@cityofsoledad.gov

Re: Proposed Amendments to the City's ADU Regulations

Dear Soledad City Council,

The California Housing Defense Fund ("CalHDF") submits this letter as a public comment regarding item VIII.2 for the Council meeting of December 17 2025, an update to the City's zoning text. Specifically, CalHDF writes to comment on the City's proposed regulations for the construction of accessory dwelling units ("ADUs") and junior accessory dwelling units ("JADUs").

There are specific portions of the City's ADU code that violate state law, and the City should correct these issues before passing the ordinance.

Background

The law gives local governments authority to enact zoning ordinances that implement a variety of development standards on ADUs. (Gov. Code, § 66314.) The standards in these local ordinances are limited by state law so as not to overly restrict ADU development. (See *id.)* Separately from local ADU ordinances, Government Code section 66323 establishes a narrower set of ADU types that local governments have a ministerial duty to approve. "Notwithstanding Sections 66314 to 66322 … a local agency shall ministerially approve" these types of ADUs. (*Id.* at subd. (a).) This means that ADUs that satisfy the minimal requirements of section 66323 must be approved regardless of any contrary provisions of the local ADU ordinance. (*Ibid.)* Local governments may not impose their own standards on such ADUs. (Gov. Code, § 66323, subd. (b) ["A local agency shall not impose any objective development or

design standard that is not authorized by this section upon any accessory dwelling unit that meets the requirements of any of paragraphs (1) to (4), inclusive, of subdivision (a)."].)

In addition, ADUs that qualify for the protections of Government Code section 66323, like other ADUs, must be processed by local governments within 60 days of a complete permit application submittal. (Gov. Code, § 66317, subd. (a).)

State law also prohibits creating regulations on ADU development not explicitly allowed by state law. Government Code Section 66315 states, "No additional standards, other than those provided in Section 66314, shall be used or imposed, including an owner-occupant requirement, except that a local agency may require that the property may be used for rentals of terms 30 days or longer."

Impermissible Owner Occupancy Restriction on JADUs

City code section 17.38.260(C)(1) requires owner occupancy for properties that contain a JADU.

However, the City should also be aware that AB 1154 will be effective on January 1, 2026. In addition to other provisions, AB 1154 forbids the application of owner occupancy requirements to properties with a JADU when the JADU has its own bathroom.

Given how close we are to the effective date of AB 1154, the City should update its code accordingly.

Impermissible Application of Underlying Standards

City code section 17.38.260(D)(1)(e) applies all underlying zoning standards to all attached ADUs, with an exception if application of such standards would preclude construction of an 800 square foot ADU.

City code section 17.38.260(D)(2)(e) applies all underlying zoning standards to all detached ADUs, with an exception if application of such standards would preclude construction of an 800 square foot ADU.

However, as discussed *supra*, the City may not apply any underlying standards to ADUs developed pursuant to Government Code section 66323, subdivision (a). The savings clause regarding 800 square foot ADUs is insufficient because ADUs developed pursuant to section 66323, subdivision (a) are not subject to any underlying zoning standards, as Government Code section 66323, subdivision (b) forbids the application of any local standards.

Of particular note, City code section 17.38.260(D)(2)(e) applies underlying front setback requirements to all detached ADUs. However, Government Code section 66323, subdivision

(a) does not permit any imposition of front setback requirements if the ADUs qualify for the protections of that section of law. This is because Government Code section 66323, subdivision (b) forbids application of any local standards not specifically listed in section 66323. New construction, detached ADUs developed pursuant to section 66323 are only required to adhere to four foot side and rear setbacks. This means that the City may not impose any front setbacks on such ADUs.

Additionally, the savings clause relating to 800 square foot ADUs is insufficient. First, even if an ADU is developable elsewhere on the parcel, Government Code section 66323, subdivision (b) forbids the City from imposing a front setback requirement in order to regulate the ADU's location. Second, detached ADUs developed on parcels with multifamily buildings pursuant to Government Code section 66323, subdivision (a)(4) are not subject to any size limits. This is because Government Code section 66323 does not include any size limits on ADUs on multifamily parcels, and Government Code section 66323, subdivision (b) forbids the application of any development standards to section 66323 ADUs if such standards are not included in section 66323. This means that an exception for 800 square foot ADUs is inadequate for detached ADUs developed on parcels with multifamily buildings.

HCD has issued guidance under its authority in Government Code section 66327 (that guidance is located in the January 2025 HCD ADU Handbook, page 18) affirming the duty of local agencies to allow ADUs protected by Government Code section 66323 in the front setback under all circumstances: "66323 Units do not have to comply with lot coverage, **front setbacks**, and design standards." This applies whether the property is a single family home or a multifamily building.

The City must amend its code to exempt section 66323 ADUs from all underlying zoning standards, including front setback requirements.

Impermissible Parking Requirements

City code section 17.38.260(D)(2)(d) imposes parking requirements on all ADUs, less certain specified exceptions.

However, as discussed *supra*, the City cannot impose local development standards on ADUs that conform to the requirements of Government Code section 66323, subdivision (a), as section 66323, subdivision (b) specifically exempts such ADUs from all local requirements. This means that the City cannot impose parking requirements on section 66323 ADUs.

From page 20 of the January 2025 HCD ADU Handbook (emphasis added):

> A local agency may not impose development or design standards, including both local standards and standards found in State ADU Law, on 66323 Units that are not

specifically listed in Government Code section 66323. (Gov. Code, § 66323, subds. (a), (b).) This includes, but is not limited to, **parking**, height, setbacks, or other zoning provisions (e.g., lot size, open space, floor area ratio, etc.).

The City must amend its ADU ordinance to exempt section 66323 ADUs from parking requirements, as is required by state law.

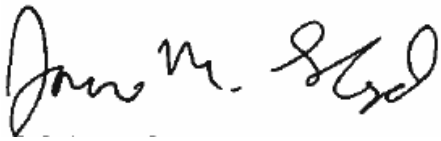
♦ ♦ ♦

It is laudable that the City is updating its ADU regulations as state law changes. However, the City should make sure that its zoning regulations comply with state law.

CalHDF is a 501(c)(3) non-profit corporation whose mission includes advocating for increased access to housing for Californians at all income levels, including low-income households. You may learn more about CalHDF at www.calhdf.org.

Sincerely,

Dylan Casey
CalHDF Executive Director



James M. Lloyd
CalHDF Director of Planning and Investigations

HOUSING IMPLEMENTATION ZONING AMENDMENTS

City of Soledad

December 17, 2025

PLACEWORKS

OVERVIEW

1. Implement the 2023-2031 6th Cycle Housing Element
2. Align zoning with State Housing Laws
3. Support REAP 2.0 Goals –Obtained $79,985 for Implementation
4. Facilitate infill & affordable housing

CITY COUNCIL DISCUSSION

Ordinances were first introduced on December 17, 2025

Ordinance Nos. 776 & 777

- Emergency Shelters: Parking clarified to serve on-site staff; not more restrictive than similar uses
- ADUs – Parking:
  - No parking for JADUs or attached ADUs
  - Detached ADUs require parking if > ½ mile from transit
- ADUs – Fire Sprinklers:
  - No sprinklers required if primary dwelling is not sprinklered
- Council Direction: Explore parking incentives and review ADU approvals at a later time

PLACEWORKS

ORD. NO. 776 – ALLOWABLE USES & GENERAL ZONING AMENDMENTS

1

Housing Element Programs

Various Code updates and allowable uses

Reasonable Accommodation: removes findings, alternative measures and development standards to help streamline approval

2

Allowable Uses

Residential Care Facilities are Permitted in all zoning districts that allow housing

Emergency Shelters sections standards updated to comply with SB 2 for a faster and clearer process

Condominiums are permitted in R-1, R-1.5, R-2 and R-3 zones, where before they needed a CUP

3

Density Changes

Density in the R-2 zone was set with a minimum density of 9 du/ac & not to exceed 22 du/ac (before was 12 du/ac)

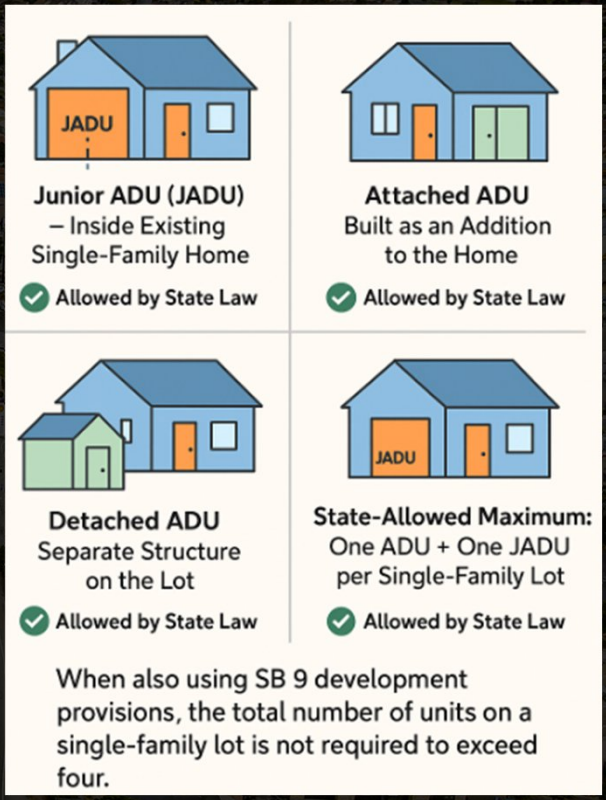
R-1 standards for lot sizes were changed from 6,000 sq ft to 5,000 sq ft

ORD. NO. 777 – ACCESSORY DWELLING UNITS (ADUs)

1 Locations Permitted

- Owner Occupancy required for JADU's (<500 sq ft), but no longer for any type of ADU's
- One JADU and ADU allowed per lot

Unit Type	Allowed on Same Lot	Notes
JADU + Detached ADU	✓ Allowed	Owner-occupancy required for JADU & ≤ 500 sq ft.
Attached Garage JADU + Detached ADU	✓ Allowed	Must be ≤ 500 sq. ft. for JADU & Owner-occupancy required
Primary Dwellling + ADU Secondary Dwelling + ADU	✓ Allowed only through SB 9 lot split	A large lot split into two lots- Owner Occupancy required



ORD. NO. 777 – ACCESSORY DWELLING UNITS (ADUs)

2 Development Standards

- Defined - Floor area, setbacks for existing accessory structures (grandfathered in)
- Added Maximum height to be 2 stories or by the base of the zoning district or primary home, whichever is lower
- No more parking requirements for Attached ADU's

ORD. NO. 778 – DENSITY BONUS

1

Housing Element Programs

Program 2.2.4 of the Housing Element directs the City to adopt and maintain Density Bonus provisions consistent with State Density Bonus Law

2

Definitions & Process

Clarifies key terms such as- “Affordable units,” “Very low-income households,”& “Senior housing”

Establishes a clear process for requesting density bonuses, concessions, and incentives

Defines eligibility criteria for mixed-use developments & land donation projects

3

Improves Transparency & Consistency

Includes reference tables that summarize: allowed density bonuses & applicable incentives and concessions

Ensures consistent and transparent implementation of State law

GENERAL PLAN & HOUSING ELEMENT COMPLIANCE

1. L-10 accommodate needed housing while maintaining an appropriate balance between residential and employment-generating uses
2. L-12 by maintaining an adequate supply of appropriately designated land to meet projected household growth, providing opportunities for moderate- and below-moderate-income housing
3. H-2 by ensuring sufficient vacant and underutilized land is zoned to meet the City's RHNA-identified housing needs, consistent with regional growth expectations established by AMBAG.
4. Directly support and implement the City's recently adopted 2023–2031 Housing Element

PLACEWORKS

CITY COUNCIL ACTION

Approve Ord No. 776, 777, 778:

- As presented
- With adjustments to the proposed language or clarifications

CEQA: Ordinance No. 776, 777 and 778, are consistent with the environmental analysis conducted for the City of Soledad 6th Cycle Housing Element, which was evaluated under an Addendum to the certified General Plan Environmental Impact Report (EIR).

Upon Approval:

- Forward recommendation to the City Council
- Submit to State

PLACEWORKS

HOUSING IMPLEMENTATION ZONING AMENDMENTS

THANK YOU!

AGENDA ITEM NO. 1.

CITY OF SOLEDAD
STAFF REPORT

SUBJECT: **Waiver of Reading, Adoption and Read by Title Only of Ordinance No. 774, Ordinance of the City Council of the City of Soledad Amending the Downtown Specific Plan Section 2.0- Zones of Chapter 5.0- Development Code and Chapter 10.0- Definitions, to Establish Separate Veterinary Services and Animal Boarding Uses and to Conditionally Allow Small-Scale Veterinary Services in the Downtown Core District**

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

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

THROUGH: **Megan Hunter, City Manager**

MEETING DATE: **February 4, 2026**

Recommendation

It is recommended that the City Council of the City of Soledad consider waiver of reading, adoption and reading by title only of Ordinance No. 774, an Ordinance of City Council of the City of Soledad Amending the Downtown Specific Plan Section 2.0- Zones of Chapter 5.0- Development Code and Chapter 10.0- Definitions, to Establish Separate Veterinary Services and Animal Boarding Uses and to Conditionally Allow Small Scale Veterinary Services in the Downtown Core District.

Executive Summary

The City of Soledad is advancing targeted amendments to the Downtown Soledad Specific Plan to clarify land use regulations and support a more vibrant and economically resilient downtown. These updates respond directly to City Council direction to reevaluate how veterinary services are regulated in Soledad and to ensure the Specific Plan supports appropriate small-scale service uses. The proposed revisions modify Section 2.0 – Zones of Chapter 5.0 – Development Code and Chapter 10.0 – Definitions to establish distinct land use categories for Veterinary Services and Animal Boarding and allow Small-Scale Veterinary Services as a minor use within the Downtown Core District.

Background

The Downtown Soledad Specific Plan (DSP) establishes five zoning districts, each with development standards and land use regulations tailored to support the intended character and function of the downtown area. Land uses within these districts are categorized as Permitted (P), Minor Use Permit (MUP), Conditional Use Permit (CUP), or Prohibited (–). Permitted uses are generally reviewed administratively, while MUPs and CUPs require ministerial or discretionary review and public

noticing. This framework allows the City to manage growth, ensure land use compatibility, and maintain a balanced mix of commercial, residential, and light industrial uses within Downtown Soledad.

In response to City Council interest in expanding access to animal services, staff evaluated how veterinary uses are currently regulated under the DSP. Because the potential changes represented a substantive policy shift, staff presented the concept to the City Council on October 15, 2025. Following discussion, the City Council directed staff to prepare amendments that would clarify land use classifications for veterinary-related services and expand opportunities for small-scale, appointment-based veterinary care in the downtown area.

Consistent with this direction, staff prepared Ordinance No. 774, proposing amendments to the DSP to establish separate land use categories for veterinary services and animal boarding and to allow small-scale veterinary services in the Downtown Core District, subject to appropriate limitations. As the amendments involve updates to both the Downtown Specific Plan and the Soledad Municipal Code, review by the Planning Commission was required prior to City Council consideration. On November 20, 2025, the Planning Commission reviewed the proposed ordinance and recommended adoption.

The ordinance was introduced and received its first reading by title only on December 17, 2025, at which time the City Council reviewed the proposal and provided direction to incorporate additional clarifying language. Because of these requested changes, the ordinance was re-introduced on January 14, 2026 with the edits. Ordinance No. 774 is now being presented to the City Council for review and consideration of adoption.

These amendments are intended to resolve ambiguities in the DSP, promote consistent application of land use standards, and provide clear pathways for small, service-oriented veterinary businesses to operate in Downtown Soledad.

Review & Analysis

The DSP establishes five zoning districts, as seen in Map 1 attached to this report, each with land use regulations tailored to support its intended character and geographic context. This structure provides development flexibility while preserving the City's long-term vision for a vibrant and balanced Downtown Soledad. As community needs evolve, periodic updates to the DSP are necessary to ensure it continues to support essential services and contributes to residents' quality of life.

One identified gap in allowed uses relates to veterinary services. Although veterinary clinics are conditionally permitted in several DSP districts, they remain explicitly prohibited in the Downtown Core (DC) District. This restriction has become increasingly challenging for the community, particularly following the closure of Soledad's only veterinary clinic. With a growing population and increased pet ownership, residents now have limited access to basic veterinary care and must frequently travel outside the city for vaccinations, wellness checks, and spay/neuter services. Expanding access to limited-service veterinary care within the DC District would help address this need while maintaining compatibility with surrounding uses. Small-scale, appointment-based outpatient clinics, without overnight boarding or outdoor kennels, are low-intensity operations that align with the DSP's land use goals and support public health and animal welfare throughout South Monterey County.

Existing Veterinary Use Allowances in the DSP

- Downtown Core District – Prohibited

- Downtown Edge -Conditionally Allowed (MUP)
- Monterey Street District – Conditionally allowed (CUP)
- Railroad Corridor District – Conditionally allowed (MUP)
- Gateway District – Conditionally allowed (MUP)

Proposed Amendments to the Downtown Specific Plan (Ordinance No. 774)

To enable small-scale veterinary services in the DC District while maintaining clear distinctions between compatible and higher impact uses, staff recommends the following text amendments:

- Amend Chapter 5.0 – Development Code, Section 2.0 – Zones, to: Establish separate use categories for Veterinary Services and Animal Boarding/Daycare.
- Allow Veterinary Services as a Minor Use Permit (MUP) use within the Downtown Core District, all other districts will reflect the proposed use category changes but keep the existing permit requirements.
- Maintain Animal Boarding/Daycare as a prohibited use in the Downtown Core District Amend Chapter 10.0 – Definitions, to:
    - Update the definition of "Veterinary Services" to clarify that permitted activities include spay/neuter procedures, vaccinations, and wellness care conducted on an outpatient, appointment-only basis. Clarify that overnight animal boarding is not included within the definition of Veterinary Services. Establish a distinct definition for "Animal Boarding/Daycare" as a separate use involving overnight stays or extended care and prohibit this use in the DC District.

General Plan and Downtown Specific Plan Compliance

The proposed amendment to the Downtown Specific Plan is consistent with the 2005 General Plan by supporting a balanced mix of land uses in Soledad. Allowing small-scale veterinary services in the Downtown Core while distinguishing them from higher-intensity animal boarding uses helps maintain a balance between employment-generating commercial activities and community-serving uses, aligning with Policy L10. By expanding opportunities for essential neighborhood-serving services within an existing commercial district, the amendments also support Policy L22, which calls for ensuring adequate commercial land to meet the present and future needs of residents. Additionally, enabling limited-service veterinary clinics responds to an identified service gap in Soledad and supports Policy E3 by encouraging the attraction and retention of commercial tenants in under supplied sectors. Together, these updates strengthen the economic vitality of Downtown, promote a complete and more functional commercial environment, and reinforce Soledad's broader land use and economic development goals.

Planning Commission Discussion

The Planning Commission conducted its initial review of the proposed ordinance amending the Downtown Specific Plan to accommodate veterinary services within the Downtown Core District on November 20, 2025. The Commission's discussion focused primarily on the types of animals that would be permitted in this district. After clarifying several applicable zoning standards, the Planning Commission recommended modifying the proposed definition of "veterinary services" to clearly limit treatment to household animals and to specify that services be restricted to wellness exams, vaccinations, preventative care, and routine surgical procedures such as spay and neuter services. Staff is forwarding this recommended modification to the City Council for consideration as part of the proposed ordinance.

City Council Discussion

Ordinance No. 774 was first introduced to the City Council on December 17, 2025, at which time the Council approved its introduction and directed it to proceed to a public hearing. During the discussion, the Council requested clarification regarding the proposed amendments to the definitions of Animal Boarding and Day Care and household pets for small veterinary services. Because of these changes, Ordinance No. 774 was reintroduced on January 14, 2026.

Regarding the definition of household pets in the Veterinary Services, Limited Treatment category, the Planning Commission provided a recommendation to limit services to only household pets. However, during the introduction of the ordinance, the Council directed staff to refine the definition further. It is important to note that the Soledad Municipal Code Chapter 17.38- Special Standards, already defines small-animal veterinary hospitals or clinics. This code limits treatment to small animals, such as dogs, cats, and other similar household pets, while explicitly prohibiting medical treatment for livestock or animals of the cattle family, including cows and bulls, which are typically raised for meat, milk, or labor. To maintain consistency with existing code language, staff recommends updating the definition as noted in red:

Veterinary Services, Limited Treatment (land use type):
A small-scale medical establishment for typical household pets, including dogs, cats, rabbits, birds, and other domesticated animals commonly kept as pets, with staff and facilities that provide outpatient animal care, including wellness exams, vaccinations, preventative treatments, and routine surgical procedures such as spay and neuter services. This use does not include livestock, farm animals, or bovine animals (e.g., cows, bulls, bison, or other animals raised primarily for meat, milk, labor, or other agricultural purposes). No overnight boarding, outdoor kennels, surgical suites, or animal hospitalization facilities are permitted.

For the Animal Boarding and Day Care definition, the Council requested clarification on how "short-term" and "long-term" stays are distinguished. Typically, animal day care is a short-term use, with animals dropped off and picked up within the same day and not requiring extended on-site housing. In contrast, animal boarding generally involves longer-term stays, where animals remain on-site for consecutive days. The Downtown Specific Plan does not currently define boarding duration, which may create ambiguity in land use applications. To provide clarity, staff recommends refining the definition to specify that short-term stays include animal day care and boarding services lasting from a single day up to one week, commonly associated with temporary care needs such as travel, weekend absences, or emergencies. Long-term boarding refers to stays extending beyond one week, which more closely resemble extended housing of animals. To provide clarity, staff recommends updating the definition as noted in red:

Animal Boarding and Day Care (land use type):
A facility where animals are housed or cared for short- or long-term stays. Facilities may include kennels, designated outdoor areas, grooming services, and training activities. Short-term stays include animal day care and boarding services lasting from a single day up to one week, typically associated with temporary care needs such as travel, weekend absences, or emergencies. Long-term boarding refers to stays extending beyond one week, where animals are housed on-site for consecutive days.

The proposed time frames reflect common industry practices, establish a clear distinction between day care and boarding operations, and provide an objective standard to support consistent land use determinations while minimizing potential land use conflicts.

Conclusion

The proposed amendments to the Downtown Soledad Specific Plan implement City Council direction to provide greater flexibility for essential veterinary and wellness services and address community needs for spay/neuter and outpatient care while maintaining consistency with the DSP's long-term vision for a vibrant and balanced Downtown. The review of the amendments remains a vital step in this process, providing thoughtful evaluation and recommendations on the proposed ordinance language. The Council's action is to review and consider the Ordinance No. 774 for adoption.

Financial Considerations

At this time, all costs associated with processing this item are either administrative in nature or will be paid through application fees. No additional expenditures are anticipated.

Strategic Plan Alignment

The approval of Ordinance No. 774 aligns with the City Council's 2025 Strategic Plan by supporting continued progress toward key goals and priorities. This proposed ordinance advances the Economy pillar by updating and implementing the Downtown Specific Plan to better reflect current community growth and needs, guiding future development, investment, and economic vitality through improvements to land use, design, and pedestrian access (Objective 1.3.4). In addition, Ordinance No. 774 supports the Safety pillar by improving local access to spay, neuter, and foster programs, helping expand affordable veterinary and sterilization services for the community (Objective 6.3.1).

Alternatives

- Adopt and read by title only, Ordinance No. 774 as presented; or
- Adopt and read by title only, Ordinance No. 774 with specific, directed modifications, such as adjustments to the proposed language, clarifications, or corrections; or
- Deny the proposed Ordinance No. 774 and provide direction to staff. This action is not recommended as the proposed ordinance is a policy change directed by the City Council from the October 15, 2025 City Council meeting.

