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

WEDNESDAY, JANUARY 14, 2026

248 MAIN STREET, SOLEDAD, CITY HALL, COUNCIL CHAMBERS

6:00 PM

The public meeting will open at 6:00 p.m.
https://cityofsoledad.zoom.us/j/88537534439
Or Call:
1-669-900-6833 and use Meeting ID: 885 3753 4439

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. 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 was 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.
2. A Certificate of Recognition will be 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

VII. PRESENTATION

1. A Presentation by Flock Safety Camera External Affairs Director Trevor Chandler and Local Account Executive Lupe Wood

VIII. CONSENT CALENDAR

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

1. Minutes

Attachments:
Staff Report
Minutes of 12/17/2025

COUNCIL ACTION: _____

2. Warrants

Attachments:
Staff Report
12/07/2025 - 01/08/2026

COUNCIL ACTION: _____

3. Human Resources Activity Report

Attachments:
Staff Report

COUNCIL ACTION: _____

4. Parks and Recreation Activity Report

Attachments:
Staff Report

November 2025
December 2025

COUNCIL ACTION: _____

5. Public Works Activity Report

Attachments:
Staff Report
Activity Report
SB1 Expenditure Report
Measure X Expenditure Report

COUNCIL ACTION: _____

6. Community Engagement Department Activity Report December 2025

Attachments:
Staff Report
Community Engagement Action Report - December 2025

COUNCIL ACTION: _____

7. Community and Economic Development Activity Report

Attachments:
Staff Report
Building Permits Log - 12/25

COUNCIL ACTION: _____

8. Police Department Activity Report

Attachments:
Staff Report
Police Department Activity Report

COUNCIL ACTION: _____

9. Fire Department Activity Report

Attachments:
Staff Report
Soledad Activity Report 12/2025
Call Volume 12/2025

COUNCIL ACTION: _____

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

Attachments:
Staff Report
Resolution No. 6318

COUNCIL ACTION: _____

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

Attachments:
Staff Report
Resolution No. 6319
Exhibit A
Attachment 1 - Consulting Services Agreement

COUNCIL ACTION: _____

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

Attachments:
Staff Report
Resolution No. 6322
Exhibit A - Soledad, Breathe CA, and MBARD MOU

COUNCIL ACTION: _____

IX. PUBLIC HEARING NO. 1

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

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

Attachments:
Staff Report
Presentation

Exhibit- A. Ord 776
Exhibit- B. Ord 777
Exhibit C. Ord 778
Attachment 1- PC Resolutions No. 2025-08, 2025-09, and 2025-10
Attachment 2 - Letter from CalHDF

COUNCIL ACTION: _____

X. PUBLIC HEARING NO. 2

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

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

COUNCIL ACTION: _____

XI. BUSINESS

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

Attachments:
Staff Report
Resolution No. 6320
Toledo Basin Park-01-Preferred Concept Plan
Toledo Basin Park City Council PowerPoint Presentation

COUNCIL ACTION: _____

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

Attachments:
Staff Report
Resolution No. 6321
Exhibit A
Attachment No. 1

COUNCIL ACTION: _____

XII. MAYOR'S REPORTS AND ACKNOWLEDGEMENTS

XIII. COUNCILMEMBERS' REPORTS AND ACKNOWLEDGEMENTS

XIV. CITY MANAGER'S REPORT

XV. FUTURE AGENDA ITEMS

XVI. ADJOURNMENT

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

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

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

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

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

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

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CERTIFICATION

I, Megan Hunter, City Clerk of the City of Soledad, do hereby certify that a copy of the foregoing Joint City Council/Successor Agency Regular Meeting Agenda was posted at City Hall by Friday, January 09, 2026, at 5:00 p.m.

Megan Hunter _____ 01/09/2026

Megan Hunter, City Clerk/Manager

AGENDA ITEM NO. 1.

COUNCIL COMMUNICATION

SUBJECT: **Minutes**

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

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

THROUGH: **Megan Hunter, City Manager**

MEETING DATE: **January 14, 2026**

Minutes

City of Soledad
Joint City Council/Successor Agency/Housing Authority/Successor Housing Agency/
Regular Meeting
December 17, 2025

CALL TO ORDER

Mayor Velazquez called the Joint City Council/ Successor Agency/ Housing Authority/ Successor Housing Agency/ Regular Meeting to order at 6:06 p.m.

ROLL CALL

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

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

THE FOLLOWING COUNCILMEMBER WAS ABSENT

None

PLEDGE OF ALLEGIANCE

Doris Gularte led the Pledge of Allegiance.

ADDITIONS/MODIFICATIONS TO THE AGENDA

None

PUBLIC COMMENT

None

COUNCIL PRESENTATIONS

1. A Proclamation of the City Council of the City of Soledad in Honor of Pia Franscioni on her 100th birthday.

Both Pia Franscioni and her daughter, Doris Gularte, were present to accept the proclamation and thanked the City for the recognition.

CONSENT CALENDAR

Mayor Velazquez requested a separate discussion for item number C-6

There were no public comments.

Motion: Councilmember Bañuelos motioned to approve items C-1, C-2, C-3, C-4, and C-5. Motion was seconded by Mayor Pro Tem Cabrera and passed by unanimous vote:

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

C-1. Minutes of 12/03/2025

C-2. Warrants 11/24/2025 – 12/06/2025.

C-3. Resolution No. 6311, A Resolution of the City Council of he City of Soledad Approving the Construction Services Agreement with HR Sheet Metal Heating and Air Conditioning, in an Amount of $79,900 plus 10% Contingency for a Total Amount not to Exceed $ 87,890 for the Purchase and Installation of a Package Unit Heating and Ventilation System and Authorizing the City Manager to Execute said Contract on Behalf of the City of Soledad

C-4. Resolution No. 6313, A Resolution of the City Council of the City of Soledad Approving Amendment No.1 to a Contract with Townsend Public Affairs, Inc. in an Amount not to Exceed $60,000 and Related FY 25/26 Budget Amendment in the Amount of $30,000

C-5. Resolution No. 6314, A Resolution of the City Council of the City of Soledad Approving a Cost-of-Living Salary Adjustment (COLA) for the Public Works Director Position Effective January 3, 2026

Motion: Councilmember Bañuelos motioned to approve item C-6. Motion was seconded by Mayor Pro Tem Cabrera and passed by unanimous vote:

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

Mayor Velazquez requested clarification regarding related expenditures for City sponsorship of the events. She asked that the City discuss the projected expenses when the City's budget is considered.

City Manager Hunter presented the staff report and provided clarification.

C-6. Resolution No. 6317, A Resolution of the City Council of the City of Soledad Approving the List of City-Sponsored Events for Calendar Year 2026 and Authorizing Associated In-Kind Services and Street Closures

BUSINESS

1. Resolution No. 6316, A Resolution of the City Council of the City of Soledad Approving the Updated Parks, and Recreation Fee Schedule for Fiscal Year 2025-2026

Parks and Recreation Department Director Jessica Potts presented the staff report.

There were no public comments.

Council members asked numerous questions regarding the proposed fees, but expressed support, given that the fees have not been raised in years despite increased expenses.

Motion: Councilmember Bañuelos motioned to approve Resolution No. 6316. Motion was seconded by Councilmember Ansaldo-Sánchez and passed by unanimous vote:

Action

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

2. Introduction, Waiver of Reading, and First Reading 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 About 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 About State Law and Implementation of the Soledad 6th Cycle Housing Element to City Council of the City of Soledad

Community and Economic Development Director Beatriz Trujillo introduced Placeworks, Inc. Senior Planner Amy Sinsheimer.

Placeworks, Inc. Senior Planner Amy Sinsheimer attended the City Council meeting via Zoom and presented the staff report.

City Attorney Mike Rodriguez reported that one written public comment was received today; however, staff had not yet had the opportunity to review it. Staff will carefully review the comment and ensure it is addressed before council action.

There were no further public comments.

Councilmembers asked numerous questions that were addressed by Community and Economic Development Director Beatriz Trujillo and Placeworks, Inc. Senior Planner Amy Sinsheimer.

Motion: Councilmember Caldera motioned to approve the Introduction, Waiver of Reading, and First Reading 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. Motion was seconded by Councilmember Bañuelos and passed by unanimous vote:

Action

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

3. Introduction, Waiver of Reading, and First Reading 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 and Economic Development Director Beatriz Trujillo presented the staff report.

There were no public comments.

Councilmembers had numerous questions.

Both Community and Economic Development Director Beatriz Trujillo and City Manager Hunter provided clarification.

Motion: Mayor Pro Tem Cabrera motioned to approve the Introduction, Waiver of Reading, and First Reading 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. Motion was seconded by Councilmember Ansaldo-Sánchez and passed by unanimous vote:

Action

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

4. Joint Resolution No. 6312/CSSHA-2025-01, A Joint Resolution of the City Council of the City of Soledad and the Soledad Redevelopment Agency Approving a Subordination Agreement for the Benito Farm Labor Center (Benito FLC) Between the City of Soledad, the Redevelopment Agency, and the Monterey County Housing Authority Development Corporation (MCHADC)

Community and Economic Development Director Beatriz Trujillo presented the staff report. She also introduced Nora Ruvalcaba, Director of Development at the County of Monterey Housing Authority, and Jorge Camacho, Development Analyst, who were present at the meeting.

Councilmembers shared numerous positive comments about preserving the affordable units and using funding for building improvements.

There were no public comments.

Motion: Councilmember Bañuelos motioned to approve Joint Resolution No. 6312/CSSHA-2025-01. Motion was seconded by Mayor Pro Tem Cabrera and passed by unanimous vote:

Action

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

5. Resolution No. 6315, A Resolution of the City Council of the City of Soledad Authorizing the Mayor to Sign a Letter Responding to the 2024–2025 Monterey County Civil Grand Jury Final Report titled "Road Safety in Monterey County: Where to Report a Problem"

City Manager Hunter presented the staff report.

Mayor Velazquez asked that the efforts of Vision Zero be included in the letter that will be sent.

Motion: Councilmember Bañuelos motioned to approve Resolution No. 6315, along with the addition of the Vision Zero efforts. Motion was seconded by Councilmember Ansaldo-Sánchez and passed by unanimous vote:

Action

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

6. Consideration of Appointment of Mayor Pro Tempore and Various Appointments to Council and City Committees

City Manager Hunter presented the staff report.

There were no public comments.

Motion Motion: Councilmember Cabrera moved to appoint Councilmember Ansaldo-Sánchez as Mayor Pro Tem, to continue all existing committee appointments, and to appoint Councilmember Bañuelos as an alternate to the Citizen Advisory Committee, if an alternate is permitted. The motion was seconded by Councilmember Bañuelos and approved by unanimous vote.

Action

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

7. Changes to the Brown Act Under SB 707

City Attorney Mike Rodriquez presented the staff report and provided clarification regarding new rules and changes to the Brown Act under SB 707.

There were no public comments.

Council Action:
This item was an informational presentation, and no action was taken.

MAYOR'S REPORTS AND ACKNOWLEDGEMENTS

Mayor Velazquez reported seventeen items:

1. On 12/04, she participated in a Zoom meeting with City Manager Hunter, Mayor Pro Tem Ansaldo-Sánchez, and Soledad Unified School District staff, Artemisa Delgado, to plan the distribution of organic food boxes.
2. On 12/04, she met with Monterey Bay Economic Partnership Community Development representative Matt Huerta regarding job opportunities and goals.
3. On 12/04, she hosted a Partners For Peace student council roleplay at City Hall inside the Council Chambers.
4. On 12/05, she participated in the Soledad Tree Lighting Ceremony at Cesar Chavez Park. She thanked the Committee members and City Staff.

5. On 12/06, she attended the Soledad Christmas Parade.
6. On 12/08, she met with Historical Society Soledad Museum President Graig Stephens and Councilmember Bañuelos regarding the concerns about the lease, a grant application, and plans for the building.
7. On 12/09, she met with City Manager Hunter and Community Engagement Manager Erica Mora.
8. On 12/09, she met with City Manager Hunter for their scheduled one-on-one.
9. On 12/09, she participated in a Zoom meeting with the City Manager Hunter, Community Engagement Manager Eric Mora, Parks & Recreation Director Jessica Potts, Mayor Pro Tem Ansaldo-Sánchez, and the Catholic Charities to plan the Cal Fresh Medi-Cal workshop schedule.
10. On 12/11, she participated in the Community Farmers' Produce Distribution.
11. On 12/11, Lieutenant Jorge Arreola had a promotion ceremony, and she congratulated him and his Family.
12. On 12/13, she attended the Soledad Holiday Market.
13. On 12/13, she attended the Holly Jolly Christmas at the Community Center.
14. On 12/15, she met with City Manager Hunter for their scheduled one-on-one meeting.
15. On 12/15, she met with City Manager Hunter, Community & Economic Development Director Beatriz Trujillo, Community Engagement Manager Erica Mora, and Neftali Said Pérez González, the new Cónsul General of México in San José, to establish a partnership.
16. On 12/15, she attended the first Miramonte Affordable Ad Hoc Housing Committee.
17. She wished Happy Holidays to all the Families in Soledad.

COUNCILMEMBERS' REPORTS AND ACKNOWLEDGEMENTS

Councilmember Bañuelos participated in sixteen events but only highlighted seven items:
1. On 12/11, she attended the Promotion event for Lieutenant Jorge Arreola.
2. On 12/12, she was able to be the MC for the Soledad Cops Giving Tree event, along with the Soledad Police Department, CTF, Salinas Valley State Prison, Soledad Unified School District, and residents. She thanked the Sun Street STEPS group for helping with all the activities.
3. On 12/12, she attended the retirement party for Salinas Valley Recycles Patrick Matthews and provided a Proclamation.
4. On 12/13, she participated in the Wreaths Across America at the Soledad Cemetery. She thanked Girl Scout Troop 35308 and the American Legion Post 32. She also thanked Mr. Ron Panziera for conducting the opening, closing, and invocation of the event.
5. On 12/13, she attended the Holiday Market. She thanked Economic Development Coordinator Tencia Vargas, the Soledad Chamber of Commerce, and the Small Business Development Center for bringing the Market to Soledad.
6. She wished the Community Happy Holidays.
7. She asked for a moment of Silence in Honor of Luis Portillo, his Daughter, Lydia Portillo, the shooting victims in Chicago, and the Reiner Family.

At this time, there was 30 seconds of Silence as requested by Councilmember Bañuelos.

Councilmember Cabrera reported three items:
1. On 12/05, he participated in the Soledad Tree Lighting event.
2. On 12/06, he participated in the Christmas Parade event.
3. On 12/16, he participated in the City of Soledad staff Holiday Luncheon.

Mayor Pro Tem Ansaldo-Sánchez reported eight items:
1. On 12/04, he was able to connect with Community Farmers and Catholic Charities to discuss a collaboration.
2. On 12/09, he was able to meet again with Catholic Charities regarding the 12/18 event.
3. On 12/11, he attended Lieutenant Jorge Arreloa's promotion ceremony.
4. He thanked Chief Valenzuela for his efforts in organizing the promotion ceremonies for the Officers.
5. On 12/15, he attended the Miramonte Sub Committee to discuss options.
6. On Sunday,12/21 there will be Pictures with Santa at La Plaza Bakery.
7. Lana Del Rey has surpassed the longest charting album from a Female singer, 11.8 years on the Billboard 200.

8. He expressed his condolences at the Brown University shooting. There is a former Soledad resident in the running for Mayor in Providence, Rhode Island.

Councilmember Caldera reported five items:
1. On 12/05, he attended the Soledad Tree Lighting event.
2. On 12/06, he attended the Soledad Christmas Parade event.
3. On 12/11, he attended the promotion of Lieutenant Arreola.
4. On 12/12, he attended the Cops Giving Tree event at the Soledad Community Center.
5. On 12/16, he attended an agenda briefing with City Manager Hunter.

CITY MANAGER'S REPORT

1. She will be out of town from 12/19/2025 through 01/02/2026. During that time, Community & Economic Development Director Beatriz Trujillo will serve as City Manager from December 19, 2025, through December 26, 2025, and Police Chief Valenzuela will act as City Manager starting on December 27, 2025, through January 2, 2026.
2. The Narcan Kiosk was delivered and installed. The ribbon-cutting event will be scheduled soon.
3. There will be a Medi-Cal enrollment event at City Hall on 12/18. Enrollment can also be done over the phone.
4. There will be one more Holiday Market during the upcoming weekend, 12/20 and 12/21.