Planning/CEQA

The proposed amendments to the Downtown Soledad Specific Plan, including revisions to Section 2.0 – Zones of Chapter 5.0 – Development Code and Chapter 10.0 – Definitions to establish separate veterinary services and animal boarding uses and to conditionally allow small scale veterinary services in the downtown core district, qualify for a categorical exemption under CEQA Guidelines §15303 (New Construction or Conversion of Small Structures) and §15061(b)(3) (No Significant Effect on the Environment). The amendments are limited to text changes that regulate allowable land uses and definitions within existing zones, do not authorize physical construction, and will not result in any significant environmental impacts. Any future development under these provisions will be subject to separate review under CEQA.

Public Notice Requirements

The public hearing was published in the Salinas Californian on December 24, 2025.

Attachment(s):

Ordinance No. 774
Attachment 1 - Planning Commission Resolution No. 2025-11
Map 1- Downtown Specific Plan Boundary
Presentation 1- Ord No. 774

ORDINANCE NO. 774

AN ORDINANCE OF CITY COUNCIL OF THE CITY OF SOLEDAD AMENDING THE DOWNTOWN SPECIFIC PLAN SECTION 2.0- ZONES OF CHAPTER 5.0- DEVELOPMENT CODE AND CHAPTER 10.0- DEFINITIONS, TO ESTABLISH SEPARATE VETERINARY SERVICES AND ANIMAL BOARDING USES AND TO CONDITIONALLY ALLOW SMALL-SCALE VETERINARY SERVICES IN THE DOWNTOWN CORE DISTRICT

WHEREAS, the Downtown Soledad Specific Plan ("DSP") was adopted by the City in 2012 to guide land use, development standards, and design within the Downtown area; and

WHEREAS, the DSP establishes five zoning districts and provides flexibility to accommodate a variety of compatible land uses while preserving the long-term vision for a vibrant, balanced, and economically healthy Downtown; and

WHEREAS, the type and extent of permitted uses in each zone are guided by their intended purpose and geographic context of the district, ensuring orderly development while maintaining the character and quality of life in Downtown Soledad; and

WHEREAS, it is necessary to periodically review and update the DSP to ensure it continues to support essential services, meets emerging community needs, and enhances the overall vitality and livability of the Downtown area; and

WHEREAS, veterinary services are currently prohibited in the Downtown Core (DC) District, while similar services are conditionally permitted in other DSP zones; and

WHEREAS, population growth and increased pet ownership have created a need for access to veterinary and wellness services within the Downtown area, while maintaining compatibility with surrounding uses; and

WHEREAS, the proposed amendments to the Downtown Soledad Specific Plan, including revisions to Section 2.0 – Zones of Chapter 5.0 – Development Code and Chapter 10.0 – Definitions, are intended to establish separate veterinary services and animal boarding uses and to conditionally allow small-scale veterinary services in the Downtown Core District; and

WHEREAS, allowing small-scale, outpatient veterinary services, including wellness checks and spay/neuter procedures, with limitations on higher-impact operations such as overnight boarding, will help address local service gaps, promote public health and safety, and maintain the character and goals of the Downtown Core District; and

WHEREAS, the proposed amendments will provide a framework to conditionally allow these uses through discretionary review, ensuring that new uses are compatible with existing Downtown land uses and continue to support the City's vision for a vibrant and balanced Downtown; and

WHEREAS, the proposed amendments to the Downtown Soledad Specific Plan are consistent with 2005 the City of Soledad General Plan, including Policy L10, which directs the City to maintain a reasonable balance between employment-generating uses and community-serving land uses; Policy L22, which calls for ensuring adequate commercial land to meet the present and future needs of residents and to sustain economic vitality; and Policy E3, which encourages efforts to attract and retain commercial and office tenants in sectors that are currently undersupplied and for which local demand exists; and

WHEREAS, allowing small-scale veterinary services within the Downtown Core supports these policies by expanding access to essential neighborhood-serving commercial services, addressing an identified community need, enhancing opportunities for economic activity, and strengthening the overall vitality and functionality of the Downtown commercial district; and

WHEREAS, the proposed amendments to the Downtown Soledad Specific Plan qualify for a categorical exemption under CEQA Guidelines §15303 and the common-sense exemption under §15061(b)(3), as they consist solely of text changes regulating allowable land uses and definitions, do not authorize any physical construction, and will not result in a significant environmental impact and any future development under these provisions will be subject to separate CEQA review.

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

Section 1. All of the recitals set forth above are true and correct to the best of its knowledge, and by this reference are incorporated herein.

Section 2. Table 5.2A.1 Allowed Land Uses and Required Parking: Downtown Core of Section 2.30.10- Downtown Core of Chapter 5.0- Development Code in the Downtown Specific Plan is hereby amended as follows:

Category	Use	Permit	Parking
	Animal Boarding and Day Care	-	-
Services	Veterinary Clinic ~~/ Animal Boarding & Day Care~~	-	-
	Veterinary Services (Limited Treatment)	MUP	1/400

Section 3. Table 5.2B.1 Allowed Land Uses and Required Parking: Downtown Edge of Section 2.30.20- Downtown Edge of Chapter 5.0- Development Code in the Downtown Specific Plan is hereby amended as follows:

Category	Use	Permit	Parking
	Animal Boarding and Day Care	MUP	1/400
Services	Veterinary Clinic ~~/ Animal Boarding & Day Care~~	MUP	1/400
	Veterinary Services (Limited Treatment)	MUP	1/400

Section 4. Table 5.2C.1 Allowed Land Uses and Required Parking: Monterey Street of Section 2.30.30- Monterey Street of Chapter 5.0- Development Code in the Downtown Specific Plan is hereby amended as follows:

Category	Use	Permit	Parking
	Animal Boarding and Day Care	CUP	1/400
Services	Veterinary Clinic ~~/ Animal Boarding & Day Care~~	CUP	1/400
	Veterinary Services (Limited Treatment)	CUP	1/400

Section 5. Table 5.2D.1 Allowed Land Uses and Required Parking: Railroad Corridor of Section 2.30.40- Railroad Corridor of Chapter 5.0- Development Code in the Downtown Specific Plan is hereby amended as follows:

Category	Use	Permit	Parking
	Animal Boarding and Day Care	P	1/400
Services	Veterinary Clinic ~~/ Animal Boarding & Day Care~~	P	1/400
	Veterinary Services (Limited Treatment)	P	1/400

Section 6. Table 5.2E.1 Allowed Land Uses and Required Parking: Gateway of Section 2.30.50- Gateway of Chapter 5.0- Development Code in the Downtown Specific Plan is hereby amended as follows:

Category	Use	Permit	Parking
	Animal Boarding and Day Care	P	1/400
Services	Veterinary Clinic ~~/ Animal Boarding & Day Care~~	P	1/400
	Veterinary Services (Limited Treatment)	P	1/400

Section 7. Chapter 10.0- Definitions in the Downtown Specific Plan is hereby amended as follows:

Animal Boarding and Day Care (land use type): A facility where animals are housed or cared for short- or long-term stays. Facilities may include kennels, designated outdoor areas, grooming services, and training activities. Short-term stays include animal day care and boarding services lasting from a single day up to one week, typically associated with temporary care needs such as travel, weekend absences, or emergencies. Long-term boarding refers to stays extending beyond one week, where animals are housed on-site for consecutive days.

Veterinary Clinic ~~/ Animal Boarding and Day Care~~ (land use type): A medical establishment for animals with on-site staff and facilities that serves animal patients with a variety of medical services ranging from diagnoses to surgery and includes ~~boarding~~ overnight observation or boarding incidental to medical care.

Veterinary Services, Limited Treatment (land use type): A small-scale medical establishment for typical household pets, including dogs, cats, rabbits, birds, and other domesticated animals commonly kept as pets, with staff and facilities that provide outpatient animal care, including wellness exams, vaccinations, preventative treatments, and routine surgical procedures such as spay and neuter services. This use does not include livestock, farm animals, or bovine animals (e.g., cows, bulls, bison, or other animals raised primarily for meat, milk, labor, or other agricultural purposes). No overnight boarding, outdoor kennels, surgical suites, or animal hospitalization facilities are permitted.

Section 8. CEQA. The proposed amendments to the Downtown Soledad Specific Plan, including revisions to Section 2.0 – Zones of Chapter 5.0 – Development Code and Chapter 10.0 – Definitions to establish separate veterinary services and animal boarding uses and to conditionally allow small scale veterinary services in the downtown core district, qualify for a categorical exemption under CEQA Guidelines §15303 (New Construction or Conversion of Small Structures) and §15061(b)(3) (No Significant Effect on the Environment). The amendments are limited to text changes that regulate allowable land uses and definitions within existing zones, do not authorize physical construction, and will not result in any significant environmental impacts. Any future development under these provisions will be subject to separate review under CEQA.

Section 9. Severability. The City Council hereby declares every section, paragraph, sentence, clause and phrase in this ordinance is severable. If any section, paragraph, sentence, clause or phrase of this ordinance is for any reason found to be invalid or unconstitutional, such invalidity or unconstitutionality shall not affect the validity or constitutionality of the remaining sections, paragraphs, sentence, clause or phrases.

Section 10. Effective Date. This ordinance shall take effect and be in force 30 days after its adoption, and a summary of this ordinance shall be published once with the names of the members of the council voting for and against the ordinance in a newspaper of general circulation in the City of Soledad**.**

This ordinance was introduced and read on the 17th day of December 2025 and was finally adopted on the 4th day of February, 2026 by the following vote.

AYES, and in favor thereof, Councilmembers:

NOES, Councilmembers:

ABSTAIN, Councilmembers:

ABSENT, Councilmembers:

_____
ANNA M VELAZQUEZ, Mayor

Attest:

_____
MEGAN HUNTER, City Manager/Clerk

RESOLUTION NO. 2025-11

A RESOLUTION OF THE SOLEDAD PLANNING COMMISSION RECOMMENDING ADOPTION OF AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SOLEDAD AMENDING THE DOWNTOWN SPECIFIC PLAN SECTION 2.0- ZONES OF CHAPTER 5.0- DEVELOPMENT CODE AND CHAPTER 10.0- DEFINITIONS, TO ESTABLISH SEPARATE VETERINARY SERVICES AND ANIMAL BOARDING USES AND TO CONDITIONALLY ALLOW SMALL-SCALE VETERINARY SERVICES IN THE DOWNTOWN CORE DISTRICT

WHEREAS, the Downtown Soledad Specific Plan ("DSP") was adopted in 2012 to guide land use, development standards, and urban design within the Downtown area; and

WHEREAS, the DSP organizes Downtown into five zoning districts, each with specific permitted, conditionally permitted, and prohibited uses intended to support orderly development, maintain land use compatibility, and promote the long-term vitality of Downtown; and

WHEREAS, veterinary services are currently prohibited in the Downtown Core (DC) District but are conditionally permitted in other DSP zones, and community demand for local veterinary and wellness services has increased due to population growth and limited-service availability; and

WHEREAS, the City Council directed staff to evaluate opportunities for expanding access to small-scale veterinary services within the Downtown area and to prepare corresponding amendments to the DSP; and

WHEREAS, proposed amendments to the DSP include revisions to Section 2.0 – Zones of Chapter 5.0 – Development Code and Chapter 10.0 – Definitions to: Establish separate classifications for Veterinary Services, Limited Treatment and Animal Boarding and Day Care; Conditionally allow Veterinary Services, Limited Treatment in the Downtown Core District; and Clarify distinctions between outpatient veterinary services and higher-intensity operations such as animal boarding; and

WHEREAS, the proposed amendments will enhance access to essential animal care services while maintaining compatibility with surrounding Downtown uses and preserving the DSP's long-term planning goals; and

WHEREAS, the Planning Commission held a duly noticed public hearing on November 20, 2025, reviewed the staff report and supporting materials, considered public testimony, and determined that the amendments are consistent with the General Plan; and

WHEREAS, the Planning Commission finds the project is exempt from the California Environmental Quality Act (CEQA) where the proposed zoning text amendments qualify for a categorical exemption under CEQA Guidelines §15303 (New Construction or Conversion of Small Structures) and §15061(b)(3) (No Significant Effect on the Environment). The amendments are limited to text changes that regulate allowable land uses and definitions within

existing zones, do not authorize physical construction, and will not result in any significant environmental impacts. These amendments do not propose or commit the City to construction, and any subsequent project proposing a residential project in these zones would undergo environmental review at the time of proposal.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Soledad hereby recommends that the City Council adopt Ordinance No. 774 based upon the findings set forth in the attached Exhibit "A."

PASSED AND ADOPTED at a duly noticed Special Meeting of the Planning Commission of the City of Soledad, this 20th day of November 2025, by the following vote:

AYES, and in favor thereof Commissioners: Co-Chair Sergio Diaz, Commissioner Roberto Cruz, Commissioner Lorenzo Sanchez
NOES, Commissioners:
ABSENT, Commissioners:
ABSTAIN, Commissioners: Chair Josie Perez-Aguilera, Commissioner Sandy Fuerte

Sergio Diaz (Nov 26, 2025 11:36:09 PST)
Sergio Diaz, Co-Chair

ATTEST:

Beatriz Trujillo
Beatriz Trujillo (Nov 25, 2025 15:20:51 MST)
Beatriz Trujillo, SECRETARY

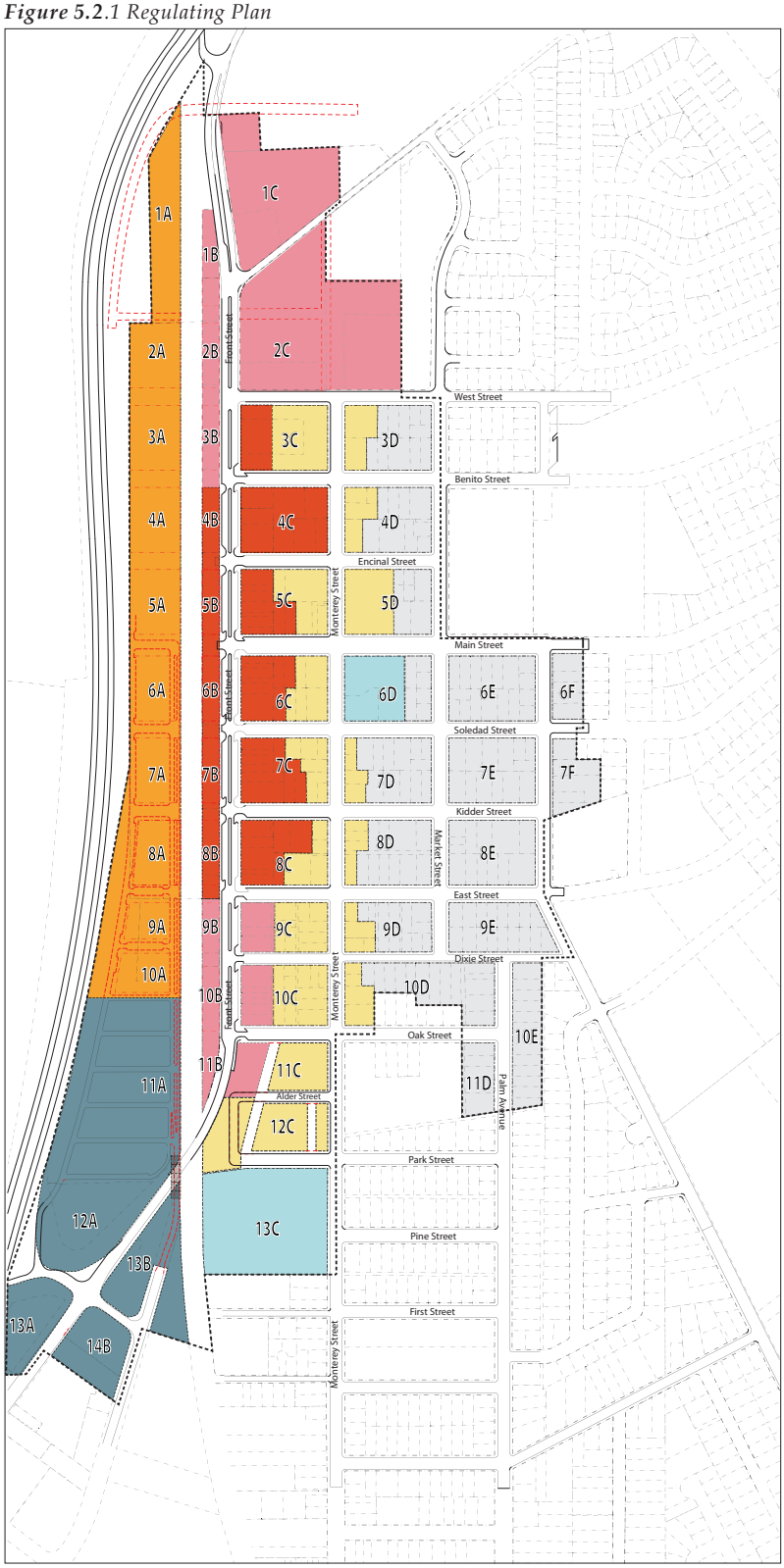
Key to Figure 5.2.1

- Downtown Core Zone
- Downtown Edge Zone
- Monterey Street Zone
- Railroad Corridor Zone
- Gateway Zone

See Table 5.2 for standards

- Public Facility Zone (See PF Zone - SMC Title 17 for requirements)
- Old Town Neighborhood Area (See Specific Plan for policy direction and R1 zone - In Title 17 of the Soledad Municipal Code)
- 12 Reference to Block
- Intended Street (see Fig 5.8.1 for requirements)

Figure 5.2.1 Regulating Plan



DOWNTOWN SPECIFIC PLAN

VETERINARY SERVICES AND ANIMAL BOARDING USES

City of Soledad

December 17, 2025

OVERVIEW

1. Policy change direction by City Council on October 15, 2025
2. Clearer land use distinctions for veterinary-related services and expand opportunities for small-scale, appointment-based veterinary care in the Downtown Soledad
3. Identified gap in allowed uses relates to veterinary services

CITY COUNCIL ACTION

Staff is reccomending Approval of Ord. No 774:

- As presented
- With adjustments to the proposed language or clarifications

The proposed ordinance is a policy change directed by the City Council

ORD. NO. 774 – Vet Services in DSP

1

Identified Service Gap

As community needs change, ensure the DSP continues to support essential services.

Veterinary clinics are prohibited in the Downtown Core (DC).

The only veterinary clinic in Soledad closed

2

Current Challenges

Gateway District – Allowed with MUP

Railroad Corridor District – Allowed with MUP

Monterey Street District – Allowed with CUP

Downtown Core District – Prohibited

3

Purpose and Community Benefits

Improve access to basic pet healthcare

Reduce the need for residents to travel outside the city

Support public health and animal welfare

GENERAL PLAN COMPLIANCE

1. L-10 accommodate needed housing while maintaining an appropriate balance between residential and employment-generating uses
2. L22 ensures adequate commercial land to meet the present and future needs of residents.
3. E3 encourages the attraction and retention of commercial tenants in undersupplied sectors.
4. City Council Direction

PLACEWORKS

OVERVIEW OF THE DOWNTOWN SPECIFIC PLAN

The Downtown Soledad Specific Plan (DSP) establishes five zoning districts, each with development standards tailored to support the desired downtown character.

- Downtown Core Zone
- Downtown Edge Zone
- Monterey Street Zone
- Railroad Corridor Zone
- Gateway Zone

OVERVIEW OF THE DOWNTOWN SPECIFIC PLAN

- Land Uses within each district are classified as:
  - P – Permitted
  - MUP – Minor Use Permit
  - CUP – Conditional Use Permit
  - - Prohibited
- Permitted uses are generally processed administratively; MUPs and CUPs require additional review and public noticing.

ORD. NO. 774- VET SERVICES IN DSP

- Implements Council direction by updating land use regulations within the DSP
- Creates
  - Separate categories for Veterinary Clinics and Veterinary Services, and Animal Boarding/Daycare where the DSP proposed it as all one use

Category	Use	Downtown Core	Downtown Edge	Monterey Street	Railroad Corridor	Gateway
Services	Animal Boarding and Day Care	-	MUP	CUP	P	P
	Veterinary Clinic ~~/ Animal Boarding & Day Care~~	-	MUP	CUP	P	P
	Veterinary Services (Limited Treatment)	MUP	MUP	CUP	P	P

ORD. NO. 774- VET SERVICES IN DSP

- **Amend Chapter 10.0 – Definitions of the DSP**

Original Definition:

Veterinary Clinic ~~/ Animal Boarding and Day Care~~ (land use type): A medical establishment for animals with on-site staff and facilities that serves animal patients with a variety of medical services ranging from diagnoses to surgery and includes ~~boarding~~ overnight observation or boarding incidental to medical care.

New Definitions:

Animal Boarding and Day Care (land use type): A facility where animals are housed or cared for short- or long-term stays. Facilities may include kennels, designated outdoor areas, grooming services, and training activities.

Veterinary Services, Limited Treatment (land use type): A small-scale medical establishment for animals with staff and facilities that provides outpatient animal care, including wellness exams, vaccinations, preventative treatments and routine surgical procedures such as spay and neuter services. No overnight boarding, outdoor kennels, surgical suites, or animal hospitalization facilities are permitted.

PLANNING COMMISSION RECCOMENDATION

Reccomended to Approve Ord. No. 774 :

With modification of the Veterinary Services definition to say:

Veterinary Services, Limited Treatment (land use type): A small-scale medical establishment for household animals, with staff and facilities that provides outpatient animal care, including wellness exams, vaccinations, preventative treatments and routine surgical procedures such as spay and neuter services. No overnight boarding, outdoor kennels, surgical suites, or animal hospitalization facilities are permitted.

COUNCIL DIRECTION

STAFF RECCOMENDATION

Modify of the Veterinary Services definition:

Veterinary Services, Limited Treatment (land use type): A small-scale medical establishment for typical household pets including dogs, cats, rabbits, birds, and other domesticated animals commonly kept as pets, with staff and facilities that provides outpatient animal care, including wellness exams, vaccinations, preventative treatments and routine surgical procedures such as spay and neuter services. This use does not include livestock, farm animals, or bovine animals (e.g., cows, bulls, bison, or other animals raised primarily for meat, milk, labor, or other agricultural purposes). No overnight boarding, outdoor kennels, surgical suites, or animal hospitalization facilities are permitted.

COUNCIL DIRECTION

STAFF RECCOMENDATION

Modify the Animal Boarding and Day Care definition:

Animal Boarding and Day Care (land use type): A facility where animals are housed or cared for short- or long-term stays. Facilities may include kennels, designated outdoor areas, grooming services, and training activities. Short-term stays include animal day care and boarding services lasting from a single day up to one week, typically associated with temporary care needs such as travel, weekend absences, or emergencies. Long-term boarding refers to stays extending beyond one week, where animals are housed on-site for consecutive days.

CITY COUNCIL ACTION

Consider Approval of Ord. No. 774:

- As presented
- With adjustments to the proposed language or clarifications

CEQA:

Ordinance No. 774 qualifies for a categorical exemption under CEQA Guidelines §15303 and the common-sense exemption under §15061(b)(3), as they consist solely of text changes regulating allowable land uses and definitions

Upon Approval:

- Formal adoption for January 14, 2025

DOWNTOWN SPECIFIC PLAN

VETERINARY SERVICES AND ANIMAL BOARDING USES

Thank You!

AGENDA ITEM NO. 1.

CITY OF SOLEDAD
STAFF REPORT

SUBJECT: **Resolution No. 6325, A Resolution of the City Council of the City of Soledad Selecting Eden Housing, Inc. as the Developer and Authorizing the City Manager to Execute an Exclusive Negotiation Agreement (ENA) for the Development of 540 Gabilan as a 100 Percent Affordable Housing Project**

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

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

THROUGH: **Megan Hunter, City Manager**

MEETING DATE: **February 4, 2026**

Recommendation

It is recommended that the the City Council of the City of Soledad consider and approve Resolution No. 6325,

1. Selecting Eden Housing, Inc as the Developer for the 540 Gabilan Request for Qualifications for the design and development of a proposed 100% affordable multifamily rental housing project; and
2. Approving the Exclusive Negotiation Agreement (ENA) in substantial form and content and authorizing the City Manager and City Attorney to finalize the agreement; and
3. Authorizing the City Manager to execute the final ENA on behalf of the City.

Executive Summary

The City of Soledad is advancing the development of City-owned property at 540 Gabilan Drive for a 100 percent affordable multifamily rental housing project. Following a competitive Request for Qualifications (RFQ) process, Eden Housing, Inc. (Eden Housing) was identified as the preferred developer based on its demonstrated experience, strong financial capacity, and a proposal that exceeds the City's minimum request by delivering 143 affordable housing units integrated with the future Toledo Basin Park. Staff recommends City Council approval of a resolution selecting, approving, and authorizing an Exclusive Negotiation Agreement (ENA) with Eden Housing.

The ENA establishes a structured, time-limited framework for the City and the selected developer to negotiate exclusively and in good faith toward a potential future development agreement, while allowing additional due diligence, project refinement, and pursuit of competitive funding opportunities. The ENA does not transfer ownership of the property, commit City funds, or approve a specific development project. Approval of this item will position the City to advance a significant affordable housing opportunity while preserving full City discretion and regulatory authority.

Background

In 2024, the City purchased the property located at 540 Gabilan Drive, which has been identified as a strategic site for affordable housing development. In support of the City Council's policy direction to leverage publicly owned land to facilitate housing production, staff released a Request for Qualifications (RFQ) seeking qualified development teams with experience in affordable, public-private partnerships and complex funding structures.

The RFQ was released on September 12, 2025 with a closing date of October 29, 2025. During the RFQ open period, on October 8, 2025, a required site visit was scheduled, and candidates had an opportunity to address questions about the project and the evaluation process. Proposals were evaluated based on criteria emphasizing conceptual development approach, relevant affordable housing experience, financial capacity, partnership experience, and overall quality and completeness of the submittal.

Review & Analysis

The RFQ process was structured to ensure transparency, competitiveness, and alignment with City priorities. Two proposals were received and evaluated using a 100-point scoring system that placed the greatest weight on financial capacity and experience in affordable housing development. Based on this evaluation, staff recommends selecting Eden Housing. Eden Housing submitted a highly competitive proposal featuring a well-designed project that integrates with the future Toledo Basin Park, a diversified financing approach leveraging state and federal funding sources and tax credits, and a demonstrated capacity to deliver successful public-private partnerships. Notably, the proposal exceeds the City's minimum requirement of 100 units by providing a total of 143 affordable housing units.

To formalize the selection and establish a framework for continued collaboration, staff recommends that the City enter into an Exclusive Negotiation Agreement (ENA) with Eden Housing. The ENA provides a structured, good-faith process for the City and the selected developer to negotiate exclusively toward a potential future development agreement. It allows both parties to further evaluate project feasibility, refine the development program, and pursue competitive funding opportunities before returning to the City Council for any required discretionary approvals.

The proposed ENA (Exhibit A) includes an initial one-year term, with the option for a one-year administrative extension at the discretion of the City Manager. During this period, the City agrees not to negotiate with other parties for development of the site, and the developer agrees to diligently advance feasibility analysis, conceptual design, funding strategies, and entitlement preparation.

The ENA does not transfer property ownership, guarantee project approval, or obligate the City to dispose of the site. It preserves the City's full regulatory authority and requires the developer to be solely responsible for all costs related to studies, applications, and due diligence.

Financial Considerations

The City purchased this property for $1.728 using Housing Successor and American Rescue Plan Act funds for an affordable housing project. It is anticipated that the City would commit to the sale or lease of the property to Eden for a nominal fee to support this project.

Approval of the ENA will not result in a financial impact on the City's General Fund and is the first step before disposition of the property. The selected developer is solely responsible for securing all financing required for project development, including state, federal, and other funding sources. Any

additional financial commitment from the City would come back to the City Council for approval.

Strategic Plan Alignment

This action directly advances the City's Strategic Plan by implementing the following goals:

- Goal 2.7.2 – Activate City-Owned Sites for Housing/Public-Private Partnerships:
  The project leverages City-owned property through a public-private partnership to facilitate the development of affordable housing, maximizing the use of public land to achieve community housing objectives.
- Goal 2.1.1 – Facilitate Housing Production to Meet RHNA Obligations:
  The project contributes to the City's goal of facilitating the development of 734 housing units by 2031 by advancing an active housing pipeline project and partnering with an experienced affordable housing developer to help meet the City's Regional Housing Needs Allocation (RHNA).

Alternatives

- Adopt the Resolution selecting Eden Housing as the developer for the 540 Gabilan RFQ for the design and development of a proposed 100 percent affordable multifamily rental housing project; approve the ENA in substantial form and content; authorize the City Manager and City Attorney to finalize the agreement; and authorize the City Manager to execute the final ENA.
- Do not adopt the resolution and provide an alternative direction to staff. This is not recommended as it will delay the timeline for development of the site.

Planning/CEQA

Not a Project. The City of Soledad has determined that the proposed action is not a project as defined by the California Environmental Quality Act (CEQA) (CEQA Guidelines Section 15378). In addition, CEQA Guidelines Section 15061 includes the general rule that CEQA applies only to activities which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA. 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 pursuant to CEQA Guidelines section 15378, this matter is not a project. 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

Not applicable.

Attachment(s):
Resolution No. 6325
Exhibit A - ENA
Attachment No. 1 - RFQ
Attachment No. 2 - Eden Housing Submittle

RESOLUTION NO. 6325

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOLEDAD SELECTING EDEN HOUSING, INC AS THE DEVELOPER AND AUTHORIZING THE CITY MANAGER TO EXECUTE AN EXCLUSIVE NEGOTIATION AGREEMENT (ENA) FOR THE DEVELOPMENT OF 540 GABILAN DRIVE AS A 100 PERCENT AFFORDABLE HOUSING PROJECT

WHEREAS, the City of Soledad is committed to advancing affordable housing opportunities consistent with the City's Housing Element, RHNA obligations, and City Council policy direction; and

WHEREAS, in 2024, the City acquired the real property located at 540 Gabilan Drive ("Property"), which has been identified as a strategic site for affordable housing development; and

WHEREAS, the City issued a Request for Qualifications ("RFQ") on September 12, 2025, seeking qualified development teams to design and develop a 100 percent affordable multifamily rental housing project on the Property; and

WHEREAS, two proposals were received and evaluated using a 100-point scoring framework, and Eden Housing, Inc (Eden Housing) was identified as the preferred developer based on its demonstrated experience, financial capacity, and a proposal that exceeds the City's minimum request by providing 143 affordable housing units integrated with the future Toledo Basin Park; and

WHEREAS, staff recommends entering into an Exclusive Negotiation Agreement ("ENA") between the City of Soledad and Eden Housing attached hereto as **Exhibit A**, to establish a formal, time-limited framework for exclusive negotiations toward a potential future development agreement; and

WHEREAS, the ENA does not transfer ownership of the Property, does not approve a specific development project, does not obligate the City to dispose of the Property, and requires Eden Housing to bear all costs associated with feasibility analysis, due diligence, and funding applications; and

WHEREAS, approval of the ENA will not result in a financial impact to the City's General Fund, as Eden Housing is solely responsible for securing all project financing; and

WHEREAS, the City Council finds that approval of the ENA is not a project as defined by the California Environmental Quality Act ("CEQA") pursuant to CEQA Guidelines Section 15378, as it does not result in a direct or reasonably foreseeable indirect physical change in the environment.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Soledad does hereby:

1. Select Eden Housing as the Developer for the 540 Gabilan Drive Request for Qualifications for the design and development of a proposed 100 percent affordable multifamily rental housing project; and
2. Approve the Exclusive Negotiation Agreement, attached hereto as Exhibit A, in substantial form and content and authorize the City Manager and City Attorney to finalize the agreement; and
3. Authorize the City Manager to execute the final Exclusive Negotiation Agreement with Eden Housing.

PASSED AND ADOPTED at a regular meeting of the City Council of the City of Soledad duly held on the 4th day of February 2026, by the following vote:

AYES, in favor thereof, Councilmembers:

NOES, Councilmembers:

ABSENT, Councilmembers:

ABSTAIN, Councilmembers:

_____
ANNA M. VELAZQUEZ, Mayor

ATTEST:

_____
MEGAN HUNTER, City Clerk

EXHIBIT A

EXCLUSIVE NEGOTIATIONS AGREEMENT

This Exclusive Negotiations Agreement ("Agreement") is made and entered into this __the day of _____, 202_ ("Effective Date"), by and between THE CITY OF SOLEDAD, a municipal corporation of the State of California ("City"), and Eden Housing, Inc, a California non-profit benefit corporation ("Developer"). City and Developer are sometimes referred to herein as a "Party" or collectively as the "Parties."

RECITALS

A. City, as a municipal corporation, owns or controls real property located at 540 Gabilan Drive in the City of Soledad, which is more particularly described on Exhibit A, attached hereto and incorporated herein by this reference ("Property").

B. Developer is a _____ (tie to the State of California, Monterey County, City as applicable.).

C. Developer intends to develop a _____ ("Project").

D. The City now desires to offer Developer the opportunity to exclusively negotiate with the City for the purchase of the Property and the development of the Project.

NOW, THEREFORE, in consideration of the mutual covenants and promises hereinafter set forth, the parties hereby agree as follows:

1. Good Faith Negotiations. Subject to all terms and conditions of this Agreement, the City and Developer agree for the time period set forth below to negotiate diligently and in good faith towards the preparation of one or more purchase and sale agreements and any other Project agreement (collectively, "Project Agreement") which will involve the acquisition of the Property by the Developer for the Project. It is expressly understood and agreed by the Parties that this is a contract regarding negotiations only and does not convey any interest in the Property or a potential agreement or constitute any approval whatsoever of any proposed project. By its execution of this Agreement, the City is not committing to (a) any disposition of land to Developer; (b) the ability to obtain any approvals required from the City to use the Property for the Project or (c) any other acts requiring the subsequent independent exercise of discretion by the City, or its departments. It is further agreed and understood that this Agreement does not imply any obligation on the part of the City or the Developer to enter into any agreement that may result from the negotiations contemplated herein.

City agrees, for the Initial Term and any Extended Term (defined below), not to negotiate with, solicit offers or proposals regarding, or respond to inquiries from (other than to notify the inquiring party, person or entity that City is subject to an exclusive negotiation agreement) any

other person or entity regarding development, sale, or lease of the Property or any portion thereof.

2. Term of Agreement.

A. The term of this Agreement shall be for a period of one (1) year from the date of final execution by the Parties ("Initial Term") unless earlier terminated or extended as provided in this Section 2 or Section 13.

B. The City Manager ("Manager") or her designee acting on behalf of the City, shall have the right to extend the Initial Term of this Agreement for up to an additional one (1) year ("Extended Term"). The decision to extend the Initial Term shall be at the sole and absolute discretion of the Manager. If the Manager elects to extend the Initial Term, the Manager shall notify Developer in writing not less than thirty (30) days prior to expiration of the Initial Term ("Notice of Extension").

C. If a Development Agreement is executed by the Parties relating to all or part of the Property during the Initial Term or any Extended Term, then this Agreement shall terminate upon execution of said Development Agreement with regard to the portion of the Property subject to said Development Agreement.

3. Project Milestones. Within the time periods set forth in the Schedule of Performance attached hereto as Exhibit B ("Schedule of Performance"), the Parties shall have completed the milestones set forth therein. The City Manager is authorized to agree to extend the date of any task listed in Exhibit B on behalf of the City.

4. Right of Entry. During the Initial Term or any extension thereof, Developer, its representatives, consultants, contractors, agents and employees shall have the right to enter the Property at all reasonable times for the purpose of conducting any tests, studies, analysis or other work necessary to perform the milestones set forth above. The Developer shall provide the City with written notice prior to entry on the Property. The Developer shall have access to all data and information on the Property available to the City, but without warranty or representation by the City as to the completeness, correctness or validity of such data and information. Copies of any tests, studies or analysis obtained or made by the Developer on the Property shall be provided to the City. Any preliminary work by the Developer shall be undertaken only after securing any necessary permits from the appropriate governmental agencies.

5. Disposition of Property. Within the time period set forth in the Schedule of Performance, Developer and the City shall negotiate the terms and conditions of a proposed Project Agreement. It is expressly acknowledged and agreed by the Parties that, until and unless a Project Agreement is signed by Developer and approved by the City Council, in its sole and absolute sole discretion, any drafts or other communications resulting from performance of this Agreement shall not be used to impose any legally binding obligation on the City or the Developer or as evidence of any oral or implied agreement by the City or the Developer to enter into a legally binding document.

6. Disclosure of Confidential Information. Developer acknowledges that the City is subject to the California Public Records Act ("Act"). The Act generally provides that written documents retained by the City are subject to disclosure upon the request of any third party except for specific limited exceptions provided for in the Act. Developer shall designate as "Confidential" any information which Developer provides to the City which Developer desires to keep confidential. If a request for disclosure of any information designated as "Confidential" by Developer is made under the Act, the City shall notify Developer in writing and Developer shall have the opportunity to object to the release of such information.

7. Conflict of Interest.

A. Developer shall at all times avoid conflict of interest or appearance of conflict of interest under any applicable state, federal or local laws, rules and regulations in the performance of this Agreement. Developer shall disclose any conflict of interest, or potential conflict of interest, which exists or arises at any time during the Term of this Agreement. For purposes of this Section, any conflict of interest of a principal, officer, partner, joint-venturer, or employee of Developer shall be conclusively deemed to be a conflict of interest of Developer.

B. City shall have the right to treat any violation of this Section as a material breach of this Agreement, and shall have the right to terminate the Agreement and pursue any and all legal or equitable remedies for said breach of this Agreement.

8. Developer Responsibilities.

A. Development Costs. Developer expressly acknowledges that all expenses and costs it may incur during the Initial Term of or as a result of this Agreement are its sole obligation and responsibility and done at its sole risk, including, but not limited to, any costs associated with any proposed project and any costs incurred to prepare the necessary studies and analysis required for any proposed project. All City fees for processing a development application or any CEQA review are due upon submittal of each and every development application to the City and will be memorialized in a separate reimbursement agreement.

B. Entitlement Applications. Developer shall cooperate with City in the preparation, processing and submittal of the Project planning and zoning approvals and related environmental documents by supplying necessary information and/or development plans concerning the Project.

C. California Environmental Quality Act. The California Environmental Quality Act (CEQA) is applicable to any Project contemplated by this Agreement. Environmental clearance must be obtained prior to obtaining City Council approval for the Project. All studies prepared on behalf of the Developer in support of any CEQA clearance for the Project shall be prepared under the direction of the City and City's independent judgment.

D. Progress Reports. Developer shall keep City appraised as to the status of all work to be undertaken by or on behalf of Developer as described in the Schedule of Performance. During the Initial Term or any Extended Term, Developer shall submit to City within ten (10)

days following City's request, via email or other reasonable method, a progress update advising City of the status of all work being undertaken by or on behalf of Developer.

9. City Responsibilities.

A. City Assistance and Cooperation. City shall cooperate with Developer by providing information regarding the development potential of the Property.

B. Entitlement Processing. City shall cooperate with Developer in the preparation, processing and submittal of the Project planning and zoning approvals and related environmental documents by supplying necessary technical data and other related information and/or development plans concerning the Project.

C. Progress Reports. City shall keep Developer apprised as to the status of all work to be undertaken by or on behalf of City as described in the Schedule of Performance. Within ten (10) days following Developer's request, which may be made from time to time during the Initial Term or any Extended Term, City shall submit to Developer, via email or other reasonable method, a progress update advising Developer of the status of all work being undertaken by or on behalf of City.

10. Distinction from Regulatory Authority of the City. Developer understands and agrees that this Agreement does not and shall not be construed to indicate or imply that the City, acting as a regulatory or permitting authority, has hereby granted or is obligated to grant any approval or permit required by law for the development of the Project on the Property as contemplated by this Agreement.

11. Public Hearing. If the negotiations contemplated herein culminate in the execution of a Project Agreement, the Project Agreement will be brought forward for consideration by the City Council, provided, however, such Project Agreement shall become effective only after having been considered and approved by the City Council in its sole and absolute discretion following any public hearing or other actions required by law.

12. Non-discrimination. Developer shall not discriminate, in any way, against any person on the basis of age, sex, race, color, religion, sexual orientation, actual or perceived gender identity, disability, ethnicity or national origin in connection with or related to the performance of this Agreement.

13. Termination. If Developer does not comply in a timely and diligent manner with any material obligation of Developer under this Agreement, City, at its option, may terminate this Agreement at any time by written notice to Developer and failure of Developer to cure the breach within a reasonable period of time following receipt of such notice. The Manager may terminate this Agreement on behalf of the City. The termination shall be effective upon Developer's receipt of City's written notice. If, during the Initial Term or any Extended Term, Developer determines that it is not commercially feasible for Developer to develop the Project, Developer shall have the right to terminate this Agreement upon providing written notice to City.

DRAFT

14. Indemnification. Subject to the limitations of Section 20 below, Developer shall defend, indemnify and hold harmless the City of Soledad, and its officers, employees and agents against any claim, loss or liability arising out of this Agreement or resulting in any way from work performed under this Agreement, including any work performed on the Property pursuant to the provisions of Section 4 above, by Developer, its representatives, consultants, contractors, agents or employees. This indemnification shall survive the expiration or other termination of this Agreement.

15. Notices. All notices and other communications required or permitted to be given under this Agreement shall be in writing and may be delivered by hand, by facsimile transmission with verification of receipt, or by United States mail, postage prepaid and return receipt requested, addressed to the respective Parties as follows:

To City: City of Soledad
Attention: Office of City Manager
XX
XX

To Developer: XX
XX
XX
XX

With a copy to: XX

or to such other address as any party may designate by notice in accordance with this Section.

A copy of any notice of a legal nature, including, but not limited to, any claims against City, its officers or employees shall also be served in the manner specified above to the following address:

XX
XX
XX

16. Waiver of Lis Pendens. It is expressly understood and agreed by the Parties that no lis pendens shall be filed with respect to this Agreement or any dispute or act arising from it.

17. Time of Essence. It is understood and agreed by the Parties that time is of the essence in the performance of the obligations of this Agreement.

18. Assignment. Developer may not transfer or assign any or all of its rights or obligations hereunder except with the prior written consent of City which may be granted or withheld in City's sole and absolute discretion, and any such attempted assignment without the prior written consent of City shall be wholly void and of no effect.

19. No Third-Party Beneficiaries. This Agreement is made and entered into solely for the benefit of the City and Developer and no other person shall have any right of action under this Agreement.

20. Limitation of Liability. Notwithstanding anything to the contrary at law or equity, in the event of any breach of this Agreement by the City, the sole and exclusive remedy of Developer hereunder shall be the recovery of Developer's actual out of pocket costs incurred by Developer to third parties to satisfy its obligations under this Agreement. In no event shall Developer be entitled to "expectation damages" i.e., any amounts that Developer would expect to gain were an agreement ever executed, including, without limitation, any amount for potential lost profits. Neither Party shall be allowed to recover any damages for lost business opportunity, or for any indirect or consequential damages from the other Party.

21. Waiver. Developer agrees that waiver by City of any breach or violation of any term or condition of this Agreement shall not be deemed to be a waiver of any other term or condition contained herein or a waiver of any subsequent breach or violation of the same or any other term or condition. The acceptance by City of the performance of any work or services by Developer shall not be deemed to be a waiver of any term or condition of this Agreement.

22. Governing Law. The law governing this Agreement shall be that of the State of California.

23. Venue. In the event that suit shall be brought by either party hereunder, the Parties agree that trial of such action shall be exclusively vested in a state court in the County of Monterey, or where appropriate, in the United States District Court for the Northern District of California, San Jose, California.

24. Prior Agreements and Amendments. This Agreement, including all Exhibits listed below and attached hereto, represents the entire understanding of the parties as to those matters contained herein. No prior oral or written understanding shall be of any force or effect with respect to those matters covered hereunder. This Agreement may only be modified by a written amendment duly executed by the Parties.

Exhibit A Description of Property
Exhibit B Schedule of Performance

WITNESS THE EXECUTION HEREOF on the day and year first hereinabove written.

"City"	"Developer"
CITY OF SOLEDAD	EDEN HOUSING
By: _____	By: _____

DRAFT

Name: _____
Title: City Manager

Name: _____
Title: _____

APPROVED AS TO FORM:

By: _____
Name: _____
Title: City Attorney

DRAFT

EXHIBIT A
DESCRIPTION OF PROPERTY

DRAFT

EXHIBIT B
SCHEDULE OF PERFORMANCE

TASK	DATE

DRAFT

REQUEST FOR QUALIFICATIONS

DESIGN AND DEVELOPMENT OF A 100% AFFORDABLE MULTIFAMILY RENTAL HOUSING DEVELOPMENT

Overview

Summary

The City of Soledad is seeking qualifications from experienced affordable housing developers for the development of a 100% affordable multifamily rental complex (“Project). This Project will play a crucial role in advancing the City’s Regional Housing Needs Allocation (RHNA) goals—totaling 724 housing units across all income levels—by directly addressing the critical need for lower-income housing. The proposed development will include units at all affordability levels - Extremely Low, Very Low, Low, and Moderate-Income households, averaging between 50% and 80% of Area Median Income (AMI) with a goal of producing at least 100 units within these categories and supporting the City’s commitment to equitable, sustainable, and inclusive growth.

Key Dates:

RFQ Release Date: September 15, 2025

Optional Pre-Proposal Meeting: October 8, 2025, 1:30 PM (PST)

Required Site Visit: October 8, 2025, 3:00 PM (PST)

Questions Due to the City: October 15, 2025, 5:00 PM (PST)

Proposals Due: October 29, 2025

RFQ Contact Information

Beatriz Trujillo
Community & Economic Development Director
Btrujillo@cityofsoledad.gov
831-223-5020

Contents

Summary of Request **4**
Property Information **4**
Site Description / Location / Surrounding Uses 4
Existing Zoning 6
Site Infrastructure and Constraints 6
Site Access 7
Existing Reports and Plans **7**
Expected Terms, Conditions, and Agreements **8**
Ownership Structure 8
Affordability Terms 8
Conditions 8
Responses to RFQ **9**
Cover Letter 9
Qualifications 10
Experience 10
Identify Major Potential Funding Sources 11
Proposed Project Financing Structure 11
RFQ Evaluation Criteria and Selection Process **11**
Point of Contact **13**
Submittal Date and Process **13**
Attachments **14**
Attachment A – Conflict of Interest Statement Form 15
Attachment B – Property Report 16
Attachment C – Property Topographic Map and Utilities 17
Attachment D – Zoning Map 21
Attachment E – Project Aerial Map 22
Attachment F – Phase I Environmental Site Assessment 23
Attachment G – Geological Report 24
Attachment H – Flood Plain Map 25
Attachment I - Building Plans 26

Summary of Request

The City of Soledad is seeking qualifications from experienced affordable housing developers—non-profit and/or for-profit—for the design and construction of a 100% Affordable Multifamily Rental Housing Development ("Project") on City-owned property. This Project will play a crucial role in advancing the City's Regional Housing Needs Allocation (RHNA) goals—totaling 724 housing units across all income levels—by directly addressing the urgent need for moderate and low-income housing.