FUTURE AGENDA ITEMS

Councilmember Bañuelos had one request:
1. She asked that the Civics Academy be brought back.

City Manager Hunter said the Civics Academy has been contacted and introduced to the new Community Engagement Manager, Eric Mora. Meetings will continue soon.

Councilmember Cabrera had two requests:
1. He asked that an update be provided regarding Vision Zero.
2. He would also like an update regarding Safe Routes to School.

Mayor Pro Tem Ansaldo-Sánchez had two requests:
1. He would like the council to form a Parks and Recreation Ad Hoc Committee.
2. He would like an updated presentation from the Soledad Market Place Developer.

City manager Hunter said she believes the update will be best if done in February, given the projected agenda items.

Mayor Velazquez had one item:
1. Mayor Velazquez would like Council Policy changes shared with the council.

Mayor Velazquez has asked that the meeting be adjourned in memory of the victims at Brown University and the Bondi Beach victims in Australia.

ADJOURNMENT

Meeting adjourned at 9:49 p.m.

Minutes Approved: January 14, 2026

_____
ANNA M. VELAZQUEZ, Mayor/Chair

_____
MEGAN HUNTER, City Clerk

AGENDA ITEM NO. 2.

COUNCIL COMMUNICATION

SUBJECT: **Warrants**

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

FROM: **Mike Howard, Finance Director**

THROUGH: **Megan Hunter, City Manager**

MEETING DATE: **January 14, 2026**

Soledad, CA

Check Report

By Check Number

Date Range: 12/07/2025 - 01/08/2026

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Bank Code: APRAB-Mechanics Bank						
BENITEZ	BENITEZ SECURITY SERVICE INC	12/08/2025	EFT	0.00	1,650.00	10396
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
3198	Invoice	12/05/2025	Rental Security	0.00	1,650.00	
	100-2200-52200	PROFESSIONAL SERVICES...	Rental Security	1,650.00		
VASQUEZ SHOT	VASQUES SHOTOKAN KARATE ACADEMY LLC	12/08/2025	EFT	0.00	1,978.20	10397
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
120125	Invoice	12/05/2025	Karate Instructor Nov	0.00	1,294.65	
	100-2200-52200	PROFESSIONAL SERVICES...	Karate Instructor Nov	1,294.65		
120125B	Invoice	12/05/2025	Karate Instructor Oct	0.00	683.55	
	100-2200-52200	PROFESSIONAL SERVICES...	Karate Instructor Oct	683.55		
BLANCAS	BLANCAS CONSTRUCTION, INC	12/10/2025	EFT	0.00	273,812.00	10398
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
14015	Invoice	12/09/2025	ERF Interim Housing Site	0.00	273,812.00	
	122-0000-52200	PROFESSIONAL SERVICES...	ERF Interim Housing Site	273,812.00		
360PSM	360PSM INC.	12/15/2025	EFT	0.00	956.13	10399
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
Fire Metal 11	Invoice	12/12/2025	Labor Compliance	0.00	546.36	
	772-0000-52200	PROFESSIONAL SERVICES...	Labor Compliance	546.36		
Fire Station 11	Invoice	12/12/2025	Labor Compliance - FD	0.00	273.18	
	772-0000-52200	PROFESSIONAL SERVICES...	Labor Compliance - FD	273.18		
WFR 7	Invoice	12/12/2025	Labor Compliance - WRF Metal Bldg.	0.00	136.59	
	310-0000-57000	CAPITAL OUTLAY - IMPR...	Labor Compliance - WRF Metal B..	136.59		
ADQUAL	A&D AGRICULTURAL & SAFETY SUPPLIES	12/15/2025	EFT	0.00	92.97	10400
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
279886	Invoice	12/12/2025	Shovel	0.00	30.51	
	100-2100-52051	TOOLS & MINOR EQUIPM...	Shovel	30.51		
279929	Invoice	12/12/2025	Rain Boots	0.00	41.35	
	100-2100-52052	SAFETY EQUIPMENT	Rain Boots	41.35		
280187	Invoice	12/12/2025	Gloves	0.00	8.46	
	100-2100-52525	REPAIRS & MAINTENANCE..	Gloves	8.46		
280375	Invoice	12/12/2025	Gloves	0.00	12.65	
	100-2100-52052	SAFETY EQUIPMENT	Gloves	12.65		
ALLSAF	ALL SAFE INTEGRATED SYSTEMS	12/15/2025	EFT	0.00	1,015.00	10401
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
136305	Invoice	12/12/2025	Alarm Upgrade	0.00	100.00	
	100-1400-52520	MAINTENANCE AGREEM...	Alarm Upgrade	100.00		
136322	Invoice	12/12/2025	Alarm Upgrade	0.00	915.00	
	100-1400-52520	MAINTENANCE AGREEM...	Alarm Upgrade	915.00		
BENITEZ	BENITEZ SECURITY SERVICE INC	12/15/2025	EFT	0.00	11,136.00	10402

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
3321	Invoice	12/12/2025	Encampment Security		0.00	5,760.00	
	121-0000-52200	PROFESSIONAL SERVICES...	Encampment Security		5,760.00		
3334	Invoice	12/12/2025	Encampment Security		0.00	5,376.00	
	121-0000-52200	PROFESSIONAL SERVICES...	Encampment Security		5,376.00		
CANNOA	CANNON CORPORATION		12/15/2025	EFT	0.00	1,331.53	10403
93808	Invoice	12/12/2025	SCADA Consulting Services		0.00	1,331.53	
	309-0000-52200	PROFESSIONAL SERVICES...	SCADA Consulting Services		269.26		
	310-0000-52200	PROFESSIONAL SERVICES...	SCADA Consulting Services		1,062.27		
FASTEN	FASTENAL COMPANY		12/15/2025	EFT	0.00	377.72	10404
CASAL175389	Invoice	12/12/2025	Gloves - Shop		0.00	41.11	
	310-0000-52052	SAFETY EQUIPMENT	Gloves - Shop		41.11		
CASAL175422	Invoice	12/12/2025	M18 Batteries		0.00	243.62	
	310-0000-52051	TOOLS & MINOR EQUIPM...	M18 Batteries		243.62		
CASAL175425	Invoice	12/12/2025	Gloves - Shop		0.00	92.99	
	310-0000-52052	SAFETY EQUIPMENT	Gloves - Shop		92.99		
HAENER	FOUNDATION HA ENERGY GENERATION, LLC		12/15/2025	EFT	0.00	26,594.57	10405
4126	Invoice	12/12/2025	Windpower WWTP Nov 25		0.00	26,594.57	
	310-0000-52400	UTILITIES	Windpower WWTP Nov 25		26,594.57		
SOTOFR	FRANCISCO J SOTO		12/15/2025	EFT	0.00	250.00	10406
120925	Invoice	12/12/2025	Musician for South County Senior Social 12..		0.00	250.00	
	100-2200-52200	PROFESSIONAL SERVICES...	Musician for South County Senio...		250.00		
MARKMI	MARK A. MILLER		12/15/2025	EFT	0.00	725.00	10407
5 Final	Invoice	12/12/2025	Manhole Rehabilitation		0.00	725.00	
	310-0000-57000	CAPITAL OUTLAY - IMPR...	Manhole Rehabilitation		725.00		
MISLAW	MISSION LAWN AND GARDEN CARE		12/15/2025	EFT	0.00	3,660.00	10408
8625	Invoice	12/12/2025	Liberty Ct. Maint.		0.00	400.00	
	651-0000-52516	LANDSCAPE MAINT. (EAS...	Liberty Ct. Maint.		400.00		
8626	Invoice	12/12/2025	Gabilan/Metz Rd.		0.00	780.00	
	651-0000-52516	LANDSCAPE MAINT. (EAS...	Gabilan/Metz Rd.		780.00		
8629	Invoice	12/12/2025	Fire Dept. Monthly Maint.		0.00	150.00	
	100-1450-52518	FACILITIES EXPENSE	Fire Dept. Monthly Maint.		150.00		
8636	Invoice	12/12/2025	Front St. / RSV		0.00	1,650.00	
	410-0000-52531	STREET MAINTENANCE	Front St. / RSV		1,350.00		
	647-0000-52530	STREET LANDSCAPING	Front St. / RSV		300.00		
8637	Invoice	12/12/2025	Gabilan Maint.		0.00	680.00	
	410-0000-52531	STREET MAINTENANCE	Gabilan Maint.		680.00		
WARBEY	ROBIN WARBEY		12/15/2025	EFT	0.00	3,330.00	10409

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
3815	Invoice	12/12/2025	IT Services November 2025		0.00	3,330.00	
	100-1320-52200	PROFESSIONAL SERVICES...	IT Services November 2025		3,330.00		
SAFEST	SAFESTORE, INC		12/15/2025	EFT	0.00	916.38	10410
SS3159	Invoice	12/12/2025	Property/Evidence Supplies		0.00	916.38	
	100-1400-52050	PROPERTY EVIDENCE RO...	Property/Evidence Supplies		916.38		
TEAMCIVX	TEAM CIVX		12/15/2025	EFT	0.00	6,500.00	10411
4103	Invoice	12/12/2025	Parcel Tax Consulting		0.00	6,500.00	
	100-8000-52200	PROFESSIONAL SERVICES...	Parcel Tax Consulting		6,500.00		
TORPET	TORO PETROLEUM CORP.		12/15/2025	EFT	0.00	2,359.90	10412
0723608-IN	Invoice	12/12/2025	Encampment Diesel		0.00	425.54	
	121-0000-52200	PROFESSIONAL SERVICES...	Encampment Diesel		425.54		
0723622-IN	Invoice	12/12/2025	Encampment Diesel		0.00	466.08	
	121-0000-52200	PROFESSIONAL SERVICES...	Encampment Diesel		466.08		
0723631-IN	Invoice	12/12/2025	Encampment Diesel		0.00	616.01	
	121-0000-52200	PROFESSIONAL SERVICES...	Encampment Diesel		616.01		
0723645-IN	Invoice	12/12/2025	Encampment Security		0.00	423.16	
	121-0000-52200	PROFESSIONAL SERVICES...	Encampment Security		423.16		
0723731-IN	Invoice	12/12/2025	Encampment Diesel		0.00	429.11	
	121-0000-52200	PROFESSIONAL SERVICES...	Encampment Diesel		429.11		
USABLU	USABLUE BOOK		12/15/2025	EFT	0.00	972.61	10413
INV00791226	Invoice	12/12/2025	Foot Valve		0.00	92.04	
	309-0000-52525	REPAIRS & MAINTENANCE..	Foot Valve		92.04		
INV00835207	Invoice	12/12/2025	Ammonia Reagents - Process Control		0.00	434.76	
	310-0000-52053	LAB ANALYSIS & TESTING	Ammonia Reagents - Process Co...		434.76		
INV00889784	Invoice	12/12/2025	Adapter / Hose - Flush Truck		0.00	119.88	
	310-0000-52134	COLLECTION SYSTEM MA...	Adapter / Hose - Flush Truck		119.88		
INV00889984	Invoice	12/12/2025	Mender Hose - Flush Truck		0.00	95.93	
	310-0000-52134	COLLECTION SYSTEM MA...	Mender Hose - Flush Truck		95.93		
INV00898559	Invoice	12/12/2025	Hose - Vac Con Truck		0.00	208.61	
	310-0000-52134	COLLECTION SYSTEM MA...	Hose - Vac Con Truck		208.61		
INV00902672	Invoice	12/12/2025	Adapter Hose Repairs		0.00	21.39	
	310-0000-52134	COLLECTION SYSTEM MA...	Adapter Hose Repairs		21.39		
MISLAW	MISSION LAWN AND GARDEN CARE		12/22/2025	EFT	0.00	375.00	10414
8658	Invoice	12/19/2025	Tree Trimming		0.00	375.00	
	651-0000-52516	LANDSCAPE MAINT. (EAS...	Tree Trimming		375.00		
CULLIG	QUALITY WATER ENTERPRISES, INC.		12/22/2025	EFT	0.00	36.46	10415

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
1264321	Invoice	12/19/2025	Water Service		0.00	36.46	
	100-2100-52520	MAINTENANCE AGREEM...	Water Service		14.58		
	309-0000-52520	MAINTENANCE AGREEM...	Water Service		21.88		
SHREDD	SHREDDING SOURCE SOLUTIONS		12/22/2025	EFT	0.00	75.00	10416
9884	Invoice	12/19/2025	Shredding Service		0.00	75.00	
	100-1400-52200	PROFESSIONAL SERVICES...	Shredding Service		75.00		
360PSM	360PSM INC.		01/06/2026	EFT	0.00	546.36	10417
Front Street 15	Invoice	12/31/2025	Labor Compliance - Front Street		0.00	546.36	
	412-0000-57000	CAPITAL OUTLAY - IMPR...	Labor Compliance - Front Street		546.36		
ALLSAF	ALL SAFE INTEGRATED SYSTEMS		01/06/2026	EFT	0.00	165.00	10418
136785	Invoice	12/31/2025	255 Soledad St		0.00	165.00	
	100-1400-52200	PROFESSIONAL SERVICES...	255 Soledad St		165.00		
ANGJOH	ANGEL H. JOHNSTONE		01/06/2026	EFT	0.00	8,418.24	10419
1029	Invoice	12/31/2025	CDBG Grant Activity Delivery		0.00	8,418.24	
	210-0000-52200	PROFESSIONAL SERVICES...	CDBG Grant Activity Deliver		8,418.24		
BENITEZ	BENITEZ SECURITY SERVICE INC		01/06/2026	EFT	0.00	16,512.00	10420
3354	Invoice	12/31/2025	Encampment Security		0.00	5,376.00	
	121-0000-52200	PROFESSIONAL SERVICES...	Encampment Security		5,376.00		
3364	Invoice	12/31/2025	Encampment Security		0.00	5,376.00	
	121-0000-52200	PROFESSIONAL SERVICES...	Encampment Security		5,376.00		
3373	Invoice	12/31/2025	Encampment Security		0.00	5,760.00	
	121-0000-52200	PROFESSIONAL SERVICES...	Encampment Security		5,760.00		
BLANCAS	BLANCAS CONSTRUCTION, INC		01/06/2026	EFT	0.00	106,151.00	10421
14033	Invoice	12/31/2025	ERF Service		0.00	106,151.00	
	121-0000-52200	PROFESSIONAL SERVICES...	ERF Service		106,151.00		
CANNOA	CANNON CORPORATION		01/06/2026	EFT	0.00	8,826.25	10422
94593	Invoice	12/31/2025	CH/PD Generator Upgrade Resolution No ...		0.00	4,716.25	
	211-0000-52200	PROFESSIONAL SERVICES...	CH/PD Generator Upgrade Reso...		4,716.25		
94651	Invoice	12/31/2025	Recycled Water Pump Station		0.00	4,110.00	
	213-0000-52200	PROFESSIONAL SERVICES...	Recycled Water Pump Station		4,110.00		
FIRST	FIRST ALARM		01/06/2026	EFT	0.00	446.24	10423
922183	Invoice	12/31/2025	Alarm System Service Call		0.00	446.24	
	310-0000-52520	MAINTENANCE AGREEM...	Alarm System Service Call		446.24		

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
HARASS	HARRIS & ASSOCIATES	01/06/2026	EFT	0.00	715.00	10424

Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount
68044	Invoice	06/30/2025	HSIP Cyclel 10	0.00	715.00

Account Number	Account Name	Item Description	Distribution Amount
412-0000-57000	CAPITAL OUTLAY - IMPR...	HSIP Cyclel 10	715.00

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
MISLAW	MISSION LAWN AND GARDEN CARE	01/06/2026	EFT	0.00	1,500.00	10425

Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount
8657	Invoice	12/31/2025	Tree Trimming	0.00	1,500.00

Account Number	Account Name	Item Description	Distribution Amount
651-0000-52516	LANDSCAPE MAINT. (EAS...	Tree Trimming	1,500.00