The development will focus on households with extremely low, very low, low, and moderate incomes, specifically helping the City meet its RHNA obligation of 50 Extremely Low-Income units, 50 Very Low-Income units, 65 Low-Income units, and 183 Moderate-Income units. The target for the project is to produce at least 100 affordable rental units within these categories. The City's vision is to create a project that maximizes the number of affordable units feasible for the site, supports equitable, sustainable, and inclusive growth, and delivers long-term community benefits.

The selected developer will be required to ensure long-term affordability, professional on-site management, and maintenance of the project. The City is open to structuring the site control either through a 55-year ground lease with affordability restrictions or through a sale of the property for a nominal dollar amount, with affordability covenants in place for a minimum of 55 years. Proposals offering deeper affordability will receive higher evaluation scores.
Preferred qualifications include:

- Extensive experience developing and managing affordable rental housing for lower-income households.
- Proven capacity to secure State Tax Credit Financing and other competitive funding sources.
- Strong financial resources and long-term management capability.
- Demonstrated success in partnering with municipalities to obtain Federal, State, County, and local housing funds.

The City will collaborate with the chosen developer to enhance the project design and facilitate efforts to obtain financing and operational subsidies. If available, the City may provide gap financing sourced from local, State, and Federal housing resources to help meet development costs, contingent upon the availability of such financial resources.

Property Information

A. Site Description / Location / Surrounding Uses

The Project site, 540 Gabilan Drive, is located 360 feet southwest of the intersection of Orchard Lane and Gabilan Drive. The 4.61-acre parcel is undeveloped and currently owned by the City of Soledad. See Figures 1 and 2 on the following page along with Attachment B

(Property Report) for further details. To the south of the site there are several residential neighborhoods and a neighborhood pocket park. East of the project, immediately adjacent to the site, is a market rate multi-family project and an undeveloped residential commercial site on the corner of Gabilan Drive and Orchard Lane.

Figure 1: Property Location Map

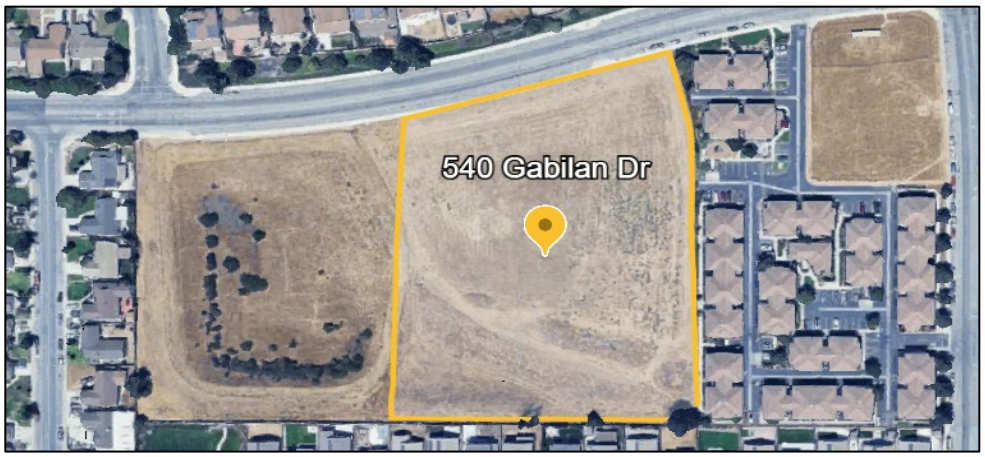


Figure 2: Project

B. Existing Zoning

To the northwest of the Project site is Gabilan Drive, followed by single-family residences (Las Flores Street). To the northwest of the site, only .17 miles from the site, is Blas Santana Park. West of the project, immediately adjacent to the site, is a decommissioned stormwater retention and infiltration pond, known as Toledo Basin, owned by the City of Soledad and planned for a new park.

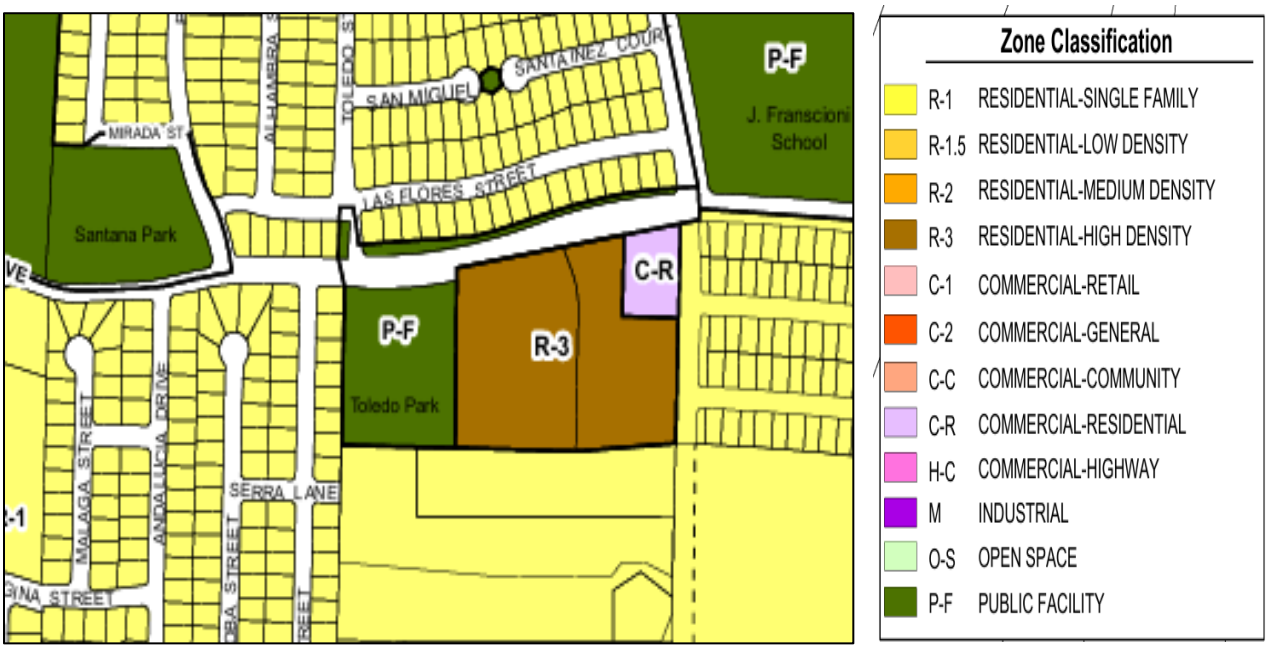


Figure 3: Property zoning

Table 1 – Surrounding Land Uses and Zoning Designations

Direction	Current Land Uses	Current Zoning Designations
Project Site	Vacant	Residential High Density (R-3)
North	Single-Family Residential (Las Flores Street) / Regional Park	Low Density Residential / Open Space – Public Facility
South	concrete masonry wall and single-family residential (Serra Lane and Ventura Court)	Low Density Residential
East	Multi-Family Residential (730 San Pedro Way)	High Density residential / Residential Commercial / Low Density Residential / Public Facility
West	Storm water retention and infiltration pond / single-family residential (Granada Street)	Public Facility / Open Space / Low Density Residential

Table 1 and Figure 3 (Zoning Map) below show the uses and zoning designations of the subject parcel and adjacent properties.

C. Site Infrastructure and Constraints

Site connections to basic infrastructure, including sewer, water, and other utilities, are available from Gabilan Drive. The topography map and location of the onsite utilities are

notated in Attachment C. The Subject Property's ground surface was generally flat on the northeastern side, with moderate slopes to the southwest. Stormwater runoff from the Subject Property is directed by topography towards the stormwater retention ponds on the southern portion of the Subject Property. See Attachment C for further details on the current site constraints and existing infrastructure. The 4.61 acres of the project site are not located in a Special Flood Hazard Area as shown in Attachment G.

D. Site Access

The access point for ingress and egress will be along Gabilan Drive.

Existing Reports and Plans

A. The City of Soledad is offering the opportunity to develop affordable housing units at 540 Gabilan Drive, Soledad, CA. A previous development proposal for this site resulted in the completion of several key technical and planning documents, which are available for review and optional use by prospective developers. These include:
   1. **Phase I Environmental Site Assessment** A comprehensive environmental review has been completed for the site, identifying potential environmental concerns and confirming site suitability for residential development.
   2. **Geotechnical Report** A detailed geotechnical investigation has been conducted, providing valuable information on soil conditions, site stability, and recommendations for foundation design and construction.
   3. **Approved Site Plans** The site has previously undergone the full entitlement process, and the proposed plans were approved by the City. These plans reflect a viable development concept that aligns with local zoning and planning requirements. **Attachment H**

B. While the City does **not require** new developers to utilize these existing plans, they are made available as a resource. Developers may choose to:
   1. Adopt the approved plans in full or in part to expedite the entitlement process.
   2. Modify the plans to better align with their own design and development approach.
   3. Propose entirely new plans, subject to the City's review and approval process.
   4. These documents can serve as a valuable starting point for understanding site conditions and development potential. Interested parties are encouraged to request access to the reports and plans during the RFQ process.

Expected Terms, Conditions, and Agreements

1. Ownership Structure

The City of Soledad is the current landowner of the project site. The City is open to negotiating either:

- A long-term ground lease arrangement with the selected developer, or
- A potential sale of the property, should a purchase improve opportunities for securing project financing.

Any lease or sale will be structured to ensure that the land is encumbered in support of the affordable housing development.

2. Affordability Terms

The proposed project must be restricted as an affordable housing development for a minimum of 55 years. Key requirements include:

- Rent restrictions consistent with the most restrictive applicable funding source.
- Annual adjustment of rents in accordance with applicable affordability standards.
- Occupancy restrictions and on-site professional management and maintenance.
- Terms will be outlined in a binding Affordable Housing Agreement (AHA) with the City.

Projects that provide deeper or longer affordability than the minimum standards will receive higher scores in the evaluation process.

3. Conditions

The proposed development must meet the following conditions:

- Establish rent affordability standards and definitions of income categories consistent with applicable funding sources.
- Ensure a minimum affordability term of 55 years, as outlined above.
- Incorporate incentives provided by the City, as outlined during negotiations.
- Include a parking plan that meets City standards and project needs.
- Provide professional on-site management and ongoing maintenance to ensure long-term project viability.
- Adhere to occupancy restrictions consistent with affordable housing program requirements.
- Comply with all applicable zoning requirements, building codes, and City development standards.
- Align with community feedback and priorities, including incorporation of a community room and a larger number of three-bedroom units to address the needs of families.
- Address any additional provisions necessary to ensure successful implementation of the project in compliance with City requirements and funding source obligations.

4. Financing

The selected developer will be responsible for securing permanent financing and operating subsidies for the project. The City may provide **gap financing** support, subject to availability and competitive allocation processes, using local, state, and federal sources. Potential funding sources include, but are not limited to:

- State Permanent Local Housing Allocation (PLHA)
- HOME Investment Partnerships Program (HOME)
- Community Development Block Grant (CDBG)
- Soledad Housing Authority Fund
- Development Impact Fee Deferral or Waiver

All identified sources are competitive and generally require shovel-ready projects. The City may also identify and pursue additional funding sources in future fiscal years. Developers are expected to demonstrate experience in leveraging diverse funding sources and to propose additional gap financing strategies as part of their qualifications.

5. Next Steps

Upon selection, the developer will be required to enter into an Exclusive Negotiation Agreement (ENA) with the City. The ENA will:

- Establish a defined negotiation period.
- Outline the roles and responsibilities of both parties.
- Serve as the framework for negotiating and executing binding Development and Affordable Housing Agreements.

The ENA process ensures that the City and the selected developer have a clear, mutual understanding of the project expectations, financing commitments, and long-term affordability requirements prior to the execution of final agreements.

Responses to RFQ

To expedite and maintain consistency in the evaluation process, each response to this RFQ is to be organized in accordance with this Section. All submissions should contain a thorough description and analysis of the following information in the order presented below:

A. Cover Letter

The cover letter should include the following information:

1. Developer name, office location(s), telephone numbers, and email addresses of the main contact(s) including all principals.
2. Primary contact person for the submitted RFQ.
3. Number of years the developer has performed requested design, development, and property management services.
4. Type of organization: individual, partnership, corporation, nonprofit, other

(please specify).

5. Indicate if the developer has any conflicts of interest related to working for the City and your other current contracts.

B. Qualifications

Developers should provide the information and qualifications below:

1. Provide a complete list of the services you can provide to the City under this RFQ as a developer.
2. State why you are qualified to provide the specified design, development, and property management services.
3. Describe how your team will design, deliver, and manage the project.
4. Present resumes for key project team members who will participate in this project.
5. Include an organization chart.
6. Describe how the project team will be managed.
7. Describe the developers' quality assurance efforts.

C. Experience

Developer should provide the information below:

1. Present relevant experience with public agencies contracts like the City's Project. Submittals should include relevant experience with at least three different public agencies where design, construction, and management services were provided in the last five years.
2. Provide the major aspects of the scope and contract amount, the name of the public agency these services (design, construction, and management) were provided for, and full contact information (address, phone, and email address) for the public agency's project manager.
3. List proposed key personnel along with their expertise, professional experience, training, certifications, office location and role they will play on the design, development property management of the Project.
4. A description of recent affordable multi-family rental development and property management experience (last 10 years); and provide four to five samples of similar development projects completed within the last five years as well as four to five related projects where property management services were provided.

Proposed Project Description

Provide a proposed project description addressing all the following criteria:

1. Development proposed unit count (minimum proposal unit count should be 50 rental units) and affordable unit composition by income categories.
2. Type of structures, square footage, number and size of units, bedroom and bathroom composition, community rooms and recreational areas.
3. The proposed development should be designed and developed to pursue the

California Tax Credit Allocation Committee (CTCAC) Funding and have a 55-year affordability period.

Proposed Project Conceptual Site Plan

The conceptual site plan for the development must include project statistics/tabulations, including the number of units/bedrooms, open space/community rooms, outdoor amenities and recreation facilities, total parking spaces (garages, covered and open), stormwater drainage, access, and proposed setbacks and conceptual landscape.

Proposed Project Financing

A. Identify Major Potential Funding Sources

Identify potential major funding sources to be pursued for the development, construction, and operations of the proposed Project.

B. Proposed Project Financing Structure

Provide the proposed Project's financing structure, including specific sources and uses of funds, including identified need for "gap" financing.

Estimated Project Schedule

Provide a proposed project schedule that outlines the order that development is intended to occur as well as the potential timing for the development. Incorporate any project phasing into the proposed Project schedule.

RFQ Evaluation Criteria and Selection Process

A. Evaluation Criteria

Selection will be made based on the following 100-point criteria:

Criteria	Points
Proposed Conceptual Development	20 points
Recent Relevant Experience of Affordable Housing Projects	20 points
Financial Capacity, Ability to Deliver on Time and on Budget	30 points
Relevant Experience with Public/Private Partnerships	20 points
Completeness of Responses to RFQ Request for Information	5 points
Quality of submittal	5 points
Total	**100 Points**

B. Process and Schedule

As noted previously, the purpose of this RFQ is to select a development team to design, develop and manage the proposed affordable rental housing project at 540 Gabilan Drive in Soledad. The City will work with the selected developer to refine the concept into the final design. The selection of the developer will be made utilizing the following process/timeline:

Date	Task
September 15, 2025	Release of the RFQ
October 15, 2025	Deadline for interested developers to submit written questions and requests for clarification to City's point of contact listed below.
October 8, 2025	Required Project Site Visit
October 20, 2025	City to email an Addendum including a written response to all parties on the distribution list and/or who submitted a written inquiry.
October 29, 2025	Deadline to submit a response to this RFQ.
November 7, 2025	City to review and evaluate proposals. Upon completion of review, the City a may, at its discretion, elect to request further information or clarification from respondents.
November 2025	Upon the completion of this process, City will determine whether it will conduct virtual interviews or choose to commence negotiations with its preferred developer.
November - December 2025	Selected developer recommendation to City Council.
December 2025-March 2026	The City will work with the selected developer to refine the concept into the final design.

Point of Contact

All questions regarding this RFQ should be directed and e-mailed to:

City of Soledad
Beatriz Trujillo, Director
Community & Economic Development Department
City of Solidad
831-223-5020
btrujillo@cityofsoledad.gov

Submittal Date and Process

Completed RFQ proposals are to be submitted electronically via PlanetBids by **5:00 P.M. PST, on Wednesday, October 29, 2025**. If the previously stated submittal option does not work for you or your organization, please coordinate with Beatriz Trujillo for an alternative method of submission. Proposals received after the due date will not be considered. There will be no "bid opening."

The pre-qualification of respondents is not required, yet all interested developers responding to the RFQ are required to comply with the provisions of the laws of the State of California, the City of Soledad, and County of Monterey Municipal Codes. In addition, proposers are required to take affirmative action to ensure non-discrimination in employment practices and must warrant and declare that they do not currently have any potential or perceived conflict of interest (personal and/or property interest in the subject scope of work). See Attachment A for the Conflict-of-Interest Statement form.

Disclaimers

A. General Conditions

The City reserves the right to: 1) reject any or all responses, 2) postpone award of the contract for a period not to exceed sixty (60) days from the date replies are due.

3) waive informalities in the responses, and 4) take whatever action or make whatever decision it determines to be in the best interest of the City. All proposals will remain in effect and legally binding for at least sixty (60) days from the date of submission. A contract agreement should not be binding or valid with the City unless and until it is executed by authorized representatives of the City, and the selected developer.

The City reserves the right to request additional information from all prospective firms as deemed necessary by the City to evaluate the proposals. This process may not be used, however, as an opportunity to submit missing documentation or to make substantive revisions to the original proposal. A prospective firm may withdraw their proposal at any time prior to

the date and the time which is set forth herein is the deadline for submitting proposals.

B. Public Nature of Proposal Materials

All proposals and related correspondence, reports, schedules, attachments, and other documentation submitted with the proposal will become the property of the City and a matter of public record. All documents submitted in response to this RFQ will be subject to disclosure if requested by a member of the public. There are a limited number of narrow exceptions to these disclosure requirements. Any information that a prospective developer considers confidential, the disclosure of which would be an unwarranted invasion of personal privacy, should be marked “Confidential,” or “Proprietary.”

During the selection process, the City will keep such information confidential and will not disclose it except as may be required under applicable law, including the California Public Records Act. This means that, depending on the nature or timing of the request, or future court decisions, that information may not remain private and may be publicly disclosed. Proposals submitted by developers should not be considered confidential or proprietary and may be subject to disclosure.

Attachments

The below attachments are included as part of this RFQ:

- Attachment A – Conflict of Interest Statement Form
- Attachment B – Property Report
- Attachment C – Property Topographic Map and Utilities
- Attachment D – Zoning Map
- Attachment E – Project Aerial Map
- Attachment F – Phase I Environmental Site Assessment
- Attachment G – Geotechnical Engineering Services Report
- Attachment H – Existing Plans

Conflict of Interest. Respondent warrants and declares that it presently has no interest, and shall not acquire any interest, direct or indirect, financial, or otherwise, in any manner or degree which will render their proposal a violation of any applicable local, state, or federal law. Respondent further declares that, if selected, no subcontractor or person having such an interest shall be employed. If any conflict of interest should nevertheless hereinafter arise, Respondent shall promptly notify City of the existence of such conflict of interest so that City may determine whether to reject proposal.

_____

Printed Name and Title

_____

Signature and Date

Attachment B – Property Report

PARCELQUEST LITE

PROPERTY DETAIL REPORT

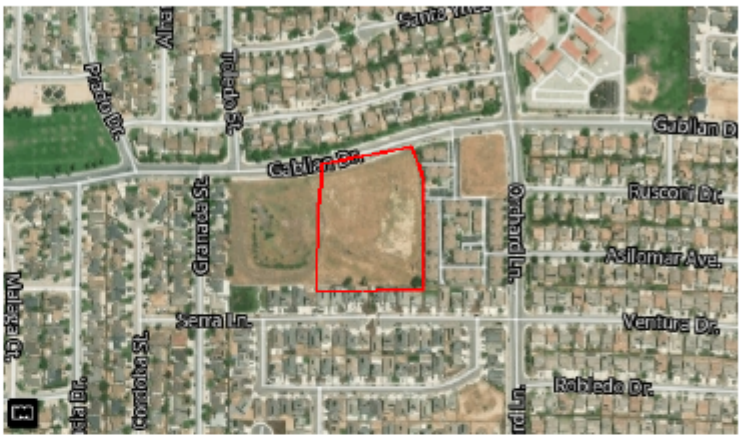
Monterey County - Xochitl Marina Camacho, Assessor

Property Address:
540 GABILAN DR SOLEDAD CA 93960

Parcel # (APN):
022-441-016-000

General Information

Parcel # (APN):	022-441-016-000
Owner:	CITY OF SOLEDAD
Mailing Address:	PO BOX 156 SOLEDAD CA 93960
Legal Description:	



Assessment

Total Value:		Exempt Amt:		Year Assd:	2025
Land:		EXE Type:	N	Zoning:	
Structures:		Tax Rate Area:	006-039	Use Code:	7A
Other:		Census Tract:	111.05/1	Use Type:	TAX EXEMPTS
% Improved:	0%	Price/SqFt:			

Sale History

	Sale 1	Sale 2	Sale 3	Transfer
Document Date:	02/29/2024			03/01/2024
Document Number:	2024007251			2024007251
Document Type:	GRANT DEED			
Transfer Amount:				
Seller (Grantor):	GABILAN APARTMENTS LLC			

Property Characteristics

Bedrooms:		Fireplace:		Units:	
Baths (Full):		A/C:		Stories:	
Baths (Half):		Heating:		Quality:	
Total Rooms:		Pool:		Building Class:	
Bldg/Liv Area:		Park Type:		Condition:	
Lot Acres:	4.610	Spaces:		Site Influence:	
Lot SqFt:	200,811	Garage SqFt:		Timber Preserve:	
Year Built:				Ag Preserve:	
Effective Year:					