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
CULLIG	QUALITY WATER ENTERPRISES, INC.	01/06/2026	EFT	0.00	154.20	10426

Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount
1265064	Invoice	12/31/2025	DI/POU Rental	0.00	154.20

Account Number	Account Name	Item Description	Distribution Amount
309-0000-52518	FACILITIES EXPENSE	DI/POU Rental	30.84
310-0000-52518	FACILITIES EXPENSE	DI/POU Rental	123.36

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
TORPET	TORO PETROLEUM CORP.	01/06/2026	EFT	0.00	3,587.55	10427

Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount
0723427-IN	Invoice	12/31/2025	Encampment Diesel	0.00	668.42
0723653-IN	Invoice	12/31/2025	Encampment Diesel	0.00	370.57
0723750-IN	Invoice	12/31/2025	Encampment Diesel	0.00	1,249.37
0723844-IN	Invoice	12/31/2025	Encampment Diesel	0.00	437.25
0723912-IN	Invoice	12/31/2025	Encampment Diesel	0.00	437.25
0723943-IN	Invoice	12/31/2025	Encampment Diesel	0.00	424.69

Account Number	Account Name	Item Description	Distribution Amount
121-0000-52200	PROFESSIONAL SERVICES...	Encampment Diesel	668.42
121-0000-52200	PROFESSIONAL SERVICES...	Encampment Diesel	370.57
121-0000-52200	PROFESSIONAL SERVICES...	Encampment Diesel	1,249.37
121-0000-52200	PROFESSIONAL SERVICES...	Encampment Diesel	437.25
121-0000-52200	PROFESSIONAL SERVICES...	Encampment Diesel	437.25
121-0000-52200	PROFESSIONAL SERVICES...	Encampment Diesel	424.69

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
USABLU	USABLUE BOOK	01/06/2026	EFT	0.00	195.06	10428

Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount
INV00904240	Invoice	12/31/2025	Plate for Hose VacCon	0.00	184.36
INV00905488	Invoice	12/31/2025	Flush Truck Adapter	0.00	10.70

Account Number	Account Name	Item Description	Distribution Amount
310-0000-52134	COLLECTION SYSTEM MA...	Plate for Hose VacCon	184.36
310-0000-52134	COLLECTION SYSTEM MA...	Flush Truck Adapter	10.70

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
CITGON	CITY OF GONZALES	01/08/2026	EFT	0.00	121,542.72	10429

Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount
FY 25-26	Invoice	01/06/2026	FY 25-26 Subvention Agreement	0.00	121,542.72

Account Number	Account Name	Item Description	Distribution Amount
100-8000-52180	MOTOR VEHICLE TO GON...	FY 25-26 Subvention Agreement	121,542.72

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
HAENER	FOUNDATION HA ENERGY GENERATION, LLC	01/08/2026	EFT	0.00	46,522.33	10430

Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount
4094	Invoice	01/06/2026	Windpower WWTP	0.00	46,522.33

Account Number	Account Name	Item Description	Distribution Amount
310-0000-52400	UTILITIES	Windpower WWTP	46,522.33

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
ANDLOC	RUTH MARIA MILLA-LEON	01/08/2026	EFT	0.00	326.98	10431

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
4212152501	Invoice	01/06/2026	Rekey		0.00	186.77	
	100-2100-52525	REPAIRS & MAINTENANCE..	Rekey		186.77		
4212152502	Invoice	01/06/2026	Rekey		0.00	140.21	
	650-0000-52518	FACILITIES EXPENSE	Rekey		140.21		
AFLAC	AFLAC HEADQUARTERS		12/12/2025	Regular	0.00	2,310.25	58989
INV0001036	Invoice	12/12/2025	AFLAC CONTRIBUTION		0.00	946.54	
	100-0000-21140	AFLAC PAYABLE	AFLAC CONTRIBUTION		263.54		
	213-0000-21140	AFLAC PAYABLE	AFLAC CONTRIBUTION		1.37		
	309-0000-21140	AFLAC PAYABLE	AFLAC CONTRIBUTION		186.25		
	310-0000-21140	AFLAC PAYABLE	AFLAC CONTRIBUTION		473.09		
	311-0000-21140	AFLAC PAYABLE	AFLAC CONTRIBUTION		15.46		
	312-0000-21140	AFLAC PAYABLE	AFLAC CONTRIBUTION		4.03		
	410-0000-21140	AFLAC PAYABLE	AFLAC CONTRIBUTION		2.80		
INV0001037	Invoice	12/12/2025	AFLAC CONTRIBUTION		0.00	1,363.71	
	100-0000-21140	AFLAC PAYABLE	AFLAC CONTRIBUTION		655.88		
	213-0000-21140	AFLAC PAYABLE	AFLAC CONTRIBUTION		0.29		
	309-0000-21140	AFLAC PAYABLE	AFLAC CONTRIBUTION		176.68		
	310-0000-21140	AFLAC PAYABLE	AFLAC CONTRIBUTION		498.60		
	311-0000-21140	AFLAC PAYABLE	AFLAC CONTRIBUTION		21.71		
	312-0000-21140	AFLAC PAYABLE	AFLAC CONTRIBUTION		3.74		
	410-0000-21140	AFLAC PAYABLE	AFLAC CONTRIBUTION		6.81		
CALIFS	CALIFORNIA STATE DISBURSEMENT UNIT		12/12/2025	Regular	0.00	725.07	58990
INV0001040	Invoice	12/12/2025	CHILD SUPPORT CONTRIBUTION		0.00	725.07	
	100-0000-21194	CHILD SUPPORT/GARNISH..	CHILD SUPPORT CONTRIBUTION		643.61		
	309-0000-21194	CHILD SUPPORT/GARNISH..	CHILD SUPPORT CONTRIBUTION		19.53		
	312-0000-21194	CHILD SUPPORT/GARNISH..	CHILD SUPPORT CONTRIBUTION		16.75		
	410-0000-21194	CHILD SUPPORT/GARNISH..	CHILD SUPPORT CONTRIBUTION		45.18		
COMM F	COMMUNITY FOUNDATION FOR MONTEREY CC		12/12/2025	Regular	0.00	90.00	58991
INV0001039	Invoice	12/12/2025	CAPITAL CAMPAIGN DONATION		0.00	90.00	
	100-0000-21195	MISC. PAYROLL DEDUCTI...	CAPITAL CAMPAIGN DONATION		64.09		
	122-0000-21195	MISC. PAYROLL DEDUCTI...	CAPITAL CAMPAIGN DONATION		0.49		
	309-0000-21195	MISC. PAYROLL DEDUCTI...	CAPITAL CAMPAIGN DONATION		10.18		
	310-0000-21195	MISC. PAYROLL DEDUCTI...	CAPITAL CAMPAIGN DONATION		10.18		
	311-0000-21195	MISC. PAYROLL DEDUCTI...	CAPITAL CAMPAIGN DONATION		5.06		
VANTAG	MISSION SQUARE-303584		12/12/2025	Regular	0.00	17,024.72	58992
INV0001035	Invoice	12/12/2025	EMPLOYEE DEDUCTION		0.00	540.32	
	100-0000-21210	ICMA PAYABLE	EMPLOYEE DEDUCTION		170.89		
	309-0000-21210	ICMA PAYABLE	EMPLOYEE DEDUCTION		59.77		
	310-0000-21210	ICMA PAYABLE	EMPLOYEE DEDUCTION		286.26		
	311-0000-21210	ICMA PAYABLE	EMPLOYEE DEDUCTION		20.87		
	312-0000-21210	ICMA PAYABLE	EMPLOYEE DEDUCTION		2.53		
INV0001041	Invoice	12/12/2025	Directors' 7% Ret. Contr.		0.00	487.02	
	100-0000-21171	PERS	Directors' 7% Ret. Contr.		246.34		
	122-0000-21171	PERS	Directors' 7% Ret. Contr.		5.94		
	309-0000-21171	PERS	Directors' 7% Ret. Contr.		93.91		
	310-0000-21171	PERS	Directors' 7% Ret. Contr.		93.91		

Vendor Number	Vendor Name		Payment Date	Payment Type	Discount Amount	Payment Amount	Number
	311-0000-21171	PERS		Directors' 7% Ret. Contr.		46.92	
INV0001042	Invoice		12/12/2025	DEFERRED-EMPLOYEE PORTION	0.00	14,315.00	
	100-0000-21145	DEFERRED COMP. PAYAB...		DEFERRED-EMPLOYEE PORTION		10,097.97	
	122-0000-21145	DEFERRED COMP. PAYAB...		DEFERRED-EMPLOYEE PORTION		8.85	
	213-0000-21145	DEFERRED COMP. PAYAB...		DEFERRED-EMPLOYEE PORTION		17.73	
	309-0000-21145	DEFERRED COMP. PAYAB...		DEFERRED-EMPLOYEE PORTION		1,591.58	
	310-0000-21145	DEFERRED COMP. PAYAB...		DEFERRED-EMPLOYEE PORTION		1,924.92	
	311-0000-21145	DEFERRED COMP. PAYAB...		DEFERRED-EMPLOYEE PORTION		207.50	
	312-0000-21145	DEFERRED COMP. PAYAB...		DEFERRED-EMPLOYEE PORTION		131.43	
	410-0000-21145	DEFERRED COMP. PAYAB...		DEFERRED-EMPLOYEE PORTION		335.02	
INV0001043	Invoice		12/12/2025	DEFERRED-EMPLOYEE PORTION	0.00	1,682.38	
	100-0000-21145	DEFERRED COMP. PAYAB...		DEFERRED-EMPLOYEE PORTION		1,682.38	
PRINCI	PRINCIPAL LIFE INSURANCE COMPANY		12/12/2025	Regular	0.00	3,804.41	58993
Payable #	**Payable Type**	**Post Date**	**Payable Description**		**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**		**Item Description**	**Distribution Amount**		
INV0001044	Invoice		12/12/2025	DENTAL INSURANCE	0.00	3,266.03	
	100-0000-21160	MEDICAL INSURANCE PA...		DENTAL INSURANCE		1,810.93	
	122-0000-21160	MEDICAL INSURANCE PA...		DENTAL INSURANCE		1.25	
	213-0000-21160	MEDICAL INSURANCE PA...		DENTAL INSURANCE		3.88	
	309-0000-21160	MEDICAL INSURANCE PA...		DENTAL INSURANCE		448.10	
	310-0000-21160	MEDICAL INSURANCE PA...		DENTAL INSURANCE		857.91	
	311-0000-21160	MEDICAL INSURANCE PA...		DENTAL INSURANCE		39.13	
	312-0000-21160	MEDICAL INSURANCE PA...		DENTAL INSURANCE		34.05	
	410-0000-21160	MEDICAL INSURANCE PA...		DENTAL INSURANCE		70.76	
	531-0000-21160	MEDICAL INSURANCE PA...		DENTAL INSURANCE		0.02	
INV0001065	Invoice		12/12/2025	VISION INSURANCE	0.00	538.38	
	402-0000-48011	CITY EMPLOYEE CONTRIB...		VISION INSURANCE		538.38	
SEIU L	SEIU LOCAL 521		12/12/2025	Regular	0.00	1,405.53	58994
Payable #	**Payable Type**	**Post Date**	**Payable Description**		**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**		**Item Description**	**Distribution Amount**		
INV0001060	Invoice		12/12/2025	EMPLOYEE CONTRIBUTION	0.00	23.00	
	100-0000-21185	SEIU LOCAL 521		EMPLOYEE CONTRIBUTION		9.35	
	309-0000-21185	SEIU LOCAL 521		EMPLOYEE CONTRIBUTION		0.53	
	310-0000-21185	SEIU LOCAL 521		EMPLOYEE CONTRIBUTION		10.45	
	312-0000-21185	SEIU LOCAL 521		EMPLOYEE CONTRIBUTION		0.53	
	410-0000-21185	SEIU LOCAL 521		EMPLOYEE CONTRIBUTION		2.14	
INV0001061	Invoice		12/12/2025	EMPLOYEE CONTRIBUTION	0.00	1,382.53	
	100-0000-21185	SEIU LOCAL 521		EMPLOYEE CONTRIBUTION		509.42	
	213-0000-21185	SEIU LOCAL 521		EMPLOYEE CONTRIBUTION		0.94	
	309-0000-21185	SEIU LOCAL 521		EMPLOYEE CONTRIBUTION		277.45	
	310-0000-21185	SEIU LOCAL 521		EMPLOYEE CONTRIBUTION		544.19	
	311-0000-21185	SEIU LOCAL 521		EMPLOYEE CONTRIBUTION		13.93	
	312-0000-21185	SEIU LOCAL 521		EMPLOYEE CONTRIBUTION		11.23	
	410-0000-21185	SEIU LOCAL 521		EMPLOYEE CONTRIBUTION		25.37	
SPOA	SOLEDAD POLICE OFFICERS ASSOCIATION		12/12/2025	Regular	0.00	840.00	58995
Payable #	**Payable Type**	**Post Date**	**Payable Description**		**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**		**Item Description**	**Distribution Amount**		
INV0001064	Invoice		12/12/2025	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.		12/12/2025	Regular	0.00	13,929.70	58996

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
INV0001068	Invoice	12/12/2025	STATE TAX W/H		0.00	13,929.70	
	100-0000-21130	STATE TAX PAYABLE	STATE TAX W/H			9,443.61	
	122-0000-21130	STATE TAX PAYABLE	STATE TAX W/H			16.65	
	213-0000-21130	STATE TAX PAYABLE	STATE TAX W/H			14.45	
	309-0000-21130	STATE TAX PAYABLE	STATE TAX W/H			1,352.85	
	310-0000-21130	STATE TAX PAYABLE	STATE TAX W/H			2,395.45	
	311-0000-21130	STATE TAX PAYABLE	STATE TAX W/H			226.43	
	312-0000-21130	STATE TAX PAYABLE	STATE TAX W/H			97.19	
	410-0000-21130	STATE TAX PAYABLE	STATE TAX W/H			382.86	
	531-0000-21130	STATE TAX PAYABLE	STATE TAX W/H			0.21	
STPERS	STATE OF CALIFORNIA PERS		12/12/2025	Regular	0.00	60,100.62	58997
Payable #	Payable Type / Account Number	Post Date / Account Name	Payable Description / Item Description		Discount Amount / Distribution Amount	Payable Amount	
INV0001046	Invoice	12/12/2025	CHIEF & LIEUTENANT		0.00	1,624.63	
	100-0000-21171	PERS	CHIEF & LIEUTENANT			1,624.63	
INV0001047	Invoice	12/12/2025	City of Soledad Conf PEPRA		0.00	304.57	
	100-0000-21171	PERS	City of Soledad Conf PEPRA			152.30	
	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			30.47	
INV0001048	Invoice	12/12/2025	EMPLOYEE CONTRIBUTION		0.00	10,621.98	
	100-0000-21171	PERS	EMPLOYEE CONTRIBUTION			5,084.52	
	213-0000-21171	PERS	EMPLOYEE CONTRIBUTION			13.50	
	309-0000-21171	PERS	EMPLOYEE CONTRIBUTION			1,284.07	
	310-0000-21171	PERS	EMPLOYEE CONTRIBUTION			3,370.64	
	311-0000-21171	PERS	EMPLOYEE CONTRIBUTION			180.58	
	312-0000-21171	PERS	EMPLOYEE CONTRIBUTION			125.79	
	410-0000-21171	PERS	EMPLOYEE CONTRIBUTION			562.52	
	531-0000-21171	PERS	EMPLOYEE CONTRIBUTION			0.36	
INV0001049	Invoice	12/12/2025	City of Soledad Regular Empl		0.00	11,222.60	
	100-0000-21171	PERS	City of Soledad Regular Empl			5,378.71	
	213-0000-21171	PERS	City of Soledad Regular Empl			13.86	
	309-0000-21171	PERS	City of Soledad Regular Empl			1,381.48	
	310-0000-21171	PERS	City of Soledad Regular Empl			3,524.51	
	311-0000-21171	PERS	City of Soledad Regular Empl			216.62	
	312-0000-21171	PERS	City of Soledad Regular Empl			129.26	
	410-0000-21171	PERS	City of Soledad Regular Empl			577.79	
	531-0000-21171	PERS	City of Soledad Regular Empl			0.37	
INV0001050	Invoice	12/12/2025	City of Soledad Police		0.00	9,637.52	
	100-0000-21171	PERS	City of Soledad Police			9,637.52	
INV0001051	Invoice	12/12/2025	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	
INV0001052	Invoice	12/12/2025	City of Soledad Reg Managers		0.00	573.86	
	100-0000-21171	PERS	City of Soledad Reg Managers			154.94	
	309-0000-21171	PERS	City of Soledad Reg Managers			143.47	
	310-0000-21171	PERS	City of Soledad Reg Managers			143.47	
	311-0000-21171	PERS	City of Soledad Reg Managers			57.38	
	312-0000-21171	PERS	City of Soledad Reg Managers			28.70	
	410-0000-21171	PERS	City of Soledad Reg Managers			45.90	
INV0001053	Invoice	12/12/2025	City of Soledad Managers		0.00	835.37	
	100-0000-21171	PERS	City of Soledad Managers			225.54	
	309-0000-21171	PERS	City of Soledad Managers			208.86	
	310-0000-21171	PERS	City of Soledad Managers			208.86	

Vendor Number	Vendor Name		Payment Date	Payment Type	Discount Amount	Payment Amount	Number
	311-0000-21171	PERS		City of Soledad Managers		83.54	
	312-0000-21171	PERS		City of Soledad Managers		41.77	
	410-0000-21171	PERS		City of Soledad Managers		66.80	
INV0001054	Invoice	12/12/2025	City of Soledad Police		0.00	628.53	
	100-0000-21171	PERS		City of Soledad Police		628.53	
INV0001055	Invoice	12/12/2025	City of Soledad Police		0.00	2,578.37	
	100-0000-21171	PERS		City of Soledad Police		2,578.37	
INV0001056	Invoice	12/12/2025	City of Soledad Police		0.00	1,527.62	
	100-0000-21171	PERS		City of Soledad Police		1,527.62	
INV0001057	Invoice	12/12/2025	City of Soledad Police		0.00	9,472.19	
	100-0000-21171	PERS		City of Soledad Police		9,472.19	
INV0001058	Invoice	12/12/2025	EMPLOYEE CONTRIBUTION		0.00	4,167.70	
	100-0000-21171	PERS		EMPLOYEE CONTRIBUTION		1,660.25	
	213-0000-21171	PERS		EMPLOYEE CONTRIBUTION		16.18	
	309-0000-21171	PERS		EMPLOYEE CONTRIBUTION		1,024.73	
	310-0000-21171	PERS		EMPLOYEE CONTRIBUTION		954.63	
	311-0000-21171	PERS		EMPLOYEE CONTRIBUTION		67.57	
	312-0000-21171	PERS		EMPLOYEE CONTRIBUTION		125.37	
	410-0000-21171	PERS		EMPLOYEE CONTRIBUTION		318.97	
INV0001059	Invoice	12/12/2025	City of Soledad Regular Empl		0.00	6,564.15	
	100-0000-21171	PERS		City of Soledad Regular Empl		2,670.30	
	213-0000-21171	PERS		City of Soledad Regular Empl		23.55	
	309-0000-21171	PERS		City of Soledad Regular Empl		1,613.48	
	310-0000-21171	PERS		City of Soledad Regular Empl		1,511.61	
	311-0000-21171	PERS		City of Soledad Regular Empl		98.39	
	312-0000-21171	PERS		City of Soledad Regular Empl		182.43	
	410-0000-21171	PERS		City of Soledad Regular Empl		464.39	
	Void		12/12/2025	Regular	0.00	0.00	58998
SUNLIF	SUN LIFE ASSURANCE COMPANY OF CANADA		12/12/2025	Regular	0.00	2,381.40	58999

Payable #	Payable Type	Post Date	Payable Description		Discount Amount	Payable Amount
	Account Number	**Account Name**		**Item Description**	**Distribution Amount**	
INV0001045	Invoice	12/12/2025	LIFE, AD&D, LTD		0.00	1,123.00
	100-0000-21150	INSURANCE PAYABLE		LIFE, AD&D, LTD		660.86
	122-0000-21150	INSURANCE PAYABLE		LIFE, AD&D, LTD		0.38
	213-0000-21150	INSURANCE PAYABLE		LIFE, AD&D, LTD		1.46
	309-0000-21150	INSURANCE PAYABLE		LIFE, AD&D, LTD		141.22
	310-0000-21150	INSURANCE PAYABLE		LIFE, AD&D, LTD		238.62
	311-0000-21150	INSUARNCE PAYABLE		LIFE, AD&D, LTD		22.36
	312-0000-21150	INSURANCE PAYABLE		LIFE, AD&D, LTD		14.11
	410-0000-21150	INSURANCE PAYABLE		LIFE, AD&D, LTD		43.97
	531-0000-21150	INSURANCE PAYABLE		LIFE, AD&D, LTD		0.02
INV0001062	Invoice	12/12/2025	LIFE, AD&D, LTD		0.00	946.93
	100-0000-21150	INSURANCE PAYABLE		LIFE, AD&D, LTD		557.91
	122-0000-21150	INSURANCE PAYABLE		LIFE, AD&D, LTD		0.18
	213-0000-21150	INSURANCE PAYABLE		LIFE, AD&D, LTD		1.12
	309-0000-21150	INSURANCE PAYABLE		LIFE, AD&D, LTD		115.45
	310-0000-21150	INSURANCE PAYABLE		LIFE, AD&D, LTD		206.95
	311-0000-21150	INSUARNCE PAYABLE		LIFE, AD&D, LTD		15.49
	312-0000-21150	INSURANCE PAYABLE		LIFE, AD&D, LTD		11.55
	410-0000-21150	INSURANCE PAYABLE		LIFE, AD&D, LTD		38.26
	531-0000-21150	INSURANCE PAYABLE		LIFE, AD&D, LTD		0.02
INV0001063	Invoice	12/12/2025	SUPPLEMENTAL		0.00	311.47
	100-0000-21150	INSURANCE PAYABLE		SUPPLEMENTAL		182.87
	122-0000-21150	INSURANCE PAYABLE		SUPPLEMENTAL		0.36
	213-0000-21150	INSURANCE PAYABLE		SUPPLEMENTAL		0.12
	309-0000-21150	INSURANCE PAYABLE		SUPPLEMENTAL		43.66
	310-0000-21150	INSURANCE PAYABLE		SUPPLEMENTAL		60.69

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
	311-0000-21150	INSUARNCE PAYABLE	SUPPLEMENTAL		11.23	
	312-0000-21150	INSURANCE PAYABLE	SUPPLEMENTAL		4.39	
	410-0000-21150	INSURANCE PAYABLE	SUPPLEMENTAL		8.15	
AZCARES	Support Payment Clearinghouse	12/12/2025	Regular	0.00	601.38	59000

Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**	
INV0001038	Invoice	12/12/2025	CHILD SUPPORT CONTRIBUTION	0.00	601.38
	100-0000-21194	CHILD SUPPORT/GARNISH..	CHILD SUPPORT CONTRIBUTION	601.38	

4LEAF	4LEAF, INC.	12/11/2025	Regular	0.00	20,760.00	59001

Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**	
J4364D	Invoice	12/12/2025	Building Inspector	0.00	20,760.00
	100-1250-52200	PROFESSIONAL SERVICES...	Building Inspector	20,760.00	

AGILEO	AGILE OCCUPATION MEDICINE PC	12/11/2025	Regular	0.00	205.00	59002

Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**	
EM059722	Invoice	12/12/2025	Pre Employment Medical	0.00	205.00
	100-2400-52200	PROFESSIONAL SERVICES...	Pre Employment Medical	205.00	

ALCANA	ALCANTAR ACE HARDWARE	12/11/2025	Regular	0.00	3,455.76	59003

Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**	
10437	Invoice	12/12/2025	Veterans Banners	0.00	34.94
	100-2400-52040	OFFICE SUPPLIES	Veterans Banners	34.94	
10518	Invoice	12/12/2025	3/8" Nipple	0.00	26.18
	309-0000-52525	REPAIRS & MAINTENANCE..	3/8" Nipple	26.18	
10532	Invoice	12/12/2025	Pressure Sensor Booster	0.00	54.13
	309-0000-52533	WELL MAINTENANCE PR...	Pressure Sensor Booster	54.13	
10533	Credit Memo	12/12/2025	Credit	0.00	-26.18
	309-0000-52525	REPAIRS & MAINTENANCE..	Credit	-26.18	
10558	Invoice	12/12/2025	Well #6 Filter	0.00	9.50
	309-0000-52525	REPAIRS & MAINTENANCE..	Well #6 Filter	9.50	
10615	Invoice	12/12/2025	Sprayer	0.00	26.21
	310-0000-52051	TOOLS & MINOR EQUIPM...	Sprayer	26.21	
10639	Invoice	12/12/2025	Tape Measure	0.00	20.75
	100-1500-52051	TOOLS & MINOR EQUIPM...	Tape Measure	20.75	
10640	Invoice	12/12/2025	Fasteners	0.00	0.74
	100-8000-52518	FACILITIES EXPENSE	Fasteners	0.74	
10648	Invoice	12/12/2025	Tie Down Ratchet	0.00	28.39
	100-1500-52051	TOOLS & MINOR EQUIPM...	Tie Down Ratchet	28.39	
10692	Invoice	12/12/2025	Light Replacement	0.00	48.05
	100-2100-52525	REPAIRS & MAINTENANCE..	Light Replacement	48.05	
10708	Invoice	12/12/2025	Brass Fittings	0.00	7.20
	309-0000-52525	REPAIRS & MAINTENANCE..	Brass Fittings	7.20	
10730	Invoice	12/12/2025	Thread Tape	0.00	34.87
	309-0000-52525	REPAIRS & MAINTENANCE..	Thread Tape	34.87	
10803	Invoice	12/12/2025	Cleaner / Gloves	0.00	16.37
	100-2100-52525	REPAIRS & MAINTENANCE..	Cleaner / Gloves	16.37	
10804	Invoice	12/12/2025	Swing Repair	0.00	10.90
	100-2100-52525	REPAIRS & MAINTENANCE..	Swing Repair	10.90	
10822	Invoice	12/12/2025	Putty Knife	0.00	14.76
	309-0000-52051	TOOLS & MINOR EQUIPM...	Putty Knife	14.76	
10835	Invoice	12/12/2025	Tree Lighting	0.00	37.98

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
	100-2100-52525	REPAIRS & MAINTENANCE..	Tree Lighting		37.98	
10862	Invoice	12/12/2025	Fasteners, Plexyglass	0.00	44.64	
	309-0000-52525	REPAIRS & MAINTENANCE..	Fasteners, Plexyglass		44.64	
10864	Invoice	12/12/2025	Utility Blades	0.00	5.45	
	100-8000-52518	FACILITIES EXPENSE	Utility Blades		5.45	
10875	Invoice	12/12/2025	Insect Spray	0.00	8.73	
	310-0000-52518	FACILITIES EXPENSE	Insect Spray		8.73	
10878	Invoice	12/12/2025	Fly Swatter	0.00	5.01	
	100-2100-52525	REPAIRS & MAINTENANCE..	Fly Swatter		5.01	
10885	Invoice	12/12/2025	Tree Lighting	0.00	5.45	
	100-2100-52525	REPAIRS & MAINTENANCE..	Tree Lighting		5.45	
10886	Invoice	12/12/2025	Banners	0.00	22.92	
	100-1200-52105	SPECIAL EVENTS	Banners		22.92	
10899	Invoice	12/12/2025	Banners	0.00	14.40	
	100-1200-52105	SPECIAL EVENTS	Banners		14.40	
10913	Invoice	12/12/2025	Spray Bottles	0.00	18.77	
	310-0000-52051	TOOLS & MINOR EQUIPM...	Spray Bottles		18.77	
10918	Invoice	12/12/2025	Paint	0.00	176.79	
	310-0000-52051	TOOLS & MINOR EQUIPM...	Paint		176.79	
10923	Invoice	12/12/2025	Tie Wire	0.00	44.66	
	100-1200-52105	SPECIAL EVENTS	Tie Wire		44.66	
10942	Invoice	12/12/2025	Cable Ties	0.00	18.56	
	100-1200-52105	SPECIAL EVENTS	Cable Ties		18.56	
10944	Invoice	12/12/2025	Breakway Switch - Trailer	0.00	114.55	
	310-0000-52051	TOOLS & MINOR EQUIPM...	Breakway Switch - Trailer		114.55	
10953	Invoice	12/12/2025	Bolts / Supplies	0.00	12.97	
	310-0000-52051	TOOLS & MINOR EQUIPM...	Bolts / Supplies		12.97	
10954	Invoice	12/12/2025	Edger Blade	0.00	15.27	
	100-2100-52525	REPAIRS & MAINTENANCE..	Edger Blade		15.27	
10974	Invoice	12/12/2025	Encampment Supplies	0.00	99.38	
	121-0000-52525	REPAIRS & MAINTENANCE..	Encampment Supplies		99.38	
11022	Invoice	12/12/2025	Encampment Supplies	0.00	125.32	
	121-0000-52525	REPAIRS & MAINTENANCE..	Encampment Supplies		125.32	
11048	Invoice	12/12/2025	Toilet Repair	0.00	54.60	
	100-2200-52518	FACILITIES EXPENSE	Toilet Repair		54.60	
11095	Invoice	12/12/2025	Batteries	0.00	21.84	
	309-0000-52051	TOOLS & MINOR EQUIPM...	Batteries		21.84	
11097	Invoice	12/12/2025	Broom	0.00	26.21	
	100-1500-52051	TOOLS & MINOR EQUIPM...	Broom		26.21	
11098	Invoice	12/12/2025	Tarps - Cover Sandbags	0.00	104.84	
	310-0000-52051	TOOLS & MINOR EQUIPM...	Tarps - Cover Sandbags		104.84	
11114	Invoice	12/12/2025	Oil	0.00	28.15	
	100-2100-52525	REPAIRS & MAINTENANCE..	Oil		28.15	
11115	Invoice	12/12/2025	Generator Filters - La Cuesta	0.00	130.29	
	309-0000-52533	WELL MAINTENANCE PR...	Generator Filters - La Cuesta		130.29	
11116	Invoice	12/12/2025	Generator Filters - Well 6	0.00	123.87	
	309-0000-52533	WELL MAINTENANCE PR...	Generator Filters - Well 6		123.87	
11117	Invoice	12/12/2025	Generator Filters - Well 7	0.00	147.44	
	309-0000-52533	WELL MAINTENANCE PR...	Generator Filters - Well 7		147.44	
11118	Invoice	12/12/2025	Generator Filters - Well 9	0.00	147.44	
	309-0000-52533	WELL MAINTENANCE PR...	Generator Filters - Well 9		147.44	
11120	Invoice	12/12/2025	Grinder Kit	0.00	34.95	