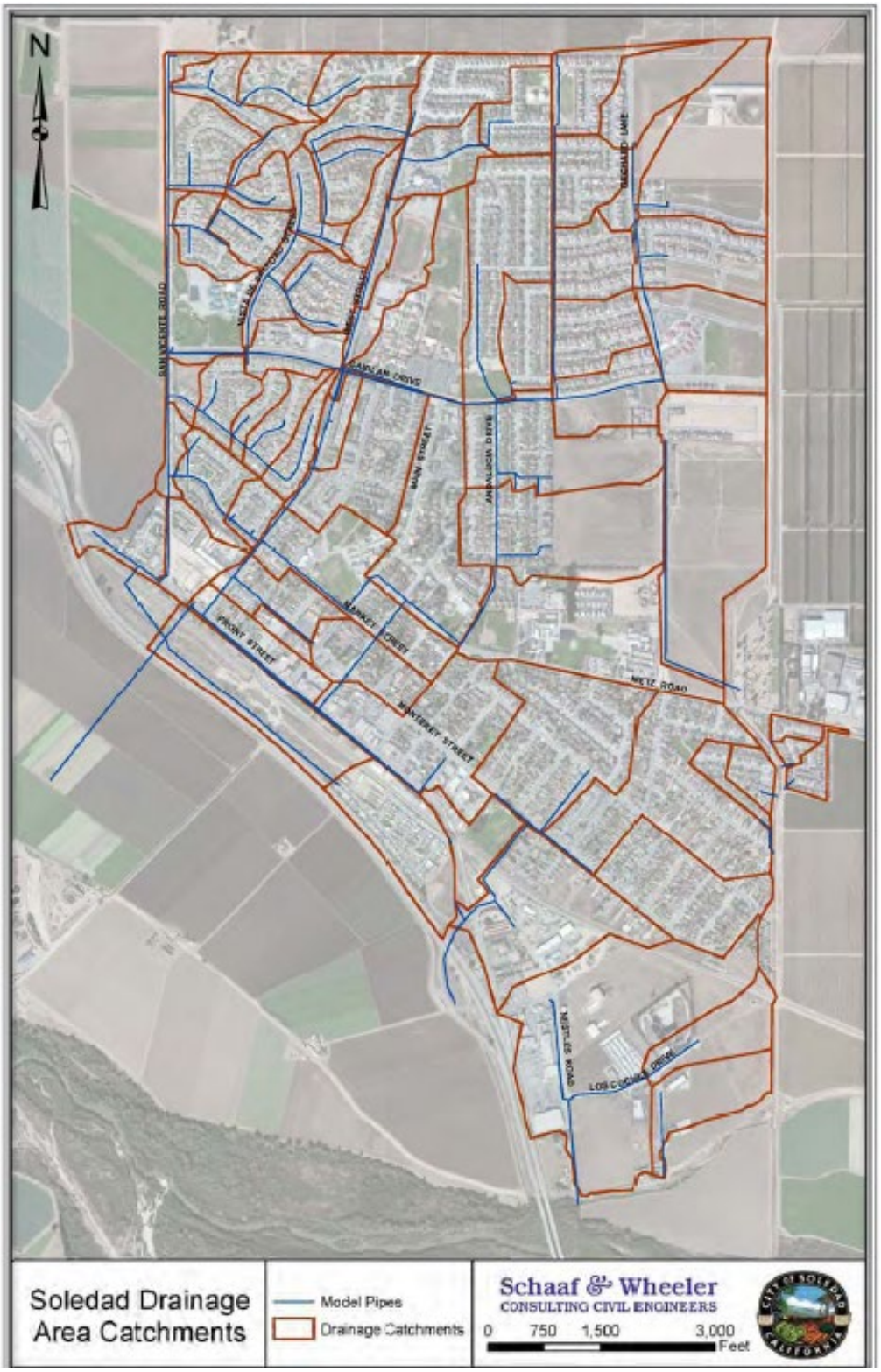
Visit us: www.ParcelQuest.com * The information provided here is deemed reliable, but is not guaranteed. © 2025 ParcelQuest

Attachment C – Property Topographic Map and Utilities

Click here to see the Topographic Map

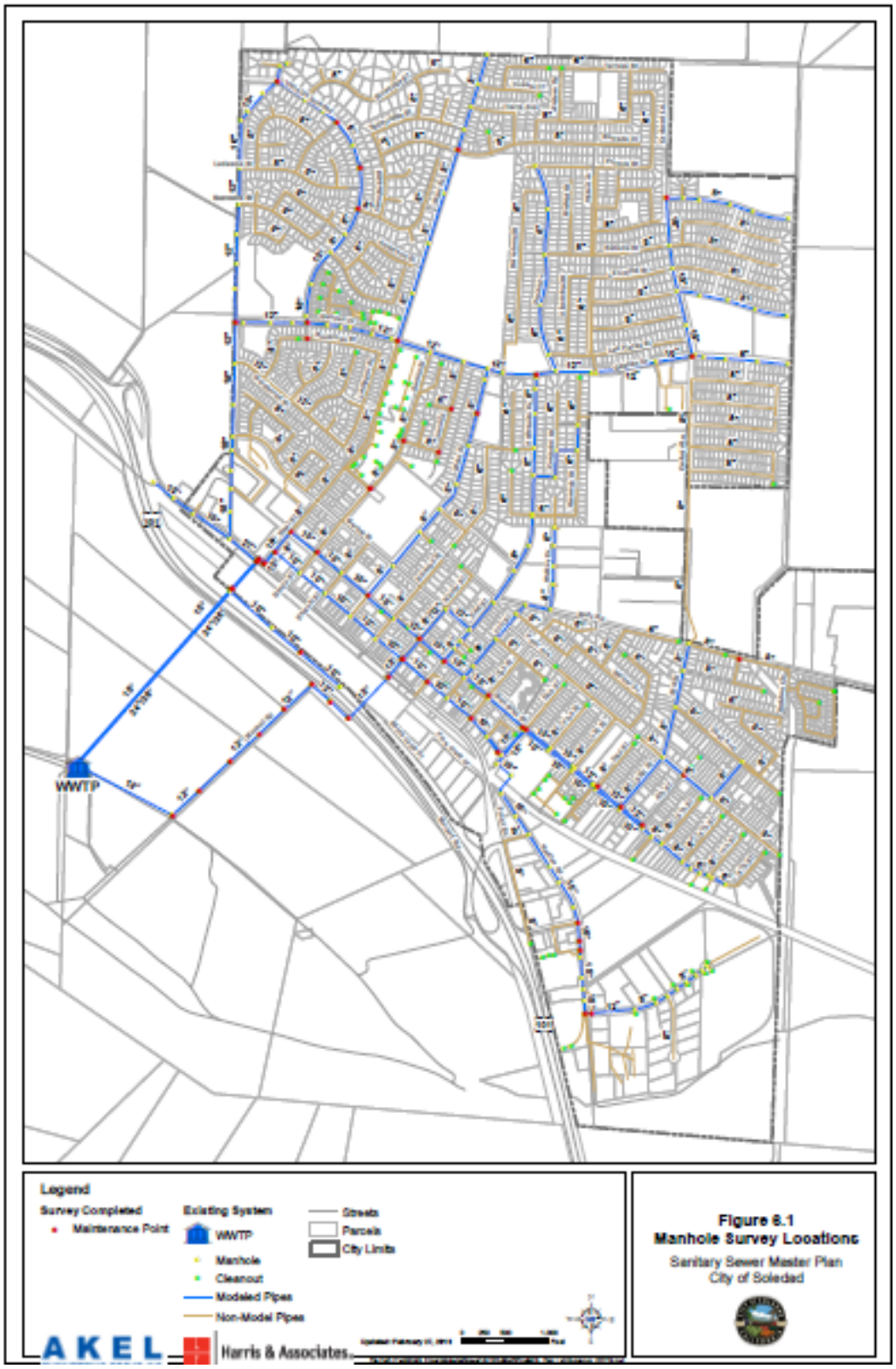
Attachment C – Property Topographic Map and Utilities

For the full Storm Drain Master Plan, click here.



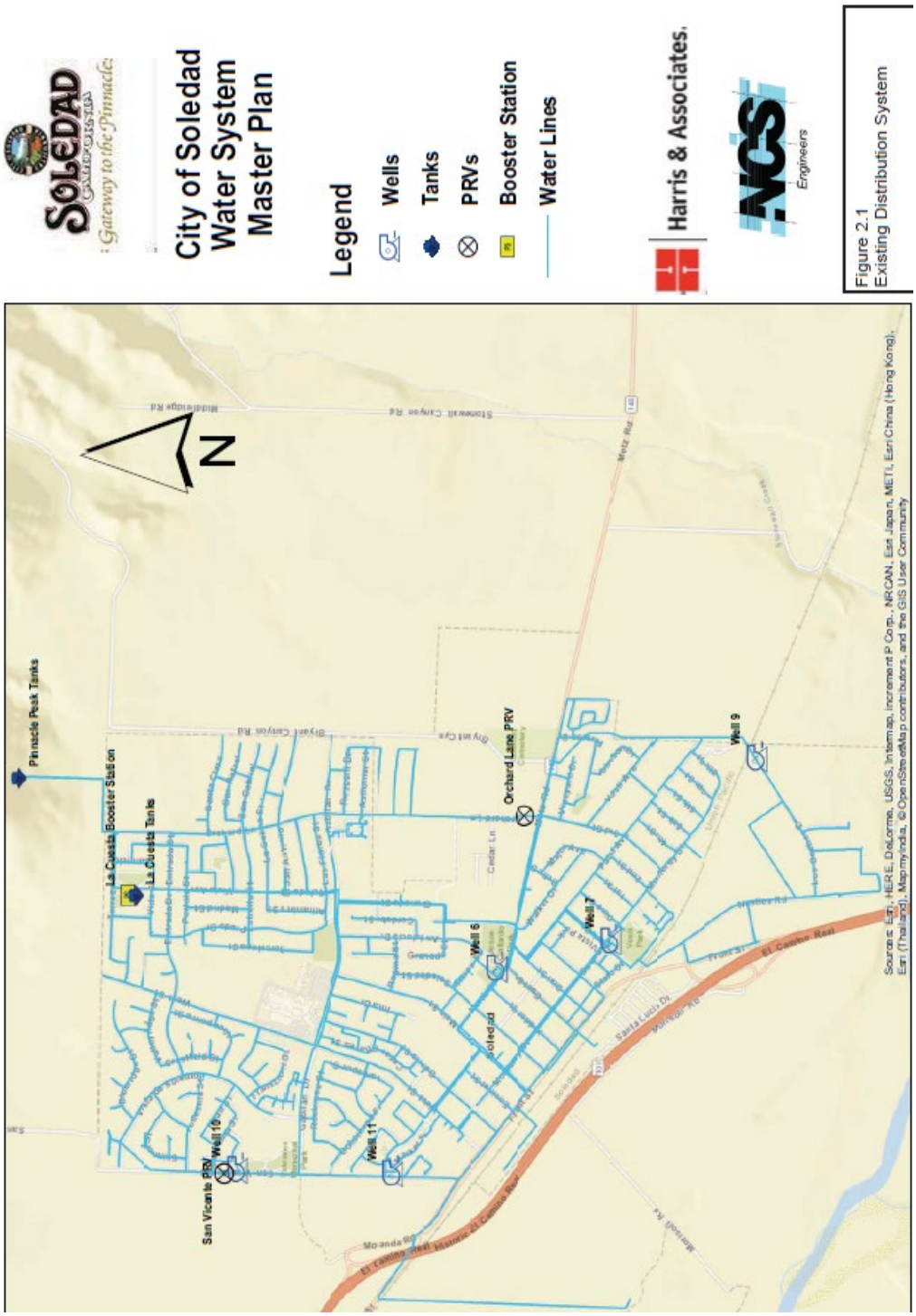
Attachment C – Property Topographic Map and Utilities

For the full Sanitary Sewer Master Plan, click here.

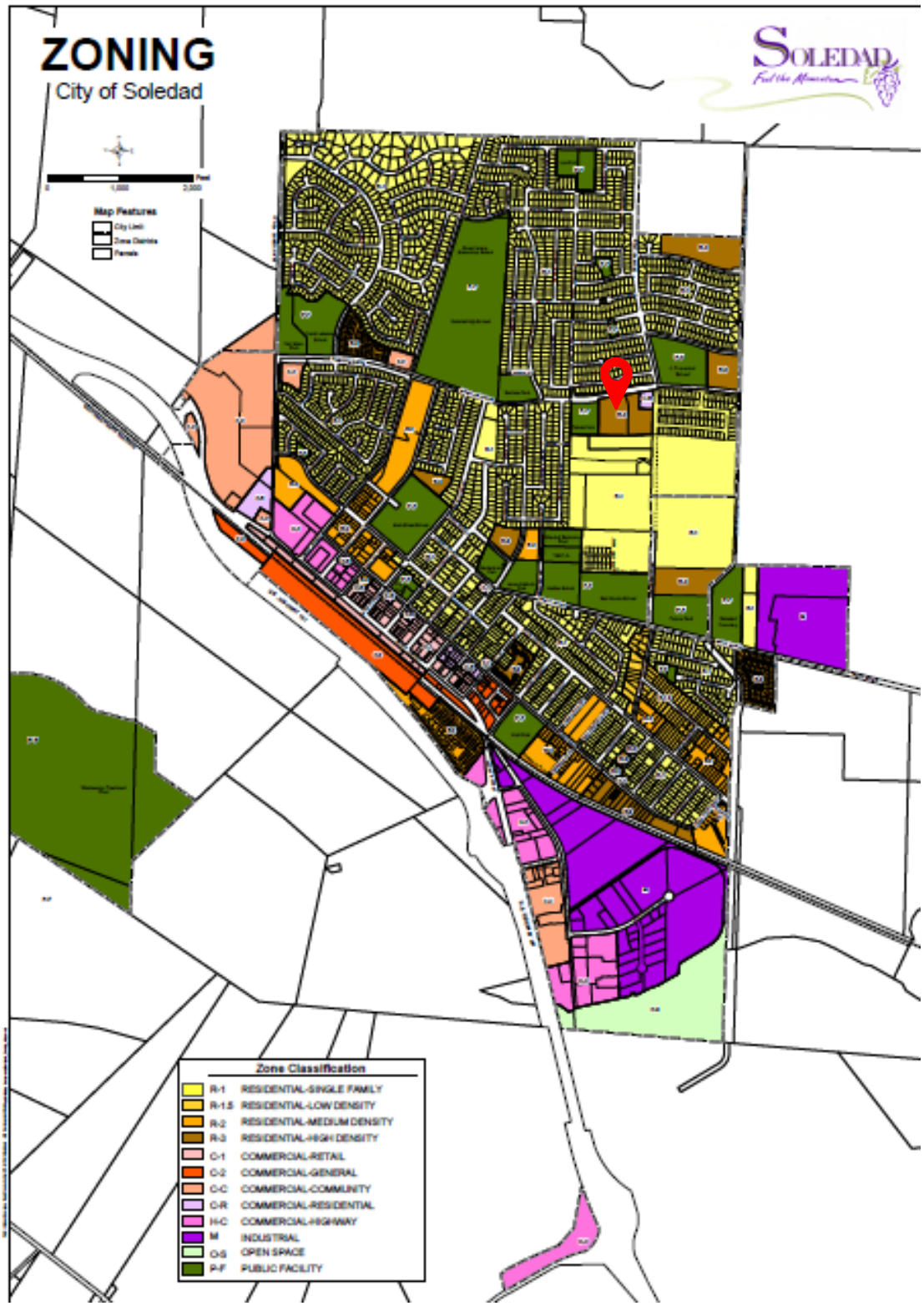


Attachment C – Property Topographic Map and Utilities

For the full City of Soledad Water System Master Plan, click here.



Attachment D – Zoning Map



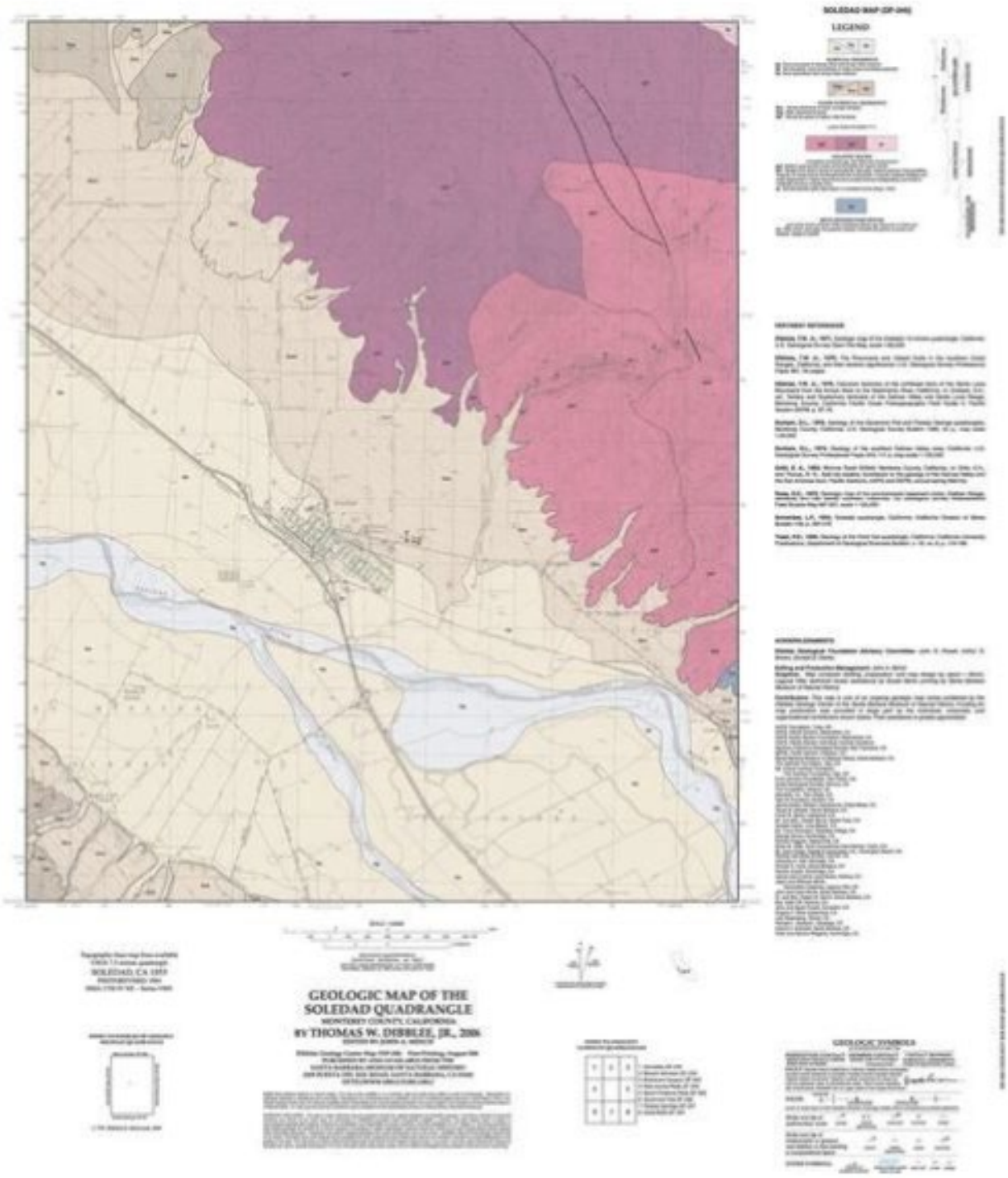
Attachment E – Project Aerial Map

Attachment F – Phase I Environmental Site Assessment

Click here to see 540 Gabilan Dr, Phase I Environmental Site Assessment

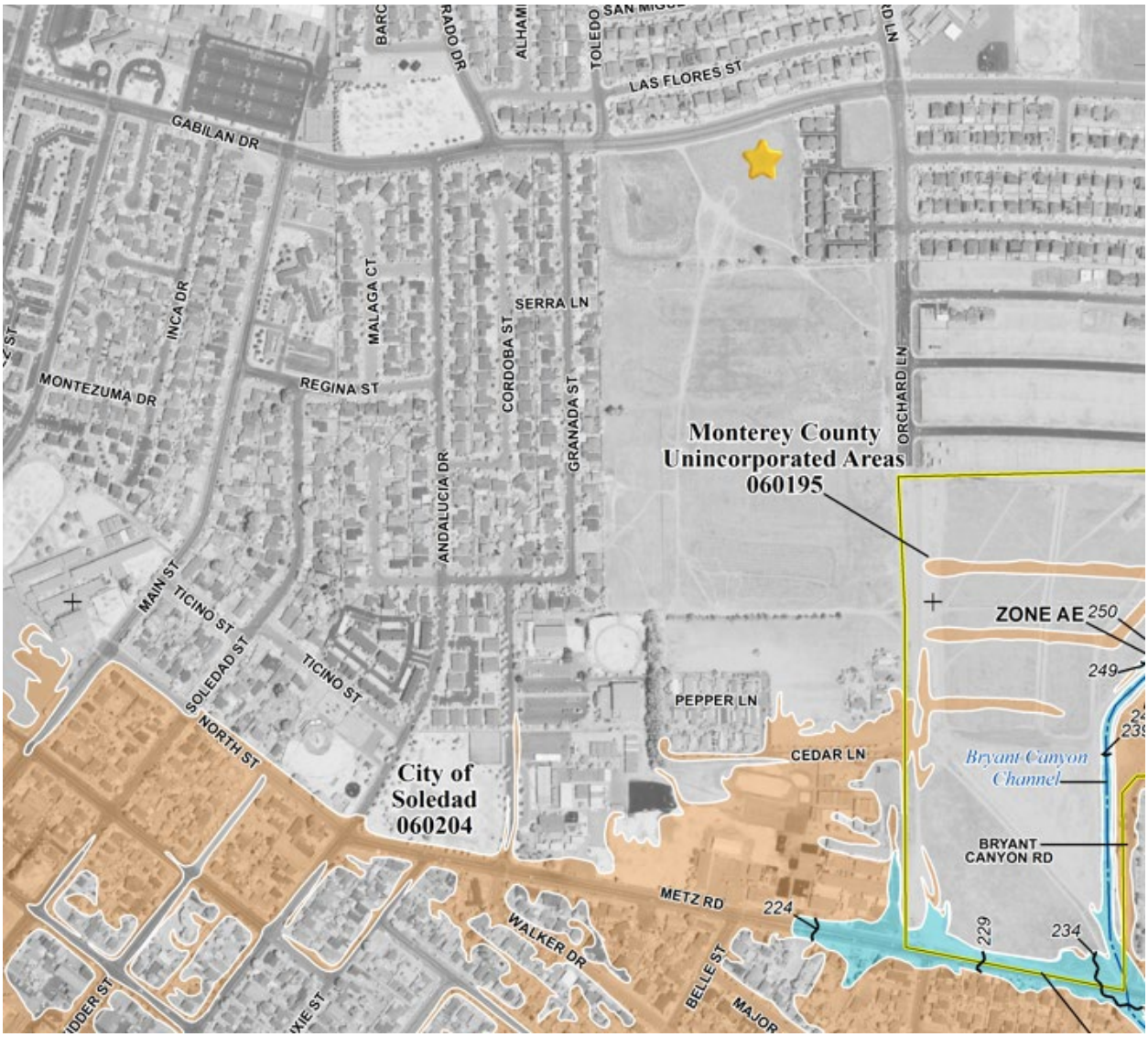
Attachment G – Geological Report

For the full Geological Report, click here



Attachment H – Flood Plain Map

For the full flood plain map, click here.



Attachment I - Building Plans

The property was once considered for development, and we have included the previously approved (now expired) building plans for 540 Gabilan Drive for reference. Click here to view the plans.

EDEN HOUSING

October 28, 2025

Beatriz Trujillo
Director, Community & Economic Development Dept.
City of Soledad
248 Main Street
Soledad, CA 93960

Subject: RFP Response
540 Gabilan Drive Affordable Housing Project

Dear Beatriz:

We are pleased to submit our proposal for the **540 Gabilan Drive project**, a model of Housing Element compliance that embodies the City of Soledad's commitment to housing equity, sustainability, and family-oriented development. This thoughtfully designed community integrates affordability with environmental resilience, aligning perfectly with state and local priorities.

Eden Housing, Inc. brings over **five decades of expertise** in delivering high-quality affordable housing solutions across California. Since its founding in 1968, Eden has developed, acquired, and preserved **more than 12,600 affordable homes**, serving **hundreds of thousands of residents** statewide in our history. Our comprehensive approach integrates **real estate development, property management, and resident services**, ensuring long-term community stability and success.

The project's site plan illustrates these values through:

- **Neighborhood**: A residential complex featuring multi-story units and private gardens, promoting density and diversity.
- **Connection**: Clearly defined pedestrian pathways and directional access points, enhancing walkability and connectivity.
- **Nature**: Green spaces, native landscaping, and a central courtyard that harmonizes the built environment with natural elements.

These design strategies reflect Soledad's cultural emphasis on family and community while advancing sustainability goals.

The project's main contacts include:

Andrea Osgood
Chief of Real Estate Development
Development
Role: Signatory for Eden Housing
22645 Grand Street
Hayward, CA 94541
aosgood@edenhousing.org
Phone: 510-247-8103

Dixie Baus
Director of Real Estate

Role: Project Point of Contact
22645 Grand Street
Hayward, CA 94541
dixie.baus@edenhousing.org
Phone: 408-891-2606 (mobile)

Eden Housing, Inc. and its employees have no known conflicts of interest working for the City of Soledad or with any of our other business-related contractual obligations. Please see the signed Conflict of Interest Form.