Vendor Number	Vendor Name		Payment Date	Payment Type	Discount Amount	Payment Amount	Number
	309-0000-52051	TOOLS & MINOR EQUIPM...		Grinder Kit		34.95	
11140	Invoice	12/12/2025	Soap - UV Station		0.00	15.28	
	310-0000-52051	TOOLS & MINOR EQUIPM...		Soap - UV Station		15.28	
11143	Invoice	12/12/2025	Generator Filters - Well 6		0.00	54.54	
	309-0000-52533	WELL MAINTENANCE PR...		Generator Filters - Well 6		54.54	
11147	Invoice	12/12/2025	Generator Filters - Well 9		0.00	165.97	
	309-0000-52533	WELL MAINTENANCE PR...		Generator Filters - Well 9		165.97	
11149	Invoice	12/12/2025	Encampment Supplies		0.00	32.29	
	121-0000-52525	REPAIRS & MAINTENANCE..		Encampment Supplies		32.29	
11152	Invoice	12/12/2025	Porch of Lights		0.00	81.88	
	100-8000-52518	FACILITIES EXPENSE		Porch of Lights		81.88	
11157	Invoice	12/12/2025	Generator Filters - La Cuesta		0.00	395.74	
	309-0000-52533	WELL MAINTENANCE PR...		Generator Filters - La Cuesta		395.74	
11159	Invoice	12/12/2025	Encampment Supplies		0.00	69.18	
	121-0000-52525	REPAIRS & MAINTENANCE..		Encampment Supplies		69.18	
11176	Invoice	12/12/2025	Generator Filters - Well 6		0.00	130.86	
	309-0000-52533	WELL MAINTENANCE PR...		Generator Filters - Well 6		130.86	
11181	Invoice	12/12/2025	Flag Pole, Fuses		0.00	46.41	
	100-8000-52518	FACILITIES EXPENSE		Flag Pole, Fuses		46.41	
11182	Invoice	12/12/2025	Bolt		0.00	52.41	
	100-8000-52518	FACILITIES EXPENSE		Bolt		52.41	
11189	Invoice	12/12/2025	Steel Wool & Bracket		0.00	38.19	
	310-0000-52051	TOOLS & MINOR EQUIPM...		Steel Wool & Bracket		38.19	
11191	Invoice	12/12/2025	New Holland Disc Repairs		0.00	200.98	
	310-0000-52525	REPAIRS & MAINTENANCE..		New Holland Disc Repairs		200.98	
11206	Invoice	12/12/2025	Light Motion Sensor		0.00	85.19	
	100-1400-52518	FACILITIES EXPENSE		Light Motion Sensor		85.19	
11228	Invoice	12/12/2025	Facility		0.00	11.55	
	100-2200-52518	FACILITIES EXPENSE		Facility		11.55	
11252	Invoice	12/12/2025	Chain & Snap		0.00	41.46	
	100-2100-52525	REPAIRS & MAINTENANCE..		Chain & Snap		41.46	
11306	Invoice	12/12/2025	Sprayer		0.00	136.54	
	310-0000-52051	TOOLS & MINOR EQUIPM...		Sprayer		136.54	
	Void		12/11/2025	Regular	0.00	0.00	59004
RAMOSA	ALEX RAMOS		12/11/2025	Regular	0.00	1,760.36	59005
Payable #	**Payable Type**	**Post Date**	**Payable Description**		**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**		**Item Description**	**Distribution Amount**		
121025	Invoice	12/12/2025	Reimburse PE Exam/Courses		0.00	1,760.36	
	100-1500-52091	TRAVEL, MEETINGS & TRA...		Reimburse PE Exam/Courses		440.09	
	309-0000-52091	TRAVEL, MEETINGS & TRA...		Reimburse PE Exam/Courses		440.09	
	310-0000-52091	TRAVEL, MEETINGS & TRA...		Reimburse PE Exam/Courses		440.09	
	410-0000-52091	TRAVEL, MEETINGS & TRA...		Reimburse PE Exam/Courses		440.09	
ALL ST	All Star Elite Sports		12/11/2025	Regular	0.00	42.02	59006
Payable #	**Payable Type**	**Post Date**	**Payable Description**		**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**		**Item Description**	**Distribution Amount**		
5439	Invoice	12/12/2025	Soccer Jerseys		0.00	42.02	
	100-2200-52031	PROGRAM SUPPLIES		Soccer Jerseys		42.02	
AMAZON	AMAZON CAPITAL SERVICES		12/11/2025	Regular	0.00	1,050.20	59007
Payable #	**Payable Type**	**Post Date**	**Payable Description**		**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**		**Item Description**	**Distribution Amount**		
14XT-4F63-99QG	Invoice	12/12/2025	Rain Jacket		0.00	126.26	
	310-0000-52052	SAFETY EQUIPMENT		Rain Jacket		126.26	

Vendor Number	Vendor Name		Payment Date	Payment Type	Discount Amount	Payment Amount	Number
196X-RYKX-4VPT	Invoice	12/12/2025	Battery - SCADA pack		0.00	100.66	
	309-0000-52525		REPAIRS & MAINTENANCE..	Battery - SCADA pack		100.66	
1CJC-4CR6-664Y	Invoice	12/12/2025	Drill Replacement		0.00	7.54	
	310-0000-52051		TOOLS & MINOR EQUIPM...	Drill Replacement		7.54	
1DFL-V6JG-4NQ6	Invoice	12/12/2025	SD Card		0.00	131.07	
	310-0000-52134		COLLECTION SYSTEM MA...	SD Card		131.07	
1FYT-FJGM-QRHH	Invoice	12/12/2025	Extension Pole		0.00	57.89	
	310-0000-52134		COLLECTION SYSTEM MA...	Extension Pole		57.89	
1NMM-7HQV-PT...	Invoice	12/12/2025	Youth Council, Holly Jolly, Camp Food Pizza		0.00	70.44	
	100-2200-52031		PROGRAM SUPPLIES	Plates 4 Camp Food Pizza Party: ...		25.74	
	100-2200-52105		SPECIAL EVENTS	Holly Jolly		11.95	
	100-2200-52115		SUNDRY	Youth Council		32.75	
1W6G-TFWY-6Y...	Invoice	12/12/2025	Cell Phone Case		0.00	26.21	
	100-1500-52040		OFFICE SUPPLIES	Cell Phone Case		26.21	
1XXW-9XCY-4Y67	Invoice	12/12/2025	Relay Switch - Well #11		0.00	32.73	
	309-0000-52525		REPAIRS & MAINTENANCE..	Relay Switch - Well #11		32.73	
1YFF-YJDD-YV7N	Invoice	12/12/2025	Cell Phone Cases		0.00	497.40	
	310-0000-52040		OFFICE SUPPLIES	Cell Phone Cases		497.40	
AMESUP	AMERICAN SUPPLY COMPANY		12/11/2025	Regular	0.00	290.17	59008
Payable #	**Payable Type**	**Post Date**	**Payable Description**		**Discount Amount**	**Payable Amount**	
	Account Number		**Account Name**	**Item Description**	**Distribution Amount**		
3076244	Invoice	12/12/2025	Encampment Supplies		0.00	290.17	
	121-0000-52525		REPAIRS & MAINTENANCE..	Encampment Supplies		290.17	
ANIMAL	ANIMAL DAMAGE MANAGEMENT, INC.		12/11/2025	Regular	0.00	200.00	59009
Payable #	**Payable Type**	**Post Date**	**Payable Description**		**Discount Amount**	**Payable Amount**	
	Account Number		**Account Name**	**Item Description**	**Distribution Amount**		
422675	Invoice	12/12/2025	Rodent Control Chavez/Vosti		0.00	200.00	
	100-2100-52518		FACILITIES EXPENSE	Rodent Control Chavez/Vosti		200.00	
AUTOZO	AUTOZONE LLC		12/11/2025	Regular	0.00	1,524.48	59010
Payable #	**Payable Type**	**Post Date**	**Payable Description**		**Discount Amount**	**Payable Amount**	
	Account Number		**Account Name**	**Item Description**	**Distribution Amount**		
06290160782	Invoice	12/12/2025	Oxygen Sensor		0.00	243.02	
	100-1400-52080		FLEET SERVICES	Oxygen Sensor		243.02	
06290167000	Invoice	12/12/2025	Battery		0.00	232.51	
	100-2100-52080		FLEET SERVICES	Battery		232.51	
06290171208	Invoice	12/12/2025	Flush Truck Hose Repair		0.00	170.50	
	310-0000-52134		COLLECTION SYSTEM MA...	Flush Truck Hose Repair		170.50	
06290174204	Invoice	12/12/2025	Preventive Maint.		0.00	90.90	
	100-1400-52080		FLEET SERVICES	Preventive Maint.		90.90	
06290174205	Invoice	12/12/2025	Preventive Maint.		0.00	90.90	
	100-1400-52080		FLEET SERVICES	Preventive Maint.		90.90	
06290177732	Invoice	12/12/2025	Brake Rotors & Pads		0.00	561.87	
	100-1400-52080		FLEET SERVICES	Brake Rotors & Pads		561.87	
06290178674	Invoice	12/12/2025	Preventive Maint.		0.00	94.82	
	100-1400-52080		FLEET SERVICES	Preventive Maint.		94.82	
06290178696	Invoice	12/12/2025	Windshield Washer		0.00	6.41	
	309-0000-52080		FLEET SERVICES	Windshield Washer		6.41	
06290179260	Invoice	12/12/2025	Brake Fluid		0.00	33.55	
	100-1400-52080		FLEET SERVICES	Brake Fluid		33.55	
BACKFL	BACKFLOW DISTRIBUTORS INC.		12/11/2025	Regular	0.00	1,461.25	59011

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
82119	Invoice	12/12/2025	Encampment Backflow		0.00	1,461.25	
	121-0000-52525	REPAIRS & MAINTENANCE..	Encampment Backflow		1,461.25		
BAILEY	BAILEY STREET LIMITED		12/11/2025	Regular	0.00	26,469.64	59012
100522632	Invoice	12/12/2025	Chlorine - Plant		0.00	15,313.03	
	310-0000-52044	CHEMICAL	Chlorine - Plant		15,313.03		
100522633	Invoice	12/12/2025	Polymers - Plant		0.00	11,156.61	
	310-0000-52044	CHEMICAL	Polymers - Plant		11,156.61		
PRIMO	BLUE TRITON BRANDS INC		12/11/2025	Regular	0.00	592.32	59013
05K6710027081	Invoice	12/12/2025	Encampment Water		0.00	189.29	
	121-0000-52200	PROFESSIONAL SERVICES...	Encampment Water		189.29		
05L8720133707	Invoice	12/12/2025	Water Service		0.00	403.03	
	100-1400-52200	PROFESSIONAL SERVICES...	Water Service		403.03		
BLUEALLY	BLUEALLY TECHNOLOGY SOLUTIONS LLC		12/11/2025	Regular	0.00	655.50	59014
INV63720	Invoice	12/12/2025	PC Workstation		0.00	655.50	
	100-2400-57100	CAPITAL OUTLAY - COMP...	PC Workstation		655.50		
BLUEBEAM	BLUEBEAM, INC		12/11/2025	Regular	0.00	660.00	59015
2619388	Invoice	12/12/2025	Subscription Renewal		0.00	660.00	
	309-0000-52010	MEMBERSHIP DUES	Subscription Renewal		330.00		
	310-0000-52010	MEMBERSHIP DUES	Subscription Renewal		330.00		
BOLE	BOLE & ASSOCIATES		12/11/2025	Regular	0.00	3,250.00	59016
2575	Invoice	12/12/2025	1232 Monterey Street Site Assessment		0.00	3,250.00	
	100-1200-52200	PROFESSIONAL SERVICES...	1232 Monterey Street Site Asses...		3,250.00		
SOLISB	BRIAN SOLIS		12/11/2025	Regular	0.00	1,313.50	59017
011426	Invoice	12/12/2025	SBSLI Session 8		0.00	423.50	
	100-1400-52091	TRAVEL, MEETINGS & TRA...	SBSLI Session 8		423.50		
111925	Invoice	12/12/2025	SBSLI Session 6		0.00	466.50	
	100-1400-52091	TRAVEL, MEETINGS & TRA...	SBSLI Session 6		466.50		
121725	Invoice	12/12/2025	SBSLI Session 7		0.00	423.50	
	100-1400-52091	TRAVEL, MEETINGS & TRA...	SBSLI Session 7		423.50		
CALWES	CAL-WEST		12/11/2025	Regular	0.00	2,313.91	59018
250834	Invoice	12/12/2025	Front/Nestles Post Knock Down		0.00	1,813.91	
	410-0000-57032	SIGNAL MAINTENANCE	Front/Nestles Post Knock Down		1,813.91		
251013	Invoice	12/12/2025	Preventive Maint. Oct 2025		0.00	500.00	
	410-0000-57032	SIGNAL MAINTENANCE	Preventive Maint. Oct 2025		500.00		
CINTAS	CINTAS CORPORATION NO. 3		12/11/2025	Regular	0.00	1,378.02	59019

Vendor Number / Payable #	Vendor Name / Payable Type	Post Date	Payment Date / Payable Description	Payment Type	Discount Amount / Discount Amount	Payment Amount / Payable Amount	Number
	Account Number		Account Name	Item Description		Distribution Amount	
4250051579	Invoice	12/12/2025	Parks / St. Uniforms		0.00	204.52	
	100-1400-52520		MAINTENANCE AGREEM...	Parks / St. Uniforms		15.51	
	100-1500-52520		MAINTENANCE AGREEM...	Parks / St. Uniforms		5.03	
	100-2100-52520		MAINTENANCE AGREEM...	Parks / St. Uniforms		99.28	
	311-0000-52520		MAINTENANCE AGREEM...	Parks / St. Uniforms		1.70	
	312-0000-52520		MAINTENANCE AGREEM...	Parks / St. Uniforms		18.75	
	410-0000-52520		MAINTENANCE AGREEM...	Parks / St. Uniforms		64.25	
4251003495	Invoice	12/12/2025	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	
4251003615	Invoice	12/12/2025	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	
4251545067	Invoice	12/12/2025	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		2.42	
	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		8.96	
	410-0000-52520		MAINTENANCE AGREEM...	Parks/St.Uniforms		30.71	
4251545159	Invoice	12/12/2025	WW/Water Uniforms		0.00	246.30	
	309-0000-52520		MAINTENANCE AGREEM...	WW/Water Uniforms		38.56	
	310-0000-52520		MAINTENANCE AGREEM...	WW/Water Uniforms		207.74	
4252272286	Invoice	12/12/2025	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	
4252272328	Invoice	12/12/2025	WW/Water Uniforms		0.00	376.37	
	309-0000-52520		MAINTENANCE AGREEM...	WW/Water Uniforms		64.22	
	310-0000-52520		MAINTENANCE AGREEM...	WW/Water Uniforms		312.15	
CISO	CITY OF SOLEDAD		12/11/2025	Regular	0.00	145.91	59020
Payable #	Payable Type	Post Date	Payable Description		Discount Amount	Payable Amount	
	Account Number		Account Name	Item Description		Distribution Amount	
120125	Invoice	12/12/2025	858 Mora Cir. Workforce Housing		0.00	145.91	
	100-1200-52400		UTILITIES	858 Mora Cir. Workforce Housing		145.91	
CISO	CITY OF SOLEDAD		12/11/2025	Regular	0.00	24,792.98	59021

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**		
111425	Invoice	12/12/2025	Water Services		0.00	24,792.98	
	100-1200-52400		UTILITIES	Visitor Center		235.64	
	100-1400-52400		UTILITIES	Water/Facilities PD		481.80	
	100-1450-52400		UTILITIES	Water/Facilities FD		222.82	
	100-2100-52400		UTILITIES	Water/Parks		11,048.90	
	100-2200-52400		UTILITIES	Community Center		418.87	
	100-8000-52400		UTILITIES	Water/Facilities		840.56	
	410-0000-52400		UTILITIES	Water/Landscaping		3,396.33	
	410-0000-52400		UTILITIES	Water/Sweeper		342.58	
	647-0000-52430		PARK WATER CHARGES	Water/Rancho San Vicente		351.35	
	647-0000-52431		PARKWAY WATER CHARG...	Water/Rancho San Vicente		627.68	
	650-0000-52430		PARK WATER CHARGES	Water/Diamond Ridge		3,347.42	
	651-0000-52516		LANDSCAPE MAINT. (EAS...	Water/Orchard		3,479.03	
CISO	CITY OF SOLEDAD		12/11/2025	Regular	0.00	345.22	59022
Payable #	**Payable Type**	**Post Date**	**Payable Description**		**Discount Amount**	**Payable Amount**	
	Account Number		**Account Name**	**Item Description**	**Distribution Amount**		
120125A	Invoice	12/12/2025	Encampment Water		0.00	345.22	
	121-0000-52200		PROFESSIONAL SERVICES...	Encampment Water		345.22	
CPM	COMMERCIAL PUMP & MECHANICAL, INC		12/11/2025	Regular	0.00	5,612.71	59023
Payable #	**Payable Type**	**Post Date**	**Payable Description**		**Discount Amount**	**Payable Amount**	
	Account Number		**Account Name**	**Item Description**	**Distribution Amount**		
25026-5	Invoice	12/12/2025	Restraints - Well #6		0.00	858.71	
	309-0000-52533		WELL MAINTENANCE PR...	Restraints - Well #6		858.71	
25026-6	Invoice	12/12/2025	Balance Motor - Well #6		0.00	4,754.00	
	309-0000-52533		WELL MAINTENANCE PR...	Balance Motor - Well #6		4,754.00	
CORE&M	CORE & MAIN LP		12/11/2025	Regular	0.00	1,194.82	59024
Payable #	**Payable Type**	**Post Date**	**Payable Description**		**Discount Amount**	**Payable Amount**	
	Account Number		**Account Name**	**Item Description**	**Distribution Amount**		
Y189969	Invoice	12/12/2025	Encampment Service		0.00	1,137.11	
	121-0000-52200		PROFESSIONAL SERVICES...	Encampment Service		1,137.11	
Y189982	Invoice	12/12/2025	Hydrant Adhesive		0.00	57.71	
	309-0000-52525		REPAIRS & MAINTENANCE..	Hydrant Adhesive		57.71	
VELASCO	CRESENCIO VELASCO		12/11/2025	Regular	0.00	3,594.00	59025
Payable #	**Payable Type**	**Post Date**	**Payable Description**		**Discount Amount**	**Payable Amount**	
	Account Number		**Account Name**	**Item Description**	**Distribution Amount**		
INV-00000467	Invoice	12/12/2025	DG2501274		0.00	3,594.00	
	100-1400-52200		PROFESSIONAL SERVICES...	DG2501274		3,594.00	
CRIREA	CRITICAL REACH, INC.		12/11/2025	Regular	0.00	375.00	59026
Payable #	**Payable Type**	**Post Date**	**Payable Description**		**Discount Amount**	**Payable Amount**	
	Account Number		**Account Name**	**Item Description**	**Distribution Amount**		
4884	Invoice	12/12/2025	Maint. Agreement		0.00	375.00	
	100-1400-52520		MAINTENANCE AGREEM...	Maint. Agreement		375.00	
CSC OF	CSC OF SALINAS		12/11/2025	Regular	0.00	315.03	59027
Payable #	**Payable Type**	**Post Date**	**Payable Description**		**Discount Amount**	**Payable Amount**	
	Account Number		**Account Name**	**Item Description**	**Distribution Amount**		
001112665	Invoice	12/12/2025	O-Rings - UV Station		0.00	315.03	
	310-0000-52525		REPAIRS & MAINTENANCE..	O-Rings - UV Station		315.03	
CSG CO	CSG CONSULTANTS, INC.		12/11/2025	Regular	0.00	8,280.00	59028