The need for this development is urgent. According to the **Regional Housing Needs Allocation (RHNA) for 2023–2031**, Soledad must plan for approximately **1,180 units** across all income levels. Currently, the city has only **449 deed-restricted affordable units**, leaving a gap of **over 700 units**—particularly for farmworker and workforce housing. Additionally, **78% of extremely low-income renters statewide pay more than half their income on housing**, a trend mirrored locally. Addressing this gap is critical to reducing cost burdens and ensuring housing stability for vulnerable populations.

The 540 Gabilan Drive project is well-positioned to secure funding under programs that prioritize **housing equity, environmental resilience, and family-oriented development**. I am confident that this initiative will serve as a cornerstone for meeting Soledad's housing goals and fostering a vibrant, inclusive community.

Thank you for considering this important project. We welcome the opportunity to discuss its benefits further and explore ways to support its successful implementation.

Sincerely,

Dixie Baus
Eden Housing, Inc.

1/ QUALIFICATIONS

Soledad Gabilan RFP Response

LEAD DEVELOPMENT ORGANIZATIONS
PRINCIPAL AUTHORIZED TO LEGALLY BIND THE ORGANIZATION
DEVELOPER EXPERIENCE
DESIGN TEAM EXPERIENCE

EDEN HOUSING

steinberg hart

Respectfully submitted:
October 28, 2025

Camphora Apartments, Soledad
KTGY Architects
44 Units, 9 du/ac
100% Affordable Housing for Farmworkers

LEAD DEVELOPMENT ORGANIZATION

/ ABOUT EDEN HOUSING

Form of Organization	Project-specific LP
Business Address / Location	22645 Grand St, Hayward, CA 94541
Role & status of Equity Partners	Tax Credit Equity- Investor to be determined
Developer Partner Affiliation	Eden Housing, Inc.
Project Point of Contact	Dixie Baus

Eden Housing is one of the oldest and most experienced affordable housing non-profit organizations in California and is based in Hayward. Since our inception in 1968 (57 years in operation), Eden has developed, acquired, or rehabilitated more than 11,000 affordable units and currently provides homes to more than 25,000 lower-income residents. As a mission-driven non-profit, we serve low- and moderate-income families, seniors, and people living with disabilities. Incomes of our residents typically range from 20% to 60% of the area median income.

Eden's work goes beyond building high quality buildings, as we strive to create strong communities for the residents who live in our housing and a permanently affordable, high-quality asset for the cities we partner with. Under the Eden Housing umbrella, Eden Housing Management, Inc. (EHMI) provides quality onsite management and maintenance of our affordable homes, and Eden Housing Resident Services, Inc. (EHRSI) offers free onsite support services and programs to help ensure our residents succeed. EHMI and EHRSI often receive commendations from our partners who know and see firsthand the work we do – including city staff, neighbors, police departments, and financial investors.

Together, the integrated company brings a combined package of experience and expertise which covers the spectrum of activities involved in developing, owning, managing, and servicing a high-quality housing development. This combined effort assures that the quality design and construction of the project is preserved through the careful long-term maintenance of the property and ongoing care and service to residents.

Throughout Eden's 57-year history, Eden has been actively adapting to and influencing the affordable housing industry in California. We strive to shape housing policy every year and innovate new financing structures with every project to ensure the long-term success of our properties, and in turn, our residents. Eden Housing was the first developer in the State of California to receive tax credits – for our 54-unit Cypress Glen affordable family housing development – and we have been continually successful at acquiring 9% and 4% tax credit allocations for our projects.

Eden's pipeline has grown and we continue to add to California's inventory of affordable housing as housing costs reach a critical point in our history. We are highly experienced in obtaining affordable housing financing through HUD and HCD, as well as local housing authority, county, and city resources. We recognize that our success rests largely on our partnerships with local governments and community organizations – from early local project approvals to long term resident services – and seek to continually strengthen these relationships.

Eden Housing has nearly 500 employees, and its main office is in Hayward, CA. Eden is consistently named one of the Top 50 affordable housing companies in the nation by Affordable Housing Finance Magazine, the leading national publication that ranks and reviews affordable housing.

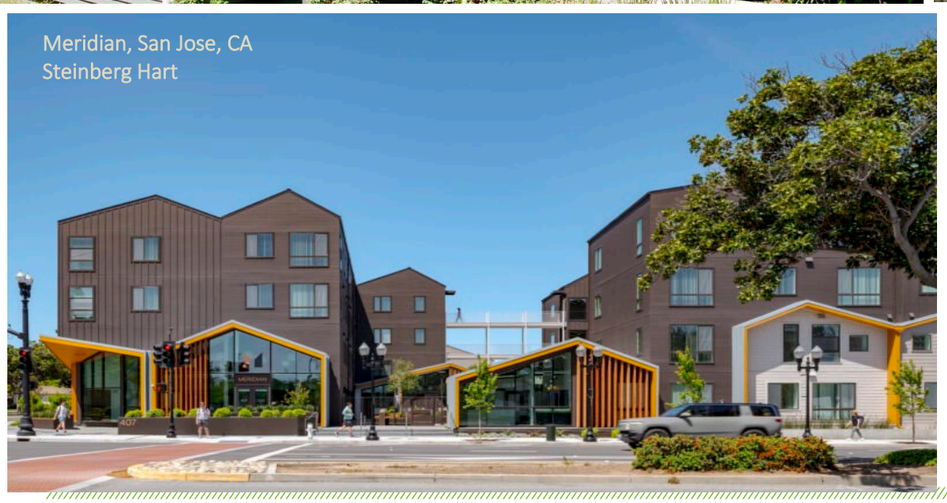
RECENT NON-METRO AFFORDABLE DEVELOPMENTS

Dominguez Hills, Carson, CA
Steinberg Hart

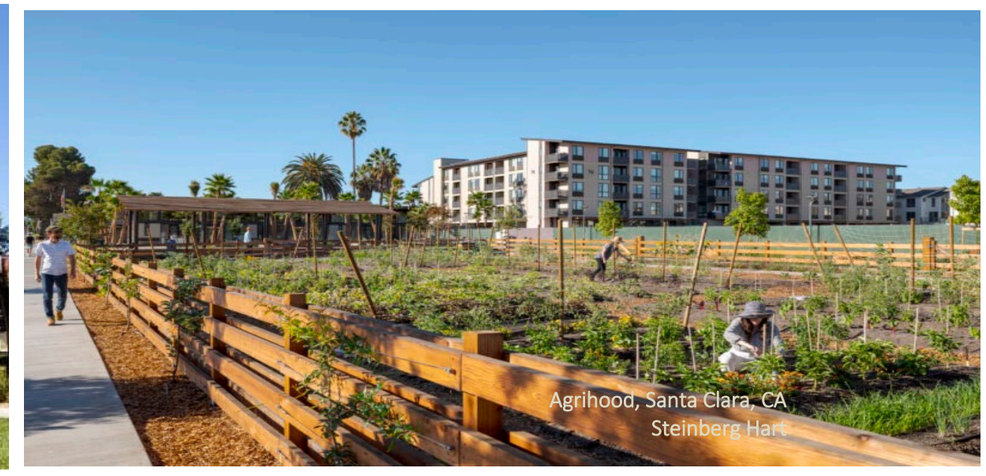
Warner Creek, Novato, CA
Eden Housing

Washington Creek, Petaluma, CA
Eden Housing

Fabaso Gardens, Watsonville, CA
Eden Housing


Meridian, San Jose, CA
Steinberg Hart

Foss Creek Court, Healdsburg, CA
Eden Housing


Agrihood, Santa Clara, CA
Steinberg Hart

RECENT AWARDS & RECOGNITION

Eden Housing stands as a beacon of innovation and commitment in the realm of affordable housing. The accolades we have garnered are a testament to our unwavering dedication to excellence in design, resident services, and organizational culture. These honors recognize our design and developmental achievements, progressive business practices, and our holistic approach to community building and resident support.

Recent Awards and Recognitions:

- **Top 50 Affordable Housing Owners in the U.S.**, Affordable Housing Finance Magazine, 2016-2025

- **Top 50 Affordable Housing Developers in the U.S.**, Affordable Housing Finance Magazine, 2025, 2024, 2021

- **Best-in-Class Employer**, Gallagher, 2021-2025

- **Golden Nugget Awards**:
  - » Solaire Apartments (San Jose), 2025
  - » Blue Oak Landing (Vallejo), 2024

- **Healthiest Employer in the Bay Area**, San Francisco Business Times and Silicon Valley Business Journal, 2016-2017, 2019

- **Best Place to Work in the Bay Area**, San Francisco Business Times and Silicon Valley Business Journal, 2015-2017

- **Excellence in Motion Award of Merit**, Metropolitan Transportation Commission (MTC), for transit-oriented developments:
  - » Weinreb Place (Hayward)
  - » Ford Road Plaza and Monterey Villa (San Jose), 2016

These awards underscore Eden Housing's holistic approach to affordable housing- merging architectural excellence with community-centric services. Our consistent recognition across various facets of development and community engagement highlights our role as a leader in creating sustainable, inclusive, and vibrant communities throughout California.

AUTHORIZED PRINCIPAL: ANDREA OSGOOD

/ CHIEF OF REAL ESTATE DEVELOPMENT

aosgood@edenhousing.org

/ Education

- UCLA Graduate School of Public Policy and Social Research: Master of Arts, Urban Planning
- Pomona College: Bachelor of Arts with Honors
- LISC-Tax Credit & Bond Financing Training Institute
- The Bay Area Ross Program in Real Estate – In Association with The USC Lusk Center for Real Estate

/ Professional Affiliations

- SV@Home, Board Member
- Housing Leadership Council of San Mateo County, Board President
- Member, East Bay Housing Organizations
- Member, Non-profit Housing Association of Northern California

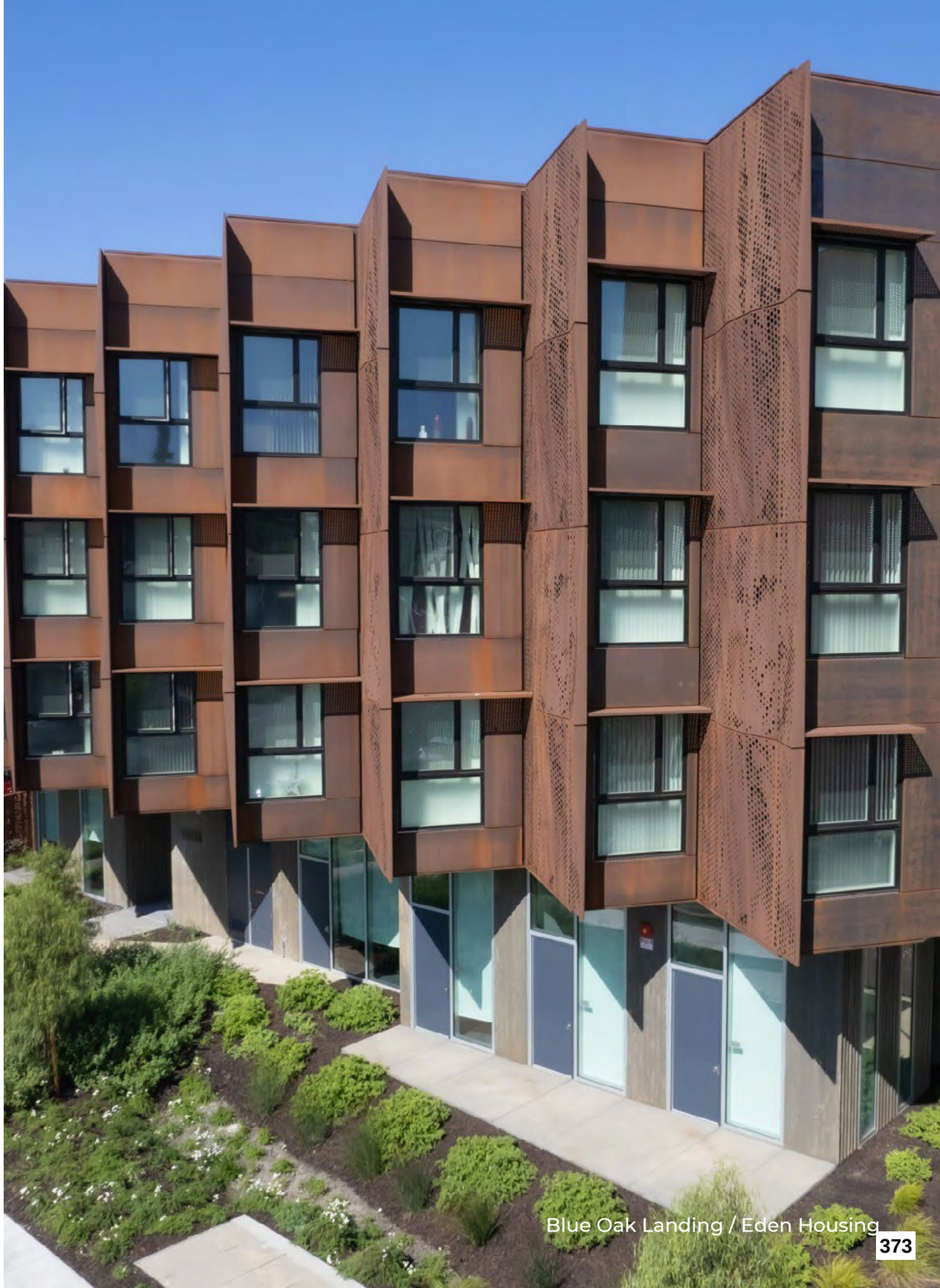
Andrea Osgood was promoted from Senior Vice President of Real Estate Development to Chief of Real Estate Development in June 2023. Since joining Eden's development team in 2008, Andrea has overseen the development of nearly 3,000 new homes and the acquisition of over 1,500 existing units throughout California, supervising a pipeline of $1.8 billion in assets.

Under her leadership, Eden's real estate development team expanded the organization's presence in San Diego and Southern California, as well as opening a new office in Sacramento. She's currently charged with spearheading the organization's strategic plan goal of adding 10,000 units within the next 10 years.

In addition to leading a robust pipeline of new development projects totaling over 4,000 homes, Andrea oversees Eden's renovation efforts of its existing portfolio and assets acquired from other nonprofits. Despite a challenging funding environment, Andrea and her team have found innovative ways to reinvest in Eden's portfolio, ensuring the preservation of affordable housing options for vulnerable communities. She now oversees a growing department across the state, affirming Eden's commitment to building and preserving affordable housing.

Andrea has significant experience in construction management, construction litigation, and public contracting. She worked as a construction management consultant for Capital Projects of UC Berkeley where she was involved in large rehab and new construction projects – from planning and development through funding and construction. Additionally, she was the lead paralegal in the construction group at Hanson Bridgett Marcus Vlahos & Rudy, a San Francisco law firm.

Andrea is a sought-after speaker and panelist, and as Board Chair of the Housing Leadership Council of San Mateo County, she has been a steadfast advocate for affordable housing solutions. She also serves as a board member and Treasurer of SV@Home, a housing advocacy organization in Santa Clara County.



Blue Oak Landing / Eden Housing

POINT OF CONTACT: DIXIE BAUS

/ DIRECTOR OF REAL ESTATE DEVELOPMENT

Dixie.Baus@edenhousing.org

/ Education

- Bachelor of Science in Criminal Justice

/ Professional Affiliations

- SV@Home Coalition of Housers (COHO) Working Group
- Sacramento Housing Alliance Affordable Housing Committee
- East Bay Housing Organizations (EBHO) Oakland committee member
- Board of Directors of Mission City Community Fund
- Prior Affordable Housing Representative for the City of Gilroy, CA General Plan Advisory Committee
- Prior City of Marina, CA and the City of Santa Clara, CA General Plan Steering Committee

As Director of Real Estate Development, Dixie oversees an acquisition team in Northern California and participates in high level project structuring. She compiles and presents comprehensive deal analysis packages and underwrites risk associated with acquisition opportunities for Eden's Executive Team and selected review committees participating in strategic planning, business plan development and implementation strategies for the Real Estate Development Department. She also leads the entitlement process to gain project zoning and design approvals in Northern California.

Dixie joined Eden Housing in 2018 and has 35 years of real estate industry experience in affordable and market-rate multifamily management, development, compliance, asset management and financing. She has participated in the acquisition, development and finance processes across the states of California, Hawaii, Arizona, Missouri, Texas, Illinois and Florida totaling approximately $2B in total development costs.

PROJECT MANAGER: TAMI STRAUSS

/ ASSOCIATE DIRECTOR OF REAL ESTATE DEVELOPMENT

Tami.Strauss@edenhousing.org

/ Education

- Bachelor of Arts (BA) degree in Geography at State University of New York at Albany
- Master's degree in urban planning from New York University

/ Professional Affiliations

- Board member of the Housing Leadership Council of San Mateo County (Vice-Chair in 2024)

As Associate Director of Real Estate Development, Tami leads a team that originates, coordinates and implements all aspects in the development of affordable housing projects. This may include new construction, acquisition and rehabilitation, portfolio syndication, and joint ventures with other developers. She explores potential project sites, engages in feasibility analyses, organizes critical community support, and oversees design and construction management among other essential responsibilities. She also researches and secures sources of pre-development, construction and permanent financing from public and private sources.

Tami joined Eden in 2021, after serving as the Deputy Director of the Norwalk Redevelopment Agency in Norwalk, Connecticut. She was a lead architect of the city's affordable housing projects, programs and policies that resulted in nearly 1,000 affordable apartment homes being newly constructed, rehabilitated or preserved.

Tami brings more than 30 years of knowledge and experience in community development, affordable housing and real estate investment in local government, nonprofit and private sectors. She is inspired by a passion for housing justice and equity, ensuring that low to moderate-income residents can live in thriving communities of their choice.

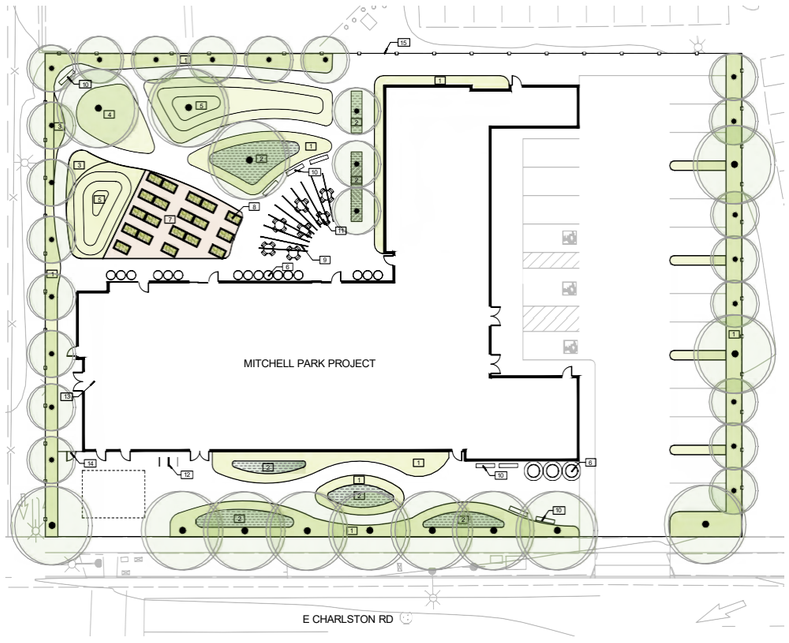
MITCHELL PARK PLACE

/ PALO ALTO, CA

As Palo Alto's 1st ministerial approval for a large new housing project, Mitchell Park takes inspiration from the surrounding Eichler homes and interprets it at a larger scale with strong sloping roof lines, clerestory windows, vertical board siding, and a palette of natural materials. The L-shaped building creates a protected courtyard for residents away from vehicular traffic and parking; highlights include a sensory garden, community garden beds, a labyrinth, and outdoor kitchen. The building steps from 4-stories to 3 to reduce mass along the street and is screened by a wide setback and trees.

/ Highlights

- 50- affordable rental apartments for Intellectuals with Developmental Disabilities, 30%-50% AMI
- Developed by Eden Housing, Community Engagement and Architecture by FORA
- $49.4 million development cost / construction start: Feb 2021, end: Est. Sept 2025
- Funding Sources: 9% LIHTC, County of Santa Clara, City of Palo Alto
- Reference: Natalie Monk, HCD Division Manager, Office of Supportive Housing, County of Santa Clara (408) 510-0335, natalie.monk@hhs.sccgov.org



SOLAIRE APARTMENTS

SAN JOSE, CA

This urban infill project completed December 2023 provides 130 new homes in the Diridon Station neighborhood with half reserved for permanent supportive housing for formerly homeless individuals. During programming and design phases, the project team integrated Trauma Informed Design principles, derived from Trauma Informed Care tenets, to emphasize physical, psychological, and emotional safety while promoting empowerment for residents and staff. The common areas and ample outdoor open space provide residents with opportunities to build community while murals and views to the outdoors connect residents to the natural world.

/ Highlights

- 130 affordable apartments, 1.03 acres, 126 units per acre, 30%-60% AMI including formerly homeless PSH
- Developed by Eden Housing, Architecture by FORA
- $82.2 million development cost / construction start: October 2021, end: December 2023
- Funding Sources: Infill and Infrastructure Grant- IIG (HCD), LIHTC, Tax-exempt Bonds, No Place Like Home-NPLH (County), Project-Based Voucher Program (Housing Authority), Measure A Funds (County)
- Reference: Consuelo Hernandez, Deputy County Executive, County of Santa Clara, (408) 510-8595 , consuelo.hernandez@ceo.sccgov.org

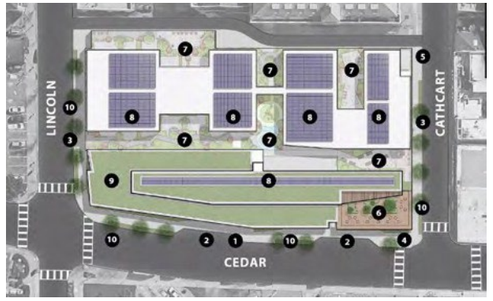
DT LIBRARY/AFFORDABLE HOUSING

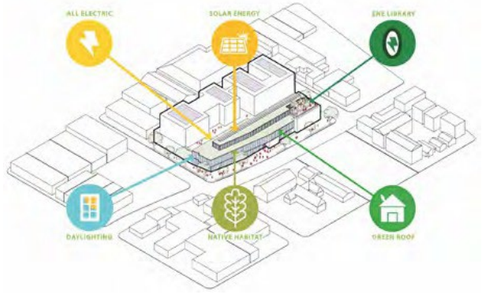
SANTA CRUZ, CA

Eden Housing and For the Future Housing were selected by the City of Santa Cruz to develop a cultural hub embodying the spirit of Santa Cruz's diverse and creative community. The development features a multi-story mixed-use building which includes: a mix of 124 studios, one, two, and three-bedroom homes, a modern public library with resources for all, a childcare facility, a commercial space, and public parking to serve the Downtown Santa Cruz retail community. The planned target population for the community is large family. The apartments are on a 1.54-acre site with an elevated outdoor common area space, play structure, community garden, laundry rooms, and an attached public library, parking garage and a daycare facility.

/ Highlights

- 124 units for large families, 1.54 acres, 81 units per acre, 30%-60% AMI (Average 50%)
- Developed by Eden Housing and For the Future Housing
- $208 million development cost
- Funding Sources: 4% LIHTC, AHSC, City of Santa Cruz, Measure S Library Funds, Parking Revenue Bonds, Congressional Earmark, Central Coast Community Energy Grant, Project Based Vouchers
- Reference: Bonnie Lipscomb, Executive Director of Economic Development, City of Santa Cruz, (831) 420-5150, blipscomb@santacruzca.gov





Designing people-focused housing solutions that connects to place, purpose, and community.