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
63013	Invoice	12/12/2025	General Services, Renew. Trk. Stp., Quick ...		0.00	881.25	
	100-1250-52200	PROFESSIONAL SERVICES...	General Services			763.75	
	120-0000-52200	PROFESSIONAL SERVICES...	Renewable Truck Stop			58.75	
	120-0000-52200	PROFESSIONAL SERVICES...	Quick Quack			58.75	
63064	Invoice	12/12/2025	CSG Services		0.00	6,223.75	
	100-1250-52200	PROFESSIONAL SERVICES...	CSG Services			6,223.75	
63673	Invoice	12/12/2025	General Services, Renewable Truck Stop		0.00	1,175.00	
	100-1250-52200	PROFESSIONAL SERVICES...	General Services			998.75	
	120-0000-52200	PROFESSIONAL SERVICES...	Renewable Truck Stop			176.25	
CWEA	CWEA		12/11/2025	Regular	0.00	251.00	59029
Payable #	Payable Type / Account Number	Post Date / Account Name	Payable Description / Item Description		Discount Amount / Distribution Amount	Payable Amount	
435039	Invoice	12/12/2025	CWEA Renewal		0.00	251.00	
	310-0000-52091	TRAVEL, MEETINGS & TRA..	CWEA Renewal			251.00	
GUERR	DAMIAN GUERRERO		12/11/2025	Regular	0.00	16,500.00	59030
Payable #	Payable Type / Account Number	Post Date / Account Name	Payable Description / Item Description		Discount Amount / Distribution Amount	Payable Amount	
320	Invoice	12/12/2025	Water Leak		0.00	800.00	
	651-0000-52525	REPAIRS & MAINTENANCE..	Water Leak			800.00	
321	Invoice	12/12/2025	Maint.		0.00	1,500.00	
	647-0000-52530	STREET LANDSCAPING	Maint.			1,500.00	
322	Invoice	12/12/2025	Maint.		0.00	3,500.00	
	650-0000-52519	MAINTENANCE	Maint.			3,500.00	
323	Invoice	12/12/2025	Maint.		0.00	1,750.00	
	651-0000-52516	LANDSCAPE MAINT. (EAS...	Maint.			1,750.00	
324	Invoice	12/12/2025	Monthly Maint.		0.00	250.00	
	651-0000-52516	LANDSCAPE MAINT. (EAS...	Monthly Maint.			250.00	
325	Invoice	12/12/2025	Maint.		0.00	1,750.00	
	651-0000-52516	LANDSCAPE MAINT. (EAS...	Maint.			1,750.00	
326	Invoice	12/12/2025	Maint.		0.00	1,750.00	
	651-0000-52516	LANDSCAPE MAINT. (EAS...	Maint.			1,750.00	
327	Invoice	12/12/2025	Maint.		0.00	4,000.00	
	651-0000-52522	PARK MAINTENANCE	Maint.			4,000.00	
328	Invoice	12/12/2025	Front Street Leaf Cleanup		0.00	1,200.00	
	410-0000-52531	STREET MAINTENANCE	Front Street Leaf Cleanup			1,200.00	
DATA	DATAFLOW BUSINESS SYSTEMS, INC.		12/11/2025	Regular	0.00	441.96	59031
Payable #	Payable Type / Account Number	Post Date / Account Name	Payable Description / Item Description		Discount Amount / Distribution Amount	Payable Amount	
439919	Invoice	12/12/2025	Copier - PD		0.00	12.50	
	100-1400-52520	MAINTENANCE AGREEM...	Copier - PD			12.50	
440241	Invoice	12/12/2025	Copier - PD		0.00	330.20	
	100-1400-52520	MAINTENANCE AGREEM...	Copier - PD			330.20	
440324	Invoice	12/12/2025	Copier - CH		0.00	12.50	
	100-8000-52520	MAINTENANCE AGREEM...	Copier - CH			12.50	
440484	Invoice	12/12/2025	Copier - CC		0.00	86.76	
	100-2200-52520	MAINTENANCE AGREEM...	Copier - CC			86.76	
EDGES	EDGES ELECTRICAL GROUP, LLC		12/11/2025	Regular	0.00	449.45	59032

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
S6595922.001	Invoice	12/12/2025	Electrical Wires - Metal Building		0.00	449.45	
	310-0000-52525	REPAIRS & MAINTENANCE..	Electrical Wires - Metal Building		449.45		
EMCPLA	EMC PLANNING GROUP INC.		12/11/2025	Regular	0.00	1,842.76	59033
25-017-9	Invoice	12/12/2025	Almond Acres		0.00	1,842.76	
	120-0000-52200	PROFESSIONAL SERVICES...	Almond Acres		1,842.76		
OZUNA EMILA	EMILIA OZUNA		12/11/2025	Regular	0.00	150.00	59034
120925	Invoice	12/12/2025	Face Painter - Holly Jolly Christmas		0.00	150.00	
	100-2200-52105	SPECIAL EVENTS	Face Painter - Holly Jolly Christm...		150.00		
EVERBA	EVERBANK, N.A.		12/11/2025	Regular	0.00	321.37	59035
10544071	Invoice	12/12/2025	Copy Machine Lease		0.00	164.89	
	100-1400-52230	LEASE CONTRACTS	Copy Machine Lease		164.89		
10560353	Invoice	12/12/2025	Copier - CH		0.00	156.48	
	100-8000-52230	LEASE CONTRACTS	Copier - CH		156.48		
FERGUSONUS	FERGUSON US HOLDINGS, INC		12/11/2025	Regular	0.00	23,220.53	59036
1904191-2	Invoice	12/12/2025	1.5" Neptune Meters		0.00	3,762.57	
	309-0000-52521	METER REPAIR/REPLACE...	1.5" Neptune Meters		3,762.57		
1911127	Invoice	12/12/2025	5/8" Neptune Meters		0.00	6,374.03	
	309-0000-52521	METER REPAIR/REPLACE...	5/8" Neptune Meters		6,374.03		
1911198	Invoice	12/12/2025	Neptune Bolter Endpoint		0.00	231.80	
	309-0000-52521	METER REPAIR/REPLACE...	Neptune Bolter Endpoint		231.80		
1912118	Invoice	12/12/2025	Encampment Water Service		0.00	11,227.02	
	121-0000-52200	PROFESSIONAL SERVICES...	Encampment Water Service		11,227.02		
1912118-1	Invoice	12/12/2025	Encampment Service		0.00	223.04	
	121-0000-52200	PROFESSIONAL SERVICES...	Encampment Service		223.04		
1912293	Invoice	12/12/2025	Straw Wattles		0.00	159.53	
	310-0000-52134	COLLECTION SYSTEM MA...	Straw Wattles		159.53		
1912955	Invoice	12/12/2025	PVC Pipe Cutter		0.00	150.91	
	309-0000-52051	TOOLS & MINOR EQUIPM...	PVC Pipe Cutter		150.91		
1913313	Invoice	12/12/2025	Well 15 - Repairs		0.00	258.69	
	310-0000-52525	REPAIRS & MAINTENANCE..	Well 15 - Repairs		258.69		
1913573	Invoice	12/12/2025	Encampment Service		0.00	537.62	
	121-0000-52200	PROFESSIONAL SERVICES...	Encampment Service		537.62		
6377260	Invoice	12/12/2025	2.5" Poly Clamp		0.00	295.32	
	309-0000-52051	TOOLS & MINOR EQUIPM...	2.5" Poly Clamp		295.32		
FLSMIDTH	FLSDIDTH INC		12/11/2025	Regular	0.00	4,309.15	59037
INV-US2-000016...	Invoice	12/12/2025	Grit Collector Parts & Repairs		0.00	4,309.15	
	310-0000-52525	REPAIRS & MAINTENANCE..	Grit Collector Parts & Repairs		4,309.15		
FRONTI	FRONTIER PERFORMANCE LUBRICANTS		12/11/2025	Regular	0.00	240.19	59038

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**		
MRE3573550	Invoice	12/12/2025	Grease Cleaner		0.00	240.19	
	310-0000-52051		TOOLS & MINOR EQUIPM...	Grease Cleaner	240.19		
GRAINE	GRAINGER		12/11/2025	Regular	0.00	479.51	59039
Payable #	**Payable Type**	**Post Date**	**Payable Description**		**Discount Amount**	**Payable Amount**	
	Account Number		**Account Name**	**Item Description**	**Distribution Amount**		
9718054647	Invoice	12/12/2025	Graphite - Well Sites		0.00	203.10	
	309-0000-52051		TOOLS & MINOR EQUIPM...	Graphite - Well Sites	203.10		
9725347331	Invoice	12/12/2025	S. Rain Boots		0.00	276.41	
	310-0000-52052		SAFETY EQUIPMENT	S. Rain Boots	276.41		
GREENR	GREEN RUBBER-KENNEDY AG		12/11/2025	Regular	0.00	2,998.65	59040
Payable #	**Payable Type**	**Post Date**	**Payable Description**		**Discount Amount**	**Payable Amount**	
	Account Number		**Account Name**	**Item Description**	**Distribution Amount**		
S-817442	Invoice	12/12/2025	Escalator #2 Repair		0.00	2,998.65	
	310-0000-52525		REPAIRS & MAINTENANCE..	Escalator #2 Repair	2,998.65		
GRISWO	GRISWOLD INDUSTRIES		12/11/2025	Regular	0.00	1,529.50	59041
Payable #	**Payable Type**	**Post Date**	**Payable Description**		**Discount Amount**	**Payable Amount**	
	Account Number		**Account Name**	**Item Description**	**Distribution Amount**		
932171	Invoice	12/12/2025	Metz/Orchard PRV 6"/3"		0.00	1,529.50	
	309-0000-52051		TOOLS & MINOR EQUIPM...	Metz/Orchard PRV 6"/3"	1,529.50		
HACH C	HACH COMPANY		12/11/2025	Regular	0.00	1,055.36	59042
Payable #	**Payable Type**	**Post Date**	**Payable Description**		**Discount Amount**	**Payable Amount**	
	Account Number		**Account Name**	**Item Description**	**Distribution Amount**		
14771810	Invoice	12/12/2025	NTU Meter Replacement Parts		0.00	1,055.36	
	310-0000-52525		REPAIRS & MAINTENANCE..	NTU Meter Replacement Parts	1,055.36		
HERC	HERC RENTALS INC.		12/11/2025	Regular	0.00	1,522.70	59043
Payable #	**Payable Type**	**Post Date**	**Payable Description**		**Discount Amount**	**Payable Amount**	
	Account Number		**Account Name**	**Item Description**	**Distribution Amount**		
36044641-001	Invoice	12/12/2025	Banners		0.00	919.76	
	100-2100-52051		TOOLS & MINOR EQUIPM...	Banners	919.76		
36118442-002	Invoice	12/12/2025	Lift		0.00	602.94	
	100-1200-52200		PROFESSIONAL SERVICES...	Lift	150.74		
	100-2100-52051		TOOLS & MINOR EQUIPM...	Lift	301.47		
	100-2200-52518		FACILITIES EXPENSE	Lift	150.73		
HILINE	HI-LINE ELECTRIC COMPANY, INC.		12/11/2025	Regular	0.00	257.62	59044
Payable #	**Payable Type**	**Post Date**	**Payable Description**		**Discount Amount**	**Payable Amount**	
	Account Number		**Account Name**	**Item Description**	**Distribution Amount**		
3183116	Invoice	12/12/2025	Thread Locker		0.00	49.68	
	100-1400-52080		FLEET SERVICES	Thread Locker	49.68		
3189447	Invoice	12/12/2025	Shop Tools		0.00	207.94	
	310-0000-52051		TOOLS & MINOR EQUIPM...	Shop Tools	207.94		
HOMEDE	HOME DEPOT CREDIT SERVICES		12/11/2025	Regular	0.00	236.98	59045
Payable #	**Payable Type**	**Post Date**	**Payable Description**		**Discount Amount**	**Payable Amount**	
	Account Number		**Account Name**	**Item Description**	**Distribution Amount**		
112125	Invoice	12/12/2025	Credit Card Purchases		0.00	236.98	
	100-2100-52051		TOOLS & MINOR EQUIPM...	Green LED Bulbs	196.58		
	100-2100-52525		REPAIRS & MAINTENANCE..	Ratchet	20.75		
	100-2100-52525		REPAIRS & MAINTENANCE..	Return Credit	-196.58		
	100-2100-52525		REPAIRS & MAINTENANCE..	Red/Green Christmas Lights	128.85		
	100-2200-52518		FACILITIES EXPENSE	24-Hour Mechanical Timer	87.38		
CORIX	ICONIX WATERWORKS (US) INC.		12/11/2025	Regular	0.00	12,645.53	59046