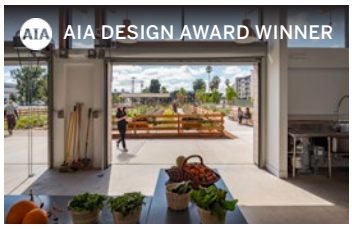
150+	2,200+	150K+	150+
Residential Projects	Affordable Units Designed or in Construction	Multi-Family Units Designed	LEED Certified / Zero Net Energy projects

Steinberg Hart has decades of proven experience working with housing developers to provide financially feasible innovative projects. Our guiding principle and specialization is a holistic approach to housing design – one that is sensitive to the idea of timeless design, celebrates human emotion, and creates a unique sense of place. Today, we are working on affordable and supportive housing projects in Santa Clara, Daly City, San Ramon, San Jose, Sunnyvale, and Los Angeles, CA.

Designing housing for Soledad means designing for a community where family comes first and connection matters. By incorporating visual and physical links through ground-level courtyards that open to one another, we create environments that are accessible, welcoming, and protected from the sun — well-suited to Soledad's climate and way of life. These spaces invite social interaction and reinforce the shared identity of the Soledad community. Drawing on our experience designing homes that prioritize resident wellness and support upward mobility, every element — from building entries and pathways to the park, to the design of communal spaces — is considered in relation to how people will live, gather, and grow together. The result is a connected community where people know their neighbors, feel a sense of belonging, and thrive together.

MERIDIAN Sunnyvale, CA | 135,000 SF | 90 Units

The Meridian affordable housing project in Sunnyvale provided the City with 90 homes embracing permeability through its open courtyards, street-facing townhomes, and a landscaped paseo that invites movement and connection. By linking the commercial corridor with the surrounding neighborhood, the design activates the public realm and fosters a sense of community and inclusion.



SANTA CLARA AGRIHOOD Santa Clara, CA | 261,360 SF | 361 Units

Santa Clara Agrihood blends housing, agriculture, and open space into a walkable, community-focused environment. With 1.5 acres of urban farming, 361 mixed income homes, and shared courtyards, this LEED Gold sustainable design prioritizes connection to nature and neighbors. Thoughtful transitions between building types and careful integration with the surrounding neighborhood ensure that the public spaces are welcoming, functional, and deeply rooted in place.

Designing For People That Live, Work, and Play In The Community

steinberg hart

Experience designing human-scaled, contextual design

Our design philosophy is rooted in human-scaled, contextual architecture that responds to both place and people. We draw from the character of the surrounding community, weaving in thoughtful massing, inviting materials, and welcoming the gifts of the site and its surroundings. Every design decision—whether at the scale of a doorway or a public plaza—is an opportunity to enhance comfort, accessibility, and beauty. The result is built environments that feel personal, livable, and distinctly rooted in their setting.

SAGE PARK Gardena, CA | 143,935 SF | 90 Units

Consisting of 90 high-quality one-, two- and three-bedroom rental homes for Los Angeles Unified School District teachers, credentialed teachers, classified workforce, and the general public, Sage Park offers an engaging community that is appealing to teachers and workforce, and other residents, who value living sustainably, creatively, simply, and affordably in a high quality and desirable community setting. The complex o includes a fitness center, beautifully landscaped open space, multi-use community room and a community garden.

PACIFIC SHORES Santa Cruz, CA | 225,000 SF | 206 Units

Pacific Shores approaches the public-private partnership and availability of community amenities in a new way. The 8 housing structures are all 3-story buildings designed with open breezeways. To support community focus, they are strategically placed around an urban central courtyard anchored by a community building with stunning panoramic ocean views. Contextual elements, such as the monarch butterfly habitat, informed the character and detailing of the units, including the rooflines that mimic the typical angles of the Monarch's wing and a color palette influenced by their distinctive hues.

ALTAIRE Palo Alto, CA | 4 Acres | 103 Units

This upscale residential complex includes 3- and 4-bedroom townhomes and condominiums with contemporary, multi-level layouts and designer details, secured community parking, and private outdoor spaces with landscaped open spaces and walkways. Sustainable living was one of the prime considerations in the design of this residential development. Altaire meets the Department of Energy's Energy Star program for buildings and is Green Point Rated by Build It Green, a non-profit organization dedicated to promoting healthy, energy and resource efficient building practices.

ENCASA Sunnyvale, CA | 990,144 SF | 465 Units

EnCasa provides 465 apartment units in a variety of multifamily project layouts and construction types. The project includes walk up apartments with private garages, units wrapping structured parking, and a courtyard building with attached structured parking. Each parcel will include individual leasing centers and amenities such as fitness centers, pools, and spas. The landscaping and general architectural motif will link the sites while allowing for separate identities and product differentiation.

SOUTHWEST VILLAGE Daly City, CA | 265,000 SF | 152 Units

Southwest Village is comprised of five residential buildings and one, 4,000 SF community building that accommodates a multipurpose room with kitchen, property management and social services offices. Resident health and wellness was a design priority. The design takes advantage of the southern California climate, with indoor/outdoor amenities, like picnic areas, children's playground, and recreational green space. The project also provides a pathway to the creek improvements and the southern portion of the Orange Line Light Rail & Euclid Avenue Transit Center Station.

KATIA MCCLAIN AIA, NOMA, LEED BD+C, DBIA, LFA

Partner

PROJECT ROLE: Architect of Record

As Managing Partner of Northern California, Katia plays a major role in the success of many for the firm's largest and most complex projects. With three decades of experience leading large scale affordable housing projects, she is a recognized thought leader creating homes in the communities we live in. For Katia, housing is about more than just providing shelter - it is creating homes, support engagement, connections and other benefits to all. She has a passion and deep understanding of the power of design and creation of environments that elevate and shape people's lives.

Steinberg Hart

EDUCATION

San Jose State University
Masters in Urban Planning, Urban Design & Community Planning

La Salle University, Mexico City, Mexico
Bachelors of Architecture, High Honors

REGISTRATION

Licensed Architect, CA

LEED Accredited Professional BD+C

Designated Design-Build Professional (DBIA)

Living Future Accreditation

AFFILIATIONS

American Institute of Architects (AIA)

National Organization of Minority Architects (NOMA)

Design Build Institute of America Certification (DBIA)

United States Green Building Council (USGBC)

San Jose Downtown Association, Downtown Design Committee

San Francisco Bay Area Planning and Urban Research Association (SPUR), Member

Society for College and University Planning (SCUP)

AIA Silicon Valley Women In Architecture (WIA)

Bay Area Council

San Jose State Latino Advisory Council

** Experience prior to Steinberg Hart*

SUNSET DEVELOPMENT COMPANY + EDEN HOUSING	**San Ramon, CA**
2453 Camino Ramon Affordable Housing	240,000 SF | 200 Units
Canopy Affordable Housing	226,000 SF | 161 Units
Orchards Affordable Housing	211,000 SF | 100 units
RELATED AFFORDABLE	**Sunnyvale, CA**
Meridian Affordable Housing	1.4 Acres | 90 Units
RELATED AFFORDABLE	**Los Angeles, CA**
Alveare Senior Housing	285,000 SF | 100 Units
Alveare Family Housing	285,000 SF | 105 Units
Alveare Permanent Supportive Housing	285,000SF | 98 Units
RELATED AFFORDABLE	**San Diego, CA**
Southwest Village Affordable Apartments	2.3 acres | 81 Units
THE CORE COMPANIES	**San Clara, CA**
Santa Clara Agrihood Affordable Housing	261,000 SF | 361 Units
PATH VENTURES	**San Jose, CA**
Villas on the Row Affordable Housing	108, 900 SF | 94 Units
JUHSD + CORE COMPANIES + EDEN HOUSING	**Daly City, CA**
Serramonte del Rey Affordable Housing	158,000 SF| 152 Units
SOLEDAD UNIFIED SCHOOL DISTRICT	**Soledad, CA**
Main Street Middle School*	
THE SOBRATO ORGANIZATION	**San Jose, CA**
Sobrato Philanthropies Youth Center	15,000 SF

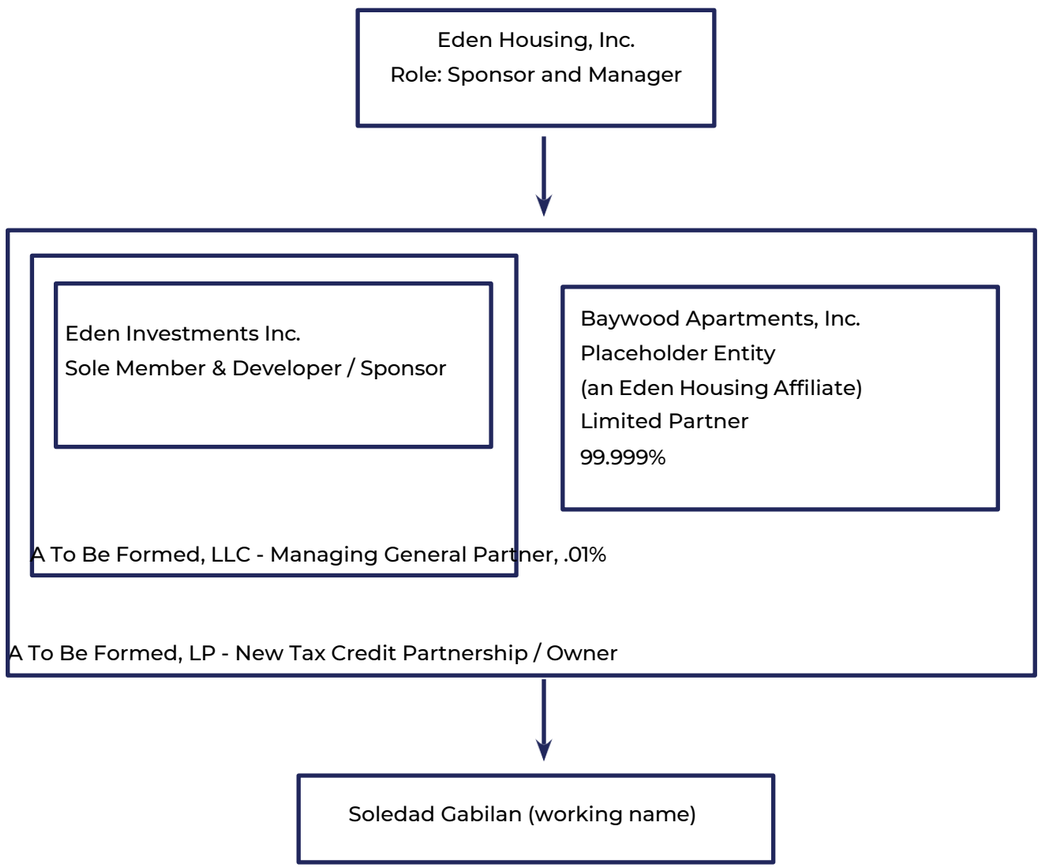
2 / DEVELOPMENT PROPOSAL

SITE PLAN & DEVELOPMENT PROGRAM
PROJECT NARRATIVE - CONCEPT & VISUALS
TRANSIT & MULTIMODAL CONNECTIVITY - THE PARK
TDM STRATEGY
PROJECT SCHEDULE
CULTURAL COMPETENCY

Canyon Flats
Eden Housing
71 Units in Fremont
100% Affordable Housing for Families
Transit Oriented Development

ORGANIZATIONAL CHART

The proposed ownership structure for each stage of the development is illustrated below. At the close of construction financing, the Placeholder entity will be replaced with a tax credit equity investor. Eden Housing Inc. will provide all necessary completion and financing guarantees for this project, as we do on all our projects. Eden has a strong balance sheet, and providing such guarantees is a matter of course for our organization.



Eden Housing's Crescent Grove Affordable Housing in Castro Valley, CA

SITE PLAN & DEVELOPMENT PROGRAM

/ ALIGNING WITH COMMUNITY VISION

Our proposal is rooted VTA's bold ambitions for Transit-Oriented Communities (TOC): to catalyze equitable, climate-smart development that prioritizes ridership, resilience, and vitality. The River Oaks site presents a rare opportunity to exemplify this mission, demonstrating what's possible when public land, public purpose, and community-led design come together. Riverwalk Landing addresses the TOC Policy's three core goals:

- **Ridership and Transit Use:** The project is structured around a car-changing lifestyle. We propose to create a transit station/stop for direct pedestrian connections, secure bike parking, and on-site mobility amenities, the design facilitates varied, changing and current transit use.

- **Equity and Affordability:** We're delivering 143 affordable homes across a mix of incomes, unit types, and family sizes. This includes units for households at 30%, 50%, 60% and 70% of AMI, in alignment with the City's Housing Element and regional equity goals.

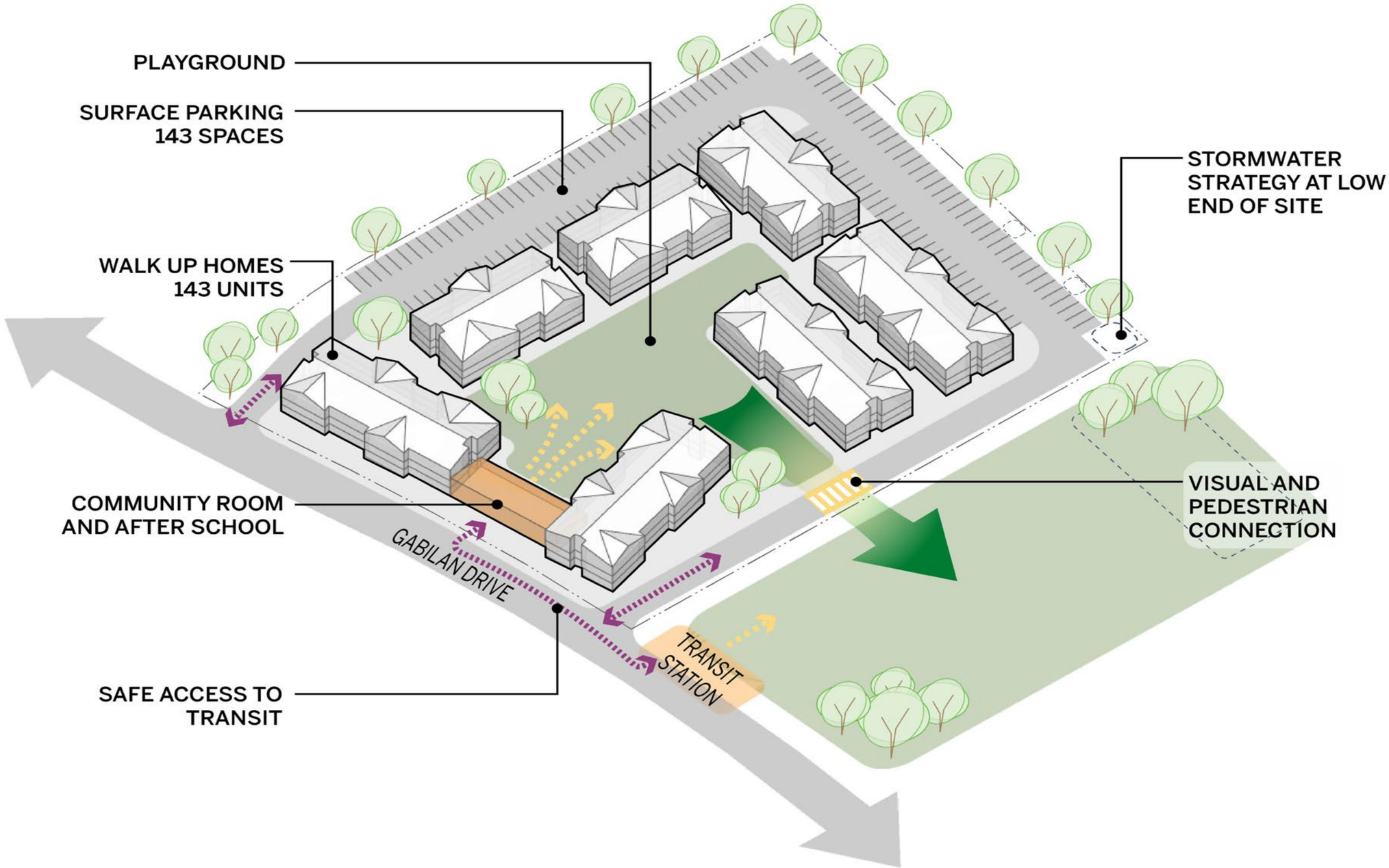
- **Catalytic, Mixed-Use Community Building:** More than housing, this proposal lays the groundwork for a vibrant, connected neighborhood. It includes the development and construction of a landmark public park, active ground floor uses, and design strategies that promote safety, inclusion, and dignity.

The Soledad Gabilan community takes a forward-leaning approach that reflects the "15-minute city" principles embedded in Soledad's vision: a neighborhood where homes, transit, recreation, and daily needs are all accessible within a short walk or bike ride.

Option 1 - Central Greens
143 units | 143 parking spaces
3BD - 68 (47%)
2BD - 54 (38%)
1BD - 21 (15%)

SITE PLAN & DEVELOPMENT PROGRAM

/ SITE STRATEGY: CONNECTION AT ITS CORE



SITE PLAN & DEVELOPMENT PROGRAM

/ SITE STRATEGY: CONNECTION AT ITS CORE

At Soledad Gabilan, we want to create a walkable, human-scaled neighborhood that strengthens social cohesion and integrates seamlessly with the city's fabric, while offering safe access to transit and abundant open space.

The concept is a thoughtfully designed residential community that embodies long-term affordability, sustainability, and family-oriented living. Anchored by its connection to the adjacent park, the project fosters a vibrant neighborhood culture through intentional design strategies that promote equity, inclusion, and resilience.

.

/ PEDESTRIAN AND TRANSIT CONNECTIONS

The landscape design reflects the natural character of Soledad, with active areas, internal connectors, and buffers that enhance privacy and comfort. Covered outdoor spaces support community and after-school activities, while rolling curbs and plaza connections improve safety and accessibility.

/ DESIGN STRATEGIES

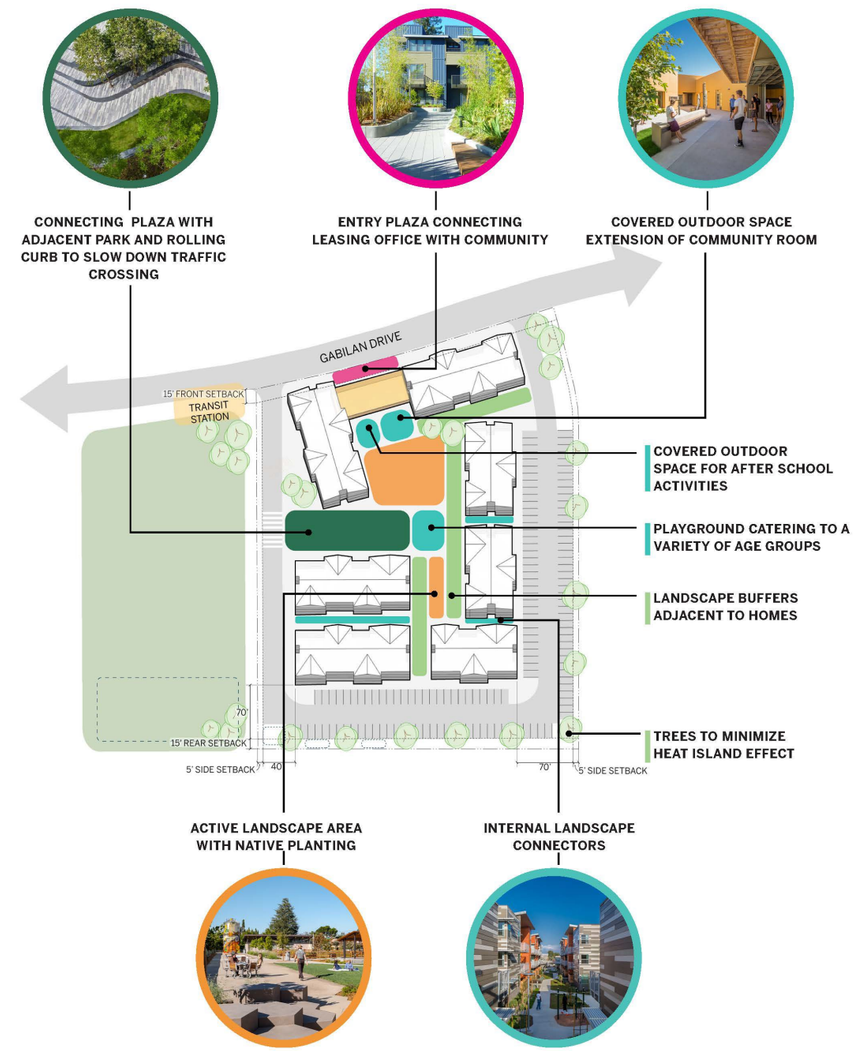
- Family-Oriented Culture: Central green space linked to the adjacent park to encourage play and connection.
- Social Cohesion: Centrally located shared spaces including a community room and outdoor gathering areas.
- Human-Scale Development: Walk-up homes and pedestrian-friendly pathways integrated with the surrounding urban context.
- Neighborhood Compatibility: Context-sensitive massing and material palettes.
- Site-Integrated Sustainability: Stormwater strategies, native landscaping, and tree planting to reduce heat island effects.

/ MINIMIZED PARKING, MAXIMIZED ACCESSIBILITY

With just 143 vehicle spaces proposed, one per every units, this is one of the most car- light housing communities in the region. This strategy is both intentional and feasible. Supported by real transit alternatives, transportation stipends and constructed infrastructure, residents will have meaningful options beyond car reliance.

540 GABILAN DRIVE, SOLEDAD

Sustainable, Resilient and Family Oriented– Landscape approach that reflects Soledad.



Steinberg Hart

SITE PLAN & DEVELOPMENT PROGRAM

/ SITE STRATEGY: CONNECTION AT ITS CORE

/ INTUITIVE CIRCULATION, EQUITABLE DESIGN

The buildings themselves are massed to emphasize permeability. Wide, landscaped connections ensure that all users, including children, older adults, and people with disabilities, can move safely through the site. As the community grows, these spatial frameworks will remain essential to resilience, social cohesion, and health.

/ PHASED DEVELOPMENT

Under the California Tax Credit Allocation Committee regulations, rural set-aside applications can include up to 100 Low-Income Units. The Executive Director can allow more units if the rural community is unusually large, close to a city, and there is a strong need for affordable housing in the area. With this in mind, we have laid out the community site plan to anticipate the need to build the community in two phases. While 100 units may seem an arbitrary number, the financing opportunities will greatly impact the viability of one phase or multiple phased construction. We have employed this design strategy many times in both rural and urban areas.

The illustration to the right shows the various components that could act as the phasing plan.