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
U2516048592	Invoice	12/12/2025	6" Valve Emergency Repair		0.00	4,075.92	
	309-0000-52525	REPAIRS & MAINTENANCE..	6" Valve Emergency Repair			4,075.92	
U2516048747	Invoice	12/12/2025	Polymer Conrete Cover		0.00	4,973.67	
	309-0000-52525	REPAIRS & MAINTENANCE..	Polymer Conrete Cover			4,973.67	
U2516048748	Invoice	12/12/2025	Polymer Concrete Cover		0.00	2,891.58	
	309-0000-52525	REPAIRS & MAINTENANCE..	Polymer Concrete Cover			2,891.58	
U2516048749	Invoice	12/12/2025	6" Valve Repair		0.00	704.36	
	309-0000-52525	REPAIRS & MAINTENANCE..	6" Valve Repair			704.36	
INFOSE	INFOSEND, INC		12/11/2025	Regular	0.00	2,650.12	59047
300094	Invoice	12/12/2025	Utility Bill Mailing		0.00	2,650.12	
	309-0000-52042	POSTAGE, SHIPPING & FR...	Utility Bill Mailing			883.37	
	310-0000-52042	POSTAGE, SHIPPING & FR...	Utility Bill Mailing			883.37	
	311-0000-52042	POSTAGE, SHIPPING & FR...	Utility Bill Mailing			883.38	
GISPLU	ISMAEL GONZALEZ		12/11/2025	Regular	0.00	438.55	59048
6878	Invoice	12/12/2025	Toilet Repairs		0.00	438.55	
	100-1400-52518	FACILITIES EXPENSE	Toilet Repairs			438.55	
THETRE	JOV MAGANA RODRIGUEZ		12/11/2025	Regular	0.00	2,400.00	59049
1585	Invoice	12/12/2025	Tree Trimming / Prune		0.00	2,400.00	
	100-8000-52518	FACILITIES EXPENSE	Tree Trimming / Prune			2,400.00	
KIMLEY	KIMLEY-HORN AND ASSOCIATES, INC		12/11/2025	Regular	0.00	1,590.00	59050
33901143	Invoice	12/12/2025	Impact Study Fee		0.00	1,590.00	
	100-1200-52200	PROFESSIONAL SERVICES...	Impact Study Fee			1,590.00	
KSB	KSB, INC.		12/11/2025	Regular	0.00	14,648.72	59051
I20000040538	Invoice	12/12/2025	RAS Pump - Labor & Parts		0.00	8,813.03	
	310-0000-52525	REPAIRS & MAINTENANCE..	RAS Pump - Labor & Parts			8,813.03	
I20000040543	Invoice	12/12/2025	Drain Repairs - Station p#3		0.00	5,835.69	
	310-0000-52525	REPAIRS & MAINTENANCE..	Drain Repairs - Station p#3			5,835.69	
LAWPSY	LAW ENFORCEMENT PSYCHOLOGICAL SERVICES		12/11/2025	Regular	0.00	1,300.00	59052
35450	Invoice	12/12/2025	Pre Employment Psych		0.00	950.00	
	100-1400-52200	PROFESSIONAL SERVICES...	Pre Employment Psych			950.00	
4065	Invoice	06/30/2025	Pre Employment Psych		0.00	350.00	
	100-1400-52200	PROFESSIONAL SERVICES...	Pre Employment Psych			350.00	
TACON	LEONARDO R LOPEZ		12/11/2025	Regular	0.00	500.00	59053
112125	Invoice	12/12/2025	Superhero Festival 2025		0.00	500.00	
	100-2200-52105	SPECIAL EVENTS	Superhero Festival 2025			500.00	

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
LEYTOW	LEYVA'S TOWING, INC.	12/11/2025	Regular	0.00	1,562.21	59054

Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount
14863	Invoice	12/12/2025	AV - Trailer	0.00	1,562.21

Account Number	Account Name	Item Description	Distribution Amount
418-0000-52015	SUBSCRIPTIONS	AV - Trailer	1,562.21

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
LPZ	LPZ TIRE SERVICE INC	12/11/2025	Regular	0.00	1,124.50	59055

Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount
2899	Invoice	12/12/2025	Flat Repair	0.00	25.00
3310	Invoice	12/12/2025	Tires - Traffic Unit	0.00	1,099.50

Account Number	Account Name	Item Description	Distribution Amount
100-2100-52525	REPAIRS & MAINTENANCE..	Flat Repair	25.00
100-1400-52080	FLEET SERVICES	Tires - Traffic Unit	1,099.50

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
SOCOEM	MARCOS JIMENEZ	12/11/2025	Regular	0.00	700.45	59056

Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount
120225	Invoice	12/12/2025	Youth Hip Hop Crewnecks	0.00	700.45

Account Number	Account Name	Item Description	Distribution Amount
100-2200-52031	PROGRAM SUPPLIES	Youth Hip Hop Crewnecks	700.45

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
METROT	METROPOLITAN TRANSPORTATION COMMISSIC	12/11/2025	Regular	0.00	2,000.00	59057

Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount
4926-AR14130	Invoice	12/12/2025	Annual Subscription	0.00	2,000.00

Account Number	Account Name	Item Description	Distribution Amount
410-0000-52010	MEMBERSHIP DUES	Annual Subscription	2,000.00

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
CARRILLOM	MICHAEL CARRILLO	12/11/2025	Regular	0.00	2,327.42	59058

Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount
111625	Invoice	12/12/2025	Refund Building Permit Fees	0.00	2,327.42

Account Number	Account Name	Item Description	Distribution Amount
100-0000-42300	BUILDING PERMITS	Refund Building Permit Fees	2,327.42

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
MIDWEST	MIDWEST GUN WORKS INC	12/11/2025	Regular	0.00	3,677.21	59059

Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount
2043996	Invoice	12/12/2025	PD Ammunition	0.00	3,677.21

Account Number	Account Name	Item Description	Distribution Amount
100-1400-52043	AMMUNITION/WEAPON ...	PD Ammunition	3,677.21

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
MIKEST	MIKE'S TOWING	12/11/2025	Regular	0.00	285.00	59060

Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount
26080	Invoice	12/12/2025	Tow	0.00	285.00

Account Number	Account Name	Item Description	Distribution Amount
100-1400-52080	FLEET SERVICES	Tow	285.00

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
WILDHORSE	M-K-S DODSON INC	12/11/2025	Regular	0.00	100.00	59061

Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount
I021631	Invoice	12/12/2025	Encampment Diesel	0.00	100.00

Account Number	Account Name	Item Description	Distribution Amount
121-0000-52200	PROFESSIONAL SERVICES...	Encampment Diesel	100.00

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
MNS	MNS ENGINEERS, INC	12/11/2025	Regular	0.00	6,012.50	59062

Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount
92055	Invoice	12/12/2025	HMGP Grant Writing	0.00	4,450.00
92056	Invoice	12/12/2025	WRF Flood Protection	0.00	142.50
92057	Invoice	12/12/2025	UCDR Grant Admin	0.00	1,420.00

Account Number	Account Name	Item Description	Distribution Amount
100-8000-52200	PROFESSIONAL SERVICES...	HMGP Grant Writing	1,483.34
309-0000-52200	PROFESSIONAL SERVICES...	HMGP Grant Writing	1,483.33
310-0000-52200	PROFESSIONAL SERVICES...	HMGP Grant Writing	1,483.33
310-0000-57000	CAPITAL OUTLAY - IMPR...	WRF Flood Protection	142.50

Vendor Number	Vendor Name		Payment Date	Payment Type	Discount Amount	Payment Amount	Number
	213-0000-52200	PROFESSIONAL SERVICES...		UCDR Grant Admin		1,420.00	
MOBAAN	MONTEREY BAY ANALYTICAL SERVICES		12/11/2025	Regular	0.00	12,149.40	59063
Payable #	**Payable Type**	**Post Date**	**Payable Description**		**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**		**Item Description**	**Distribution Amount**		
2510SOL-DW	Invoice	12/12/2025	MBAS - Water Samples		0.00	2,100.30	
	309-0000-52053	LAB ANALYSIS & TESTING		MBAS - Water Samples		2,100.30	
2510SOL-WW	Invoice	12/12/2025	WW Monitoring - 10/25		0.00	10,049.10	
	310-0000-52053	LAB ANALYSIS & TESTING		WW Monitoring - 10/25		10,049.10	
MONTEREYCOMPUTER	MONTEREY COMPUTER CORPORATION		12/11/2025	Regular	0.00	9,897.40	59064
Payable #	**Payable Type**	**Post Date**	**Payable Description**		**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**		**Item Description**	**Distribution Amount**		
I125052	Invoice	12/12/2025	IT Services		0.00	3,645.00	
	100-1320-52200	PROFESSIONAL SERVICES...		IT Services		3,645.00	
I125053	Invoice	12/12/2025	IT Support		0.00	3,037.50	
	100-1320-52200	PROFESSIONAL SERVICES...		IT Support		3,037.50	
I125055	Invoice	12/12/2025	SCADA Support		0.00	2,182.50	
	309-0000-57100	CAPITAL OUTLAY - COMP...		SCADA Support		545.63	
	310-0000-57100	CAPITAL OUTLAY - COMP...		SCADA Support		1,636.87	
I125125	Invoice	12/12/2025	IT Services - Cable Certification CH		0.00	1,032.40	
	100-1320-52200	PROFESSIONAL SERVICES...		IT Services - Cable Certification ...		1,032.40	
MPEXPR	MP EXPRESS, INC.		12/11/2025	Regular	0.00	5,261.93	59065
Payable #	**Payable Type**	**Post Date**	**Payable Description**		**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**		**Item Description**	**Distribution Amount**		
79664	Invoice	12/12/2025	Banners Production Cost		0.00	5,095.77	
	100-2400-52040	OFFICE SUPPLIES		Banners Production Cost		5,095.77	
80367	Invoice	12/12/2025	Business Cards		0.00	166.16	
	100-1400-52200	PROFESSIONAL SERVICES...		Business Cards		166.16	
OREAUT	O'REILLY AUTO PARTS		12/11/2025	Regular	0.00	2,346.74	59066
Payable #	**Payable Type**	**Post Date**	**Payable Description**		**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**		**Item Description**	**Distribution Amount**		
3566-273809	Invoice	12/12/2025	Water Pump & Coolant		0.00	147.04	
	100-1400-52080	FLEET SERVICES		Water Pump & Coolant		147.04	
3566-273810	Invoice	12/12/2025	Coolant / Washer Fluid		0.00	38.42	
	100-2100-52080	FLEET SERVICES		Coolant / Washer Fluid		38.42	
3566-273982	Invoice	12/12/2025	Water Pump		0.00	188.33	
	100-1400-52080	FLEET SERVICES		Water Pump		188.33	
3566-273987	Invoice	12/12/2025	Silicon Sealent		0.00	7.36	
	100-1400-52080	FLEET SERVICES		Silicon Sealent		7.36	
3566-274016	Invoice	12/12/2025	Coolent Temp Sensor		0.00	22.88	
	100-1400-52080	FLEET SERVICES		Coolent Temp Sensor		22.88	
3566-274107	Invoice	12/12/2025	Coolant		0.00	21.84	
	100-1400-52080	FLEET SERVICES		Coolant		21.84	
3566-274728	Invoice	12/12/2025	Check Engine Repairs		0.00	101.57	
	100-2100-52080	FLEET SERVICES		Check Engine Repairs		101.57	
3566-274760	Invoice	12/12/2025	Oil For Well Motor Maint.		0.00	89.02	
	309-0000-52533	WELL MAINTENANCE PR...		Oil For Well Motor Maint.		89.02	
3566-274943	Credit Memo	12/12/2025	Credit		0.00	-81.93	
	309-0000-52533	WELL MAINTENANCE PR...		Credit		-81.93	
3566-275190	Invoice	12/12/2025	Window Spot Remover		0.00	39.61	
	100-2100-52080	FLEET SERVICES		Window Spot Remover		39.61	
3566-275805	Invoice	12/12/2025	Well Maint. - La Cuesta		0.00	81.93	

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
	309-0000-52533	WELL MAINTENANCE PR...	Well Maint. - La Cuesta		81.93	
3566-276034	Invoice	12/12/2025	Vehicle Cleaning Supplies	0.00	96.05	
	310-0000-52080	FLEET SERVICES	Vehicle Cleaning Supplies		96.05	
3566-276047	Invoice	12/12/2025	Pliers	0.00	15.28	
	100-1400-52080	FLEET SERVICES	Pliers		15.28	
3566-276150	Invoice	12/12/2025	Preventive Maint.	0.00	117.51	
	100-1400-52080	FLEET SERVICES	Preventive Maint.		117.51	
3566-276151	Invoice	12/12/2025	Headlights	0.00	98.07	
	100-1400-52080	FLEET SERVICES	Headlights		98.07	
3566-276152	Credit Memo	12/12/2025	Credit	0.00	-22.40	
	100-1400-52080	FLEET SERVICES	Credit		-22.40	
3566-276220	Invoice	12/12/2025	Pump - Traffic Unit	0.00	9.82	
	100-1400-52080	FLEET SERVICES	Pump - Traffic Unit		9.82	
3566-276741	Invoice	12/12/2025	Hitch Ball	0.00	87.91	
	309-0000-52051	TOOLS & MINOR EQUIPM...	Hitch Ball		87.91	
3566-276966	Invoice	12/12/2025	Water Pump - Hoses	0.00	192.04	
	100-1400-52080	FLEET SERVICES	Water Pump - Hoses		192.04	
3566-277021	Invoice	12/12/2025	Oil Change	0.00	88.79	
	310-0000-52080	FLEET SERVICES	Oil Change		88.79	
3566-277097	Invoice	12/12/2025	Preventive Maint.	0.00	56.24	
	100-2100-52080	FLEET SERVICES	Preventive Maint.		56.24	
3566-277105	Invoice	12/12/2025	Break Cleaner	0.00	14.73	
	100-1400-52080	FLEET SERVICES	Break Cleaner		14.73	
3566-277111	Invoice	12/12/2025	Trans. Filter	0.00	145.53	
	100-1400-52080	FLEET SERVICES	Trans. Filter		145.53	
3566-277708	Invoice	12/12/2025	Encampment Supplies	0.00	19.82	
	121-0000-52525	REPAIRS & MAINTENANCE..	Encampment Supplies		19.82	
3566-277856	Invoice	12/12/2025	Trans. Service	0.00	160.26	
	100-1400-52080	FLEET SERVICES	Trans. Service		160.26	
3566-277894	Invoice	12/12/2025	Brake Fluid	0.00	34.95	
	100-1400-52080	FLEET SERVICES	Brake Fluid		34.95	
3566-277969	Invoice	12/12/2025	Handclean, Spout	0.00	41.48	
	100-1500-52525	REPAIRS & MAINTENANCE..	Handclean, Spout		41.48	
3566-277970	Invoice	12/12/2025	Floor Dry	0.00	62.24	
	100-1500-52525	REPAIRS & MAINTENANCE..	Floor Dry		62.24	
3566-278040	Invoice	12/12/2025	Break Washer	0.00	3.43	
	100-1400-52080	FLEET SERVICES	Break Washer		3.43	
3566-278145	Invoice	12/12/2025	Bolt	0.00	8.35	
	100-1400-52080	FLEET SERVICES	Bolt		8.35	
3566-278237	Invoice	12/12/2025	Truck Cleaning Supplies	0.00	63.78	
	310-0000-52134	COLLECTION SYSTEM MA...	Truck Cleaning Supplies		63.78	
3566-278280	Invoice	12/12/2025	Towels - UV Maint.	0.00	40.41	
	310-0000-52525	REPAIRS & MAINTENANCE..	Towels - UV Maint.		40.41	
3566-278653	Invoice	12/12/2025	Encampment Supplies	0.00	19.82	
	121-0000-52525	REPAIRS & MAINTENANCE..	Encampment Supplies		19.82	
3566-278786	Invoice	12/12/2025	Coll. Supplies	0.00	30.56	
	310-0000-52134	COLLECTION SYSTEM MA...	Coll. Supplies		30.56	
3566-278811	Invoice	12/12/2025	Oil Change	0.00	73.49	
	310-0000-52080	FLEET SERVICES	Oil Change		73.49	
3566-278843	Invoice	12/12/2025	Battery	0.00	232.51	
	310-0000-52080	FLEET SERVICES	Battery		232.51	

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
	Void	12/11/2025	Regular	0.00	0.00	59067
P.G.E.	PACIFIC GAS & ELECTRIC	12/11/2025	Regular	0.00	26.18	59068

Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount
111725D	Invoice	12/12/2025	Workforce Housing 858 Mora	0.00	26.18

Account Number	Account Name	Item Description	Distribution Amount
100-1200-52400	UTILITIES	Workforce Housing 858 Mora	26.18

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
RENDON	PAUL RENDON	12/11/2025	Regular	0.00	140.00	59069

Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount
120225	Invoice	12/12/2025	Pesticide Application Renewal	0.00	140.00

Account Number	Account Name	Item Description	Distribution Amount
310-0000-52091	TRAVEL, MEETINGS & TRA...	Pesticide Application Renewal	140.00

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
PENINS	PENINSULA WELDING & MEDICAL SUPPLY, INC.	12/11/2025	Regular	0.00	315.13	59070

Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount
288587	Invoice	12/12/2025	Torch Gun - Shop	0.00	183.13
289251	Invoice	12/12/2025	Cylinder Tanks Rental	0.00	132.00