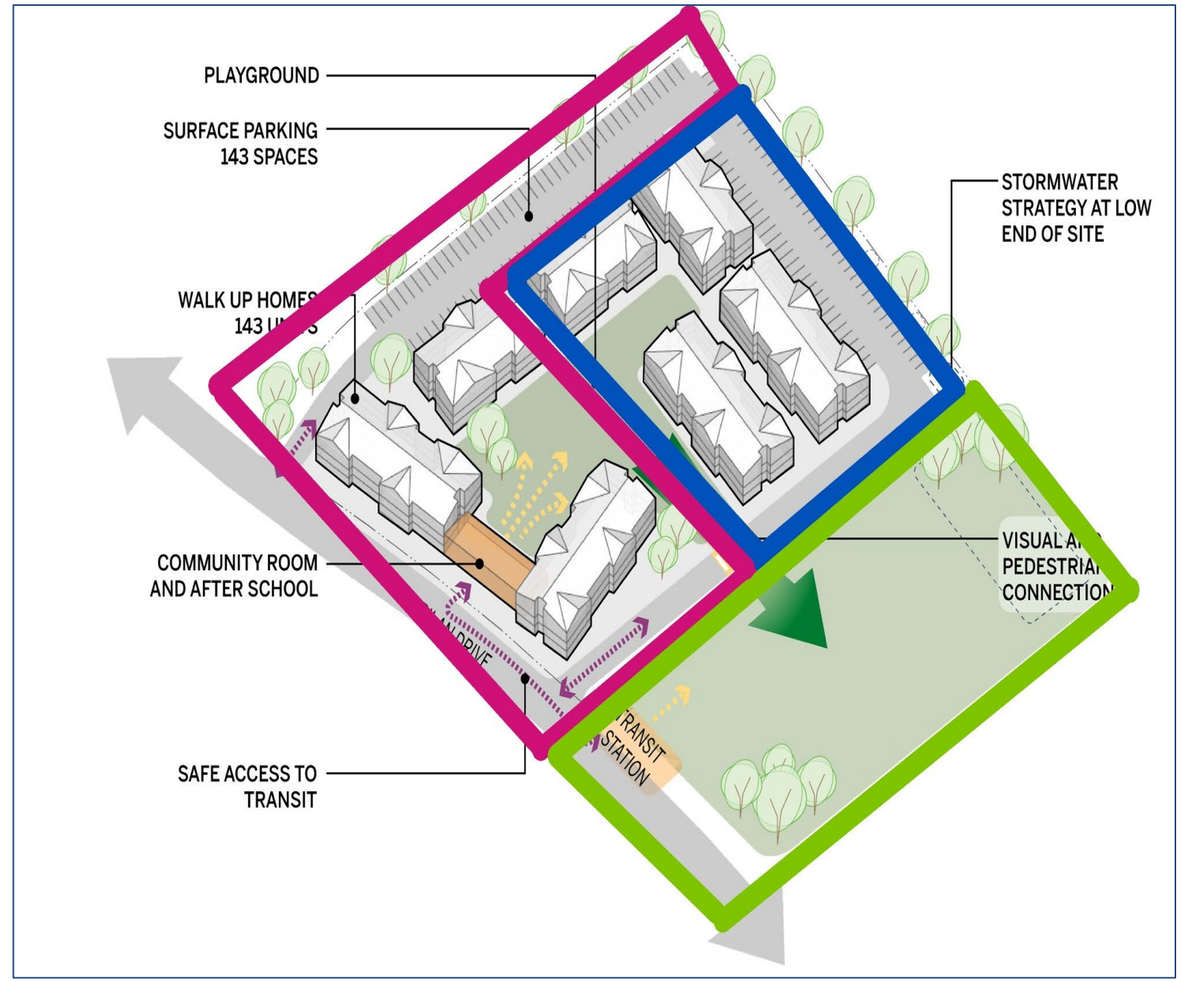


Figure 1: Pink = Phase I Blue = Phase 2 Green = Separate or with Phase 2.

SITE PLAN & DEVELOPMENT PROGRAM

/ PROJECT OVERVIEW: DENSITY WITH DIGNITY

With 143 affordable homes, an adjacent public park, and a rich mix of community-serving uses, Soledad Gabilan exemplifies what's possible when land, design, and purpose align.

/ BY THE NUMBERS

- **Total Units:** 141 deed-restricted affordable homes
- **Affordability Levels** Serving 30%- 70% AMI households (see below)
- **Unit Mix:** See table below
- **Residential Buildings:** Seven buildings at 3 stories
- **Density:** 31 units/acre
- **Parking:** 143 total vehicle spaces (1 per unit)
- **Bike Parking:** At least 1 secure space per unit
- **Commercial/Community Uses:** Flexible ground floor space
- **Public Park:** A fully accessible, intergenerational, inclusive space

	1 Bedroom	2 Bedroom	3 Bedroom	TOTAL
30% AMI	5	5	5	15
50% AMI	10	15	15	40
60% AMI	2	15	20	37
70% AMI	4	18	27	49
Manager's Unit	0	1	1	2
TOTAL	**21**	**54**	**68**	**143**
% Unit Type	15%	38%	48%	100%
Avg. Aff AMI	50%	58%	60%	57.4%

/ EQUITY-DRIVEN, RIGHTSIZED DEVELOPMENT

Every aspect of the proposal is scaled to support dignity, comfort, and livability for households who have historically been underserved by rental development. Units are designed with natural light and privacy in mind. Open spaces are purposeful and central. Ground floors are opportunities for connection, services, and economic inclusion.

/ TAILORED TO POLICY AND PEOPLE

Compliance with Housing Element Goals

1. Affordable Housing Production
   - Provides a mix of 1-, 2-, and 3-bedroom units, with a focus on family-oriented housing.
   - Supports RHNA targets by increasing the supply of affordable units for low- and moderate-income households.

2. Equity and Inclusion
   - Incorporates shared community amenities including:
     - 2,000 SF Community Room
     - 1,000 SF After-School Space
     - 58,000 SF of Open Space
   - Promotes social cohesion and inclusive design through centrally located gathering spaces and walkable site planning.

3. Sustainability and Resilience
   - Integrates native landscaping and stormwater management strategies.
   - Includes tree planting to reduce heat island effects and enhance environmental resilience.
   - Leverages site orientation for energy efficiency and passive design.

4. Connectivity and Neighborhood Integration
   - Links central green space with adjacent public park to promote pedestrian access and community interaction.
   - Provides safe access to transit and walk-up homes to reduce vehicular dependency.
   - Uses context-sensitive massing and materials to ensure compatibility with surrounding neighborhoods.

5. General Plan Consistency
   - Aligns with Soledad's General Plan goals for balanced growth, quality of life, and strategic land use.

Advances the city's commitment to sustainable development and inclusive community building.

TDM STRATEGY

To reduce parking reliance in real estate developments—especially in affordable or transit-oriented projects—transportation demand management (TDM) strategies can be very effective. Here are some **proven transportation demand models and strategies** that we will consider:

1. Transit Incentives

- **Implementation**: Free or discounted transit passes
- **Impact**: Increases transit ridership and reduces car ownership.

2. Car Sharing Programs

- **Partners**: Zipcar, Getaround, or community-based car share
- **Implementation**: Provide dedicated spaces and subsidize memberships
- **Impact**: Reduces need for personal vehicle ownership

3. Bicycle Infrastructure & Amenities

- **Features**:
  - Secure bike parking
  - On-site repair stations
  - Bike share programs
- **Impact**: Encourages cycling as a primary mode of transportation

4. Mobility Hubs

- **What it is**: Centralized locations offering multiple transportation options (e.g., transit, bike share, scooters, EV charging)
- **Impact**: Makes car-free living more viable

5. Real-Time Transportation Information

- **Tools**: Digital displays or apps showing transit schedules, bike availability, etc.
- **Impact**: Improves convenience and confidence in using non-car modes

Bike Room at Solaire Apartments

CULTURAL COMPETENCY

/ HONORING CULTURE, ELEVATING COMMUNITY

Since our founding in 1968, Eden Housing has been committed to building and preserving a home for everyone in need. We have a responsibility to address structural racism in our communities through our work in housing. We value racially and economically diverse communities because they are essential to our collective success. Eden believes that equitable development is cultivated through the following critical components:

- Responsive and inclusive community engagement
- Thoughtful design in response to community input
- Affirmative fair housing marketing and lease up process
- Tailored resident services and programming
- Assessment and improvement of Eden internal policies and practices

Our approach starts with the process of determining the physical design and programming of our projects through gaining an understanding of the community and its needs through our community engagement process. We ensure that translation services are available so that everyone in the community can participate and make their voice heard.

We then design our projects using the through awareness gained. We want our projects to make all residents feel at home once constructed, and include features that reflect the broader community, such as art and murals created by local artists. Placemaking is a key component and can be summed up with the commitment to provide a space that can add to the enjoyment of one's home environment. Imagine sitting outside having a picnic under a tree in an urban setting while watching neighbors play chess or playing frisbee.

Eden markets and leases units using Affirmative Fair Housing marketing practices, ensuring that all affirmative fair housing requirements are met or exceeded. To actively foster inclusive communities, Eden will ensure awareness of the housing opportunity to all racial and ethnic minority groups by working closely with local community groups that serve those populations. We make sure that those organizations are trained to support potential applicants in applying for housing.

Once a project is occupied, our property management and resident services teams implement programs and operate the project in support of and in response to the needs of the residents. We have standard services that we offer across all properties, and also tailored to the services to the needs of the residents. We implement regular resident satisfaction surveys to obtain feedback from our residents on areas of opportunity for improvement. We also make changes to our programming to be responsive to issues facing our communities. In Covid, we shifted our program model to include virtual programs and implemented a device lending program where residents can check out a tablet or Chromebook with internet access to participate in virtual programs or use for their own needs.

Lastly, we commit to scrutinizing and improving our practices, policies, and programs. We continue to increase our social awareness and ability to understand, appreciate and interact with people from different cultures and belief systems. Eden hires people who embody and champion the Eden Housing brand and mission. We deliver with integrity, champion our people, build enduring partnerships, and commit for the long haul.

Bilingual Community Engagement Event by FORA

3 / FINANCIAL PROPOSAL: PROJECT FINANCING AND GROUND LEASE TERMS

Mesa Terrace
Eden Housing
46 Units in San Jose
100% Affordable Housing
For Families & Transition Aged Youth

PROFORMA & GROUND LEASE TERMS

Eden's financial proposal includes proven concepts we have employed over various projects in a varied geographic location that has shown repeated success. The assumptions embedded in any projection is a snapshot in time which provides us with the most current information. A development proforma will be updated from time to time including all income and expense projections and may change dramatically by the time finance closing occurs.

/ SOURCES AND USES

We believe the most advantageous way to finance this community is to employ either a Hybrid financing approach or a separate phased approach. In both scenarios, we propose securing a grant and a loan from the Affordable Housing Sustainable Communities ("AHSC") program. With this program comes the forward planning of offsite transportation infrastructure, community facilities such as parks and a larger scope of work for a phased site plan. Generally speaking, the Infill Infrastructure Grant project is quite complimentary for use with the AHSC program.

Tax credits will bring about 40% of the overall project sources to the communities. Conventional debt from one of our financing institutions of which we have a long standing history will supply approximately 20%- 30% of the overall project sources.

Regardless of what company is chosen to develop this project, they will likely have to leverage tax credits and state funding for this project to achieve financial feasibility. Eden Housing is exceptional as evidenced by the recent State HCD funding awards made under their SuperNOFA program.

Quick headline numbers

Total funding awarded (all applicants): **$414,242,922**
Overall hit rate (all sponsors) = **30 / 166 = 18%**

Eden Housing, Inc.

Awards received: **5**
Total $ awarded to Eden projects: **$78,100,337**
Eden hit rate = **5 / 11 = 45%**

The amount of funding Eden Housing was awarded in 2025 was the most statewide that any single sponsor received.

/ GROUND LEASE TERMS

Eden proposes a no cost ground lease structure over the lease term. This Below Market Lease will assist in showing financial support from the City to assist in leveraging outside funding. Should the City wish to require a residual receipts lease payment for consideration, we can collaborate with the project financing team to ensure long term project feasibility.

/ GROUND LEASE SUMMARY

Lease Term: 99 years

Lease Type: Subordinate

Eden Housing has worked with several public agencies across the State of California to help realize their community development and housing goals. We have formed these partnerships through various means, including Disposition and Development Agreements (DDAs), inclusionary housing agreements, property sales and transfers, and also via long-term ground lease agreements. The most recent public ground lease arrangements are with:

- County of Santa Clara: Solaire Apartments, San Jose (2024)
- City of San Jose: Mesa Terrace (2023)

PROJECT FINANCING PLAN

/ CONSTRUCTION SOURCES

Construction Loan: This project anticipates a conventional construction loan in the amount of consistent with the current market for debt. Eden's strong track record with conventional lenders will allow us to get the most competitive rates and terms for debt financing. This loan will be taken out from LIHTC syndication proceeds and perm loan debt.

Infill Infrastructure Grant and AHSC Loan/Grant: We have assumed $25 million from the IIG program to assist in the capital improvements to the park, infrastructure, streets, roads, etc. that will be needed for this project.

Net Syndication Proceeds: This project is expected to receive net equity pay-ins from the investor limited partner during the construction period, for a total of $3 million.

TOTAL CONSTRUCTION FINANCING: $82.25 million

/ PERMANENT SOURCES

Permanent Loan: This project includes a permanent mortgage of about $20.5 million over a 40-year term, assuming an interest rate consistent with the current market for debt. Eden's strong track record with conventional lenders will allow us to get the most competitive rates and terms for debt financing. The perm loan will be serviced from NOI based on TCAC rents.

Affordable Housing and Sustainable Communities: The nature of this project makes it an ideal candidate for the Affordable Housing and Sustainable Communities (AHSC) program. We have assumed this program will qualify for $20 million in AHSC funds to enhance connectivity and decrease greenhouse gas emissions in the rural area. Eden has worked successfully with local partners to leverage AHSC awards for transit linkages through sidewalk improvements and bicycling infrastructure.

Infill Infrastructure Grant and AHSC Loan/Grant: We have assumed $5 million from the IIG program to assist in the capital improvements to the park, infrastructure, streets, roads, etc. that will be needed for this project.

Low Income Housing Tax Credit Equity: This project is structured as a bond-financed 4% tax credit execution that includes both Federal and State credits for $25 million, a structure Eden has used many times. A key aspect of maximizing tax credit equity will be to structure the project to maximize tax credit eligible basis. Eden is well regarded by both direct investors and tax credit syndicators and routinely obtains highly competitive pricing on each project.

Deferred Developer Fees: Consistent with the regulations for the 4% tax credit program, this project assumes a net developer fee of $9 million non-priority and $1 million in priority developer fee paid from cash flow.

Local funding: To the greatest extent possible, we will minimize the amount of hard cash funding required from local sources. However, in the event we have a project shortfall, we will evaluate the need for fee impact waivers (structured as a loan or grant) and other local funding impacts that could leverage outside sources of funding.

TOTAL PERMANENT FINANCING: $82.25 million

/ EDEN/GCS CAPABILITY OF PROVIDING SECURITY ENHANCEMENTS

Eden provides financial security for all of our projects and financing partners through risk management, flexible financing plans, strong relationships and time-tested, data-driven decision making. We have excellent working relationships with our General Contractors to identify potential risks, including holding weekly (or more) Owner-Architect-Contractor (OAC) meetings during the construction period.

/ EVIDENCE OF CAPABILITY TO PROVIDE PERFORMANCE SECURITY FOR THE COMPLETION OF ALL GROUND LEASE IMPROVEMENTS TO ACHIEVE STABILIZATION

There is no secret formula to creating affordable housing; any peer of ours will also raise as much secondary financing as possible and leverage tax credits. However, Eden can bring other factors that stretch invested dollars. By having a total team engagement from concept, we challenge each other to create efficiently and make sure we are using public funds and land resources responsibly. We will use our collective experience to get the best price for materials and labor, while promoting local, disadvantaged and minority owned businesses.

4 / DEMONSTRATION OF FINANCIAL CAPACITY

DEMONSTRATION OF FINANCIAL CAPACITY

Eden Housing was the first developer in the State of California to receive tax credits and has been continually successful acquiring 9% and 4% tax credit allocations ever since. Eden has extensive experience with institutional and private financing that includes conventional construction and permanent loans, tax-exempt bonds, and low-income housing tax credits – both the competitive 4% and 9%, and hybrid 4%/9% programs.

It's also worth noting Eden's strong track record in recent years securing loans and grants from the California Department of Housing and Community Development geared toward urban infill projects. Across the highly competitive Infill Infrastructure Grant (IIG), Transit-Oriented Development (TOD) and Affordable Housing and Sustainable Communities (AHSC) programs, Eden has raised over $140 million in this sampling of projects:

	AHSC	IIG	YEAR BUILT
Miraflores Richmond CA	$4,000,000	$2,702,225	2018
Hana Gardens El Cerrito, CA	$5,271,696	$1,422,227	2018
Light Tree Two East Palo Alto, CA	$13,651,295		2022
Liberation Park Oakland CA	$35,000,000	$7,767,171	Pre-Development
Mulberry Gardens Riverside CA	$14,000,000	$11,696,488	In Construction: senior Pre-Dev: Family
Downtown Library Mixed Use Santa Cruz CA	$22,500,000		In Construction
Pacific Ave Corridor (PAC) Station North Santa Cruz, CA	$20,000,000	$5,800,000	In Construction
TOTAL	**$114,422,991**	**$29,388,111**	**$143,811,102**

Eden has had a strong operating history, meeting or exceeding its budget for the past 10 years. Eden ended last year with the strongest cash position we have had since our inception over 57 years ago. Eden anticipates maintaining a strong position for the next five years, based on our receivables and development pipeline. We are diversifying and enhancing our revenue base and expect that we will be able to maintain a strong financial position into the future.

Eden has access to several sources of predevelopment funding including our own capital and several lines of credit from our community banking partners. These funds are available to all projects in our pipeline and are subject to board approval based on project feasibility, stage, and timeline to closing.

/ 5-YEAR TRACK RECORD (2019-2024)

Eden's 5-year track record demonstrates its ability to source project-level leverage from private and public sources. From 2019-2024, Eden completed construction (received TCO) on 14 projects (nearly 1,000 units) throughout the State.

- Total Project-Level Leverage (Total Development Costs), $704 million
- Private Sources, $640,000,000, 91%
- Public Sources, $64,000000, 9%

An important indicator not included in this five-year period is committed financing for another **19** projects (**1700 units**) that had not yet received their TCO but were under construction at the time, demonstrating Eden's capacity to manage a strong project pipeline.

Representative Projects w/ Similar Financing Requirements for 5 Yr Period (2019-2024)
See next page for spreadsheet with lender references

/ FINANCING PLAN FOR THIS PROJECT

Eden has extensive experience and a proven track record of obtaining institutional and private financing that includes conventional construction and permanent loans, tax-exempt bonds, and low-income tax credits – both 4% and 9% programs – that are used to finance affordable housing communities. This project is currently underwritten as a 4% execution with soft debt from State of CA AHSC and IIG programs.

We have modeled a workforce housing development with units ranging from 30%- 70% AMI, with an average 57% average affordable AMI, to make the project competitive for these funding sources and others should they not be available.

Should we need to, it can easily be adapted to a hybrid 4%/9% LIHTC model. Eden has experience executing a hybrid structure within a single project. The flexibility of this project will allow it to qualify and adapt to many types of funding opportunities, especially those for large families and transit oriented.

DEMONSTRATION OF FINANCIAL CAPACITY

/ REPRESENTATIVE PROJECTS W/ SIMILAR FINANCING REQUIREMENTS FOR 5 YR PERIOD (2019-2024)

Property, City	Year Complete	# Units	Total Development Cost	Construction Lender	Perm Lender	LIHTC Structure & Investor	State HCD Sources	County Sources	Operating Subsidy	Local Sources	Other Sources	Population	Ground Lessor
Tabasa Gardens, Watsonville	2024	53	$ 44,200,000	US Bank	US Bank	9% Disaster Credits, US Bank	Serna, NPLH	County of Santa Cruz Housing Authority, Health Services Agency	Section 8	City of Watsonville	Central Coast Community Energy, CA Energy Smart Homes, FHLB	25-50% AMI for large family, farmworker, PSH	
Solaire, San Jose	2024	130	$ 82,200,000	SVB	CCRC	4%, NEF	IIG	Santa Clara County Measure A, NPLH	Section 8		Housing Trust Silicon Valley	30-60% AMI formerly homeless	County of Santa Clara
Blue Oak Landing, Vallejo	2023	75	$ 51,900,000	SVB	N/A	4%, CREA	NPLH	CAP Solano	Section 8	City of Vallejo	FHLB	PSH	
Light Tree Two, East Palo Alto	2023	128	$ 111,000,000	US Bank	JP Morgan Chase	9%, US Bank	AHSC	San Mateo County Housing Authority	Section 8		LISC, Golden Gate Regional Center	IDD, TAY, formerly homeless	
Residences at Vivalon Health and Aging Campus, San Rafael	2023	67	$ 48,200,000	JP Morgan Chase (FRB)	JP Morgan Chase (FRB)	9%, Raymond James		Marin County		City of San Rafael	Housing Trust Silicon Valley, Marin Community Foundation, Tamalpais Pacific Foundation , Vivalon	30-60% AMI, Senior, PSH	
Walnut Grove, Los Gatos	2023	50	$ 48,800,000	N/A	East West Bank	9%, Merritt Community Capital Corporation	N/A	N/A	N/A	N/A	N/A	30-50% AMI, Senior	
The Randall, Healdsburg	2023	41	$ 25,400,000	Wells Fargo	CCRC	9%, Wells Fargo		Sonoma County CDC, Housing Authority		City of Healdsburg	FHLB	30-50% AMI, Large Family	
Mesa Terrace, San Jose	2023	46	$ 31,300,000	Wells Fargo	CCRC	9%, Wells Fargo	N/A	Couty of Santa Clara NPLH, Santa Clara County Housing Authority	Section 8	City of San Jose		TAY, Formerly Homeless, Family, Seniors	City of San Jose
The Starling, Alameda	2022	70	$ 53,600,000	Wells Fargo	CCRC	4%, Wells Fargo	NPLH	Alameda County A1	Section 8		FHLB	20-60% AMI, Large Family, formerly homeless	
Granite Ridge, Fremont	2022	73	$ 46,800,000	Capital One	CCRC	9%, Hudson Housing Capital		Alameda County A1	N/A	City of Fremont	N/A	20-60% AMI, Large Family, formerly homeless	
Loro Landing, San Leandro	2022	62	$ 43,700,000	Bank of America	CCRC	9%, Bank of America	VHHP	Alameda County A1	VASH	N/A	FHLB, Home Dept	15-60% AMI, Veterans, formerly homeless, PSH	
Canyon Flats and Reilly Station, Fremont	2021	132	$ 82,200,000	Wells Fargo	CCRC	Hybrid, Wells Fargo	N/A	N/A	N/A	N/A	N/A	30-60% AMI Large Family	
Corsair Flats, Alameda	2020	60	$ 34,500,000	US Bank	US Bank	9%, US Bank	VHHP	Alameda County A1	VASH	N/A	FHLB	15-60% AMI, senior, formerly homeless, veterans	

PROJECT SCHEDULING

Eden Housing has been building affordable housing and community improvements since 1968. With that comes experience with innovative strategies to accelerate the delivery of units. Eden has a long bench of engineers, contractors, financial institutions, and banks to select from to assemble a high quality, cost effective, appropriate team of dedicated professionals to deliver this project in a timely fashion.

Strategies that may be used for this development are:

- Continuing our strong relationship with the City of Soledad to expedite application processing timelines and ensure the development application is reviewed in a timely manner.
- Early engagement of a general contractor and key trades during the design process to identify conflicts and efficiencies before construction starts.
- Simultaneous public engagement with design phase to streamline public approvals and stakeholder agreement, as needed.

DEVELOPMENT TIMELINE

143 Units in Soledad, CA

PRE-DEVELOPMENT (ENTITLEMENT & FUNDING)

February 2026 – August 2077

March 2027: Submit for tax credits for Phase I

August 2027: Secure funding commitments for Phase II

Phase 1: 73 Units

November 2027: Final permits & contractor selection

November 2027: Groundbreaking & site work

March 2028– March 2029
Vertical construction

- **Entitlement Process:** Planning approvals, CEQA cleprance, community engagement
- **Funding Applications:** LIHTC, local/state subsidides, lender engagement

March 2027: Submit for tax credits

- **August 2027**: Final permits & contractor selection

Phase 2: 70 Units

- **March 2028**: Submit for tax credits
- **August 2028**: Secure funding commitments for Phase II
- **January 2030**: Phase 2 site prep begins