Account Number	Account Name	Item Description	Distribution Amount
310-0000-52525	REPAIRS & MAINTENANCE..	Torch Gun - Shop	183.13
310-0000-52525	REPAIRS & MAINTENANCE..	Cylinder Tanks Rental	132.00

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
PLACEW	PLACEWORKS, INC.	12/11/2025	Regular	0.00	130.00	59071

Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount
SOLE-04-0-7	Invoice	06/30/2025	General Plan Update	0.00	130.00

Account Number	Account Name	Item Description	Distribution Amount
100-1200-52200	PROFESSIONAL SERVICES...	General Plan Update	130.00

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
PLUMMERBUILT	PLUMMERBUILT INC	12/11/2025	Regular	0.00	39,795.50	59072

Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount
202531	Invoice	12/12/2025	WRF Metal Building	0.00	4,484.00
202532	Invoice	12/12/2025	WRF Metal Bldg. Retention	0.00	35,311.50

Account Number	Account Name	Item Description	Distribution Amount
310-0000-57000	CAPITAL OUTLAY - IMPR...	WRF Metal Building	4,484.00
310-0000-57000	CAPITAL OUTLAY - IMPR...	WRF Metal Bldg. Retention	35,311.50

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
QUICOM	QUINN COMPANY	12/11/2025	Regular	0.00	4,995.15	59073

Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount
33437802	Invoice	12/12/2025	Encampment Generator	0.00	2,815.59
WON20015357	Invoice	12/12/2025	Generator Repairs	0.00	2,179.56

Account Number	Account Name	Item Description	Distribution Amount
121-0000-52200	PROFESSIONAL SERVICES...	Encampment Generator	2,815.59
100-1400-52518	FACILITIES EXPENSE	Generator Repairs	1,089.78
100-8000-52518	FACILITIES EXPENSE	Generator Repairs	1,089.78

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
TERMIN	RENTOKIL NORTH AMERICA INC	12/11/2025	Regular	0.00	119.95	59074

Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount
465875972	Invoice	12/12/2025	Pest Control	0.00	64.95
465878267	Invoice	12/12/2025	Pest Control - Corp Yard	0.00	55.00

Account Number	Account Name	Item Description	Distribution Amount
100-2200-52520	MAINTENANCE AGREEM...	Pest Control	64.95
100-2100-52520	MAINTENANCE AGREEM...	Pest Control - Corp Yard	55.00

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
ROSSRE	ROSS RECREATION EQUIPMENT	12/11/2025	Regular	0.00	763.06	59075

Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount
I28680	Invoice	12/12/2025	Dogipot Bags	0.00	763.06

Account Number	Account Name	Item Description	Distribution Amount
651-0000-52522	PARK MAINTENANCE	Dogipot Bags	763.06

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
SALINA	S & L INVESTMENTS	12/11/2025	Regular	0.00	4,255.83	59076

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
1067	Invoice	12/12/2025	Vest		0.00	1,418.61	
	100-1400-52048	UNIFORM PURCHASE	Vest		1,418.61		
1068	Invoice	12/12/2025	Vest		0.00	1,418.61	
	100-1400-52048	UNIFORM PURCHASE	Vest		1,418.61		
1128	Invoice	12/12/2025	Vest		0.00	1,418.61	
	100-1400-52048	UNIFORM PURCHASE	Vest		1,418.61		
MY JEE	SALINAS LINCOLN MERCURY, INC		12/11/2025	Regular	0.00	1,485.36	59077
267449	Invoice	12/12/2025	Housing Thermostat		0.00	57.95	
	100-1400-52080	FLEET SERVICES	Housing Thermostat		57.95		
267579	Invoice	12/12/2025	Tie Rods Ends		0.00	598.78	
	100-1400-52080	FLEET SERVICES	Tie Rods Ends		598.78		
JECS347999	Invoice	12/12/2025	Door Latch Repair		0.00	828.63	
	100-1400-52080	FLEET SERVICES	Door Latch Repair		828.63		
SALSOL	SALINAS VALLEY SOLID WASTE AUTHORITY		12/11/2025	Regular	0.00	76,334.57	59078
25879	Invoice	12/12/2025	Solid Waste Fees Nov 2025		0.00	22,616.00	
	311-0000-52230	LEASE CONTRACTS	Solid Waste Fees Nov 2025		22,616.00		
26085	Invoice	12/12/2025	Solid Waste Fees Nov 2025		0.00	53,291.78	
	311-0000-52230	LEASE CONTRACTS	Solid Waste Fees Nov 2025		53,291.78		
26088	Invoice	12/12/2025	Solid Waste Fees Nov 2025		0.00	426.79	
	311-0000-52230	LEASE CONTRACTS	Solid Waste Fees Nov 2025		426.79		
VALTRO	SALVADOR PEREZCHICA		12/11/2025	Regular	0.00	13.66	59079
88230	Invoice	12/12/2025	Front St. Proj. PG+E		0.00	13.66	
	412-0000-57000	CAPITAL OUTLAY - IMPR...	Front St. Proj. PG+E		13.66		
SANDIE	SAN DIEGO POLICE EQUIPMENT CO. INC.		12/11/2025	Regular	0.00	4,911.67	59080
667099	Invoice	12/12/2025	Ammo		0.00	4,911.67	
	100-1400-52043	AMMUNITION/WEAPON ...	Ammo		4,911.67		
MEDCLE	SANDRA LOPEZ MEDINA		12/11/2025	Regular	0.00	10,015.00	59081
01075	Invoice	12/12/2025	Encampment Janitor		0.00	4,375.00	
	121-0000-52200	PROFESSIONAL SERVICES...	Encampment Janitor		4,375.00		
1063	Invoice	12/12/2025	Janitorial Service		0.00	1,937.50	
	100-1400-52518	FACILITIES EXPENSE	Janitorial Service		1,937.50		
1070	Invoice	12/12/2025	Unit Disinfecting		0.00	410.00	
	100-1400-52080	FLEET SERVICES	Unit Disinfecting		410.00		
1080	Invoice	12/12/2025	Janitorial Service		0.00	1,937.50	
	100-1400-52518	FACILITIES EXPENSE	Janitorial Service		1,937.50		
1081	Invoice	12/12/2025	Unit Disinfecting		0.00	320.00	
	100-1400-52080	FLEET SERVICES	Unit Disinfecting		320.00		
1082	Invoice	12/12/2025	Gateway Janitor		0.00	1,035.00	
	100-1200-52520	MAINTENANCE AGREEM...	Gateway Janitor		1,035.00		

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
SCHWHE	SCHAAF & WHEELER	12/11/2025	Regular	0.00	13,970.00	59082

Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**	
42226	Invoice	12/12/2025	Storm Drain Master Plan	0.00	8,275.00
	310-0000-52200	PROFESSIONAL SERVICES...	Storm Drain Master Plan	8,275.00	
42281	Invoice	12/12/2025	Nestles Rd. Stormwater	0.00	5,695.00
	310-0000-57000	CAPITAL OUTLAY - IMPR...	Nestles Rd. Stormwater	5,695.00	

SERREZABEAUTY	SERREZA BEAUTY LLC	12/11/2025	Regular	0.00	3,668.62	59083

Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**	
120525	Invoice	12/12/2025	CDBG Loan - Equipment Reimbursement	0.00	3,668.62
	214-0000-52131	BUSINESS LOANS	CDBG Loan - Equipment Reimbu...	3,668.62	

SERVPRO	SERVPRO OF MONTEREY PENINSULA	12/11/2025	Regular	0.00	2,335.00	59084

Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**	
4610759	Invoice	12/12/2025	Code Enforcement	0.00	2,335.00
	100-1400-52200	PROFESSIONAL SERVICES...	Code Enforcement	2,335.00	

SHRED	SHRED-IT USA LLC/STERICYCLE INC	12/11/2025	Regular	0.00	135.34	59085

Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**	
8012608169	Invoice	12/12/2025	Property/Evidence Supplies	0.00	135.34
	100-1400-52050	PROPERTY EVIDENCE RO...	Property/Evidence Supplies	135.34	

SIGIRR	SIGNATURE IRRIGATION	12/11/2025	Regular	0.00	131.39	59086

Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**	
1386	Invoice	12/12/2025	Encampment Supplies	0.00	131.39
	121-0000-52525	REPAIRS & MAINTENANCE..	Encampment Supplies	131.39	

SOLTRU	SOLEDAD TRUE VALUE	12/11/2025	Regular	0.00	211.28	59087

Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**	
362728	Invoice	12/12/2025	Metal Stakes	0.00	43.66
	100-8000-52525	REPAIRS & MAINTENANCE..	Metal Stakes	43.66	
362805	Invoice	12/12/2025	Hardware Supplies	0.00	3.59
	100-2100-52525	REPAIRS & MAINTENANCE..	Hardware Supplies	3.59	
362817	Invoice	12/12/2025	Sprinkler Coupling	0.00	1.41
	100-2100-52525	REPAIRS & MAINTENANCE..	Sprinkler Coupling	1.41	
363851	Invoice	12/12/2025	Toilet Seat	0.00	37.13
	100-2100-52525	REPAIRS & MAINTENANCE..	Toilet Seat	37.13	
364238	Invoice	12/12/2025	Zipties	0.00	12.00
	100-2100-52525	REPAIRS & MAINTENANCE..	Zipties	12.00	
364249	Invoice	12/12/2025	Drippers	0.00	17.46
	100-2100-52525	REPAIRS & MAINTENANCE..	Drippers	17.46	
364375	Invoice	12/12/2025	Tire Shine	0.00	10.91
	100-2100-52080	FLEET SERVICES	Tire Shine	10.91	
366314	Invoice	12/12/2025	Carbon Wheel	0.00	29.49
	309-0000-52051	TOOLS & MINOR EQUIPM...	Carbon Wheel	29.49	
366599	Invoice	12/12/2025	Sewer Watch Antennas Repair	0.00	30.55
	310-0000-52134	COLLECTION SYSTEM MA...	Sewer Watch Antennas Repair	30.55	
366664	Invoice	12/12/2025	CCTV Sewer EQ Supplies	0.00	25.08
	310-0000-52134	COLLECTION SYSTEM MA...	CCTV Sewer EQ Supplies	25.08	

STAPLE	STAPLES BUSINESS CREDIT	12/11/2025	Regular	0.00	1,811.63	59088

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
					Discount Amount	Payable Amount	
		Account Name		Item Description	Distribution Amount		
6048750326	Invoice	12/12/2025	Office Supplies		0.00	660.60	
	100-8000-52040	OFFICE SUPPLIES		Office Supplies	660.60		
6048947155	Invoice	12/12/2025	Office Supplies		0.00	48.59	
	100-1400-52040	OFFICE SUPPLIES		Office Supplies	48.59		
6048947157	Invoice	12/12/2025	Office Supplies		0.00	130.18	
	100-1400-52040	OFFICE SUPPLIES		Office Supplies	130.18		
6048947159	Invoice	12/12/2025	Office Supplies		0.00	14.74	
	100-1400-52040	OFFICE SUPPLIES		Office Supplies	14.74		
6048947161	Invoice	12/12/2025	Office Supplies		0.00	20.64	
	100-1400-52040	OFFICE SUPPLIES		Office Supplies	20.64		
6048947163	Invoice	12/12/2025	Toner		0.00	161.79	
	100-1400-57100	CAPITAL OUTLAY - COMP...		Toner	161.79		
6048947164	Invoice	12/12/2025	Toner / Facility Supplies		0.00	349.76	
	100-1400-52040	OFFICE SUPPLIES		Toner / Facility Supplies	349.76		
6048947165	Invoice	12/12/2025	Toner		0.00	226.03	
	100-1400-57100	CAPITAL OUTLAY - COMP...		Toner	226.03		
6048947166	Invoice	12/12/2025	Cleaning / Office Supplies		0.00	132.57	
	100-1400-52040	OFFICE SUPPLIES		Cleaning / Office Supplies	70.77		
	100-1400-52518	FACILITIES EXPENSE		Cleaning / Office Supplies	61.80		
6048947167	Invoice	12/12/2025	Cleaning / Office Supplies		0.00	66.73	
	100-1400-52040	OFFICE SUPPLIES		Cleaning / Office Supplies	25.77		
	100-1400-52518	FACILITIES EXPENSE		Cleaning / Office Supplies	40.96		
CAJUST	STATE OF CALIFORNIA JUSTICE DEPARTMENT		12/11/2025	Regular	0.00	275.00	59089
Payable #	Payable Type	Post Date	Payable Description		Discount Amount	Payable Amount	
	Account Number	Account Name		Item Description	Distribution Amount		
003167	Invoice	12/12/2025	Livescans		0.00	275.00	
	100-1400-52200	PROFESSIONAL SERVICES...		Livescans	211.00		
	213-0000-52200	PROFESSIONAL SERVICES...		Livescans	64.00		
SWRCB	SWRCB ACCOUNTING OFFICE		12/11/2025	Regular	0.00	70,456.74	59090
Payable #	Payable Type	Post Date	Payable Description		Discount Amount	Payable Amount	
	Account Number	Account Name		Item Description	Distribution Amount		
WD-0303593	Invoice	12/12/2025	FY 25/26 Annual Fees		0.00	3,945.00	
	310-0000-52066	AGENCY FEES		FY 25/26 Annual Fees	3,945.00		
WD-0303875	Invoice	12/12/2025	Annual Fees - FY 25/26		0.00	32,505.00	
	310-0000-52066	AGENCY FEES		Annual Fees - FY 25/26	32,505.00		
WS-1054421	Invoice	12/12/2025	Annual Fees - FY 25/26		0.00	34,006.74	
	309-0000-52066	AGENCY FEES		Annual Fees - FY 25/26	34,006.74		
TELSTA	TELSTAR		12/11/2025	Regular	0.00	12,324.00	59091
Payable #	Payable Type	Post Date	Payable Description		Discount Amount	Payable Amount	
	Account Number	Account Name		Item Description	Distribution Amount		
129578	Invoice	12/12/2025	Annual Plant Ins. Calibration		0.00	12,324.00	
	309-0000-52520	MAINTENANCE AGREEM...		Annual Plant Ins. Calibration	12,324.00		
TMOBIL	T-MOBILE USA, INC		12/11/2025	Regular	0.00	1,678.91	59092

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
112125B	Invoice	12/12/2025	Cell Phone		0.00	1,678.91	
	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		206.20		
	309-0000-52415	CELLULAR PHONE	Water Dept. Cell		390.14		
	309-0000-52415	CELLULAR PHONE	Admin/Parks Cell		29.36		
	310-0000-52415	CELLULAR PHONE	WWTP Dept. Cell		797.44		
	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		35.79		
	410-0000-52415	CELLULAR PHONE	Admin/Parks Cell		115.21		
TMOBIL	T-MOBILE USA, INC		12/11/2025	Regular	0.00	141.93	59093
112125	Invoice	12/12/2025	Cell Phone		0.00	141.93	
	100-2200-52415	CELLULAR PHONE	Cell Phone		141.93		
TMOBIL	T-MOBILE USA, INC		12/11/2025	Regular	0.00	920.57	59094
112125D	Invoice	12/12/2025	ERF Cell Phone		0.00	920.57	
	121-0000-52200	PROFESSIONAL SERVICES...	ERF Cell Phone		920.57		
TMOBIL	T-MOBILE USA, INC		12/11/2025	Regular	0.00	141.92	59095
112125C	Invoice	12/12/2025	Cell Phone - Staff		0.00	141.92	
	100-2400-52415	CELLULAR PHONE	Cell Phone - Staff		141.92		
TOTALFLOW	TOTAL FLOW INC		12/11/2025	Regular	0.00	9,280.00	59096
3386	Invoice	12/12/2025	Flow Monitoring (CIP Proj S02)		0.00	9,280.00	
	310-0000-57000	CAPITAL OUTLAY - IMPR...	Flow Monitoring (CIP Proj S02)		9,280.00		
TRAFFI	TRAFFIC SAFETY STORE		12/11/2025	Regular	0.00	1,080.43	59097
INV914598	Invoice	12/12/2025	Class 3 - WW Safety Vests		0.00	522.80	
	310-0000-52052	SAFETY EQUIPMENT	Class 3 - WW Safety Vests		522.80		
INV914599	Invoice	12/12/2025	Class 3 - Water / WQ Vests		0.00	557.63	
	309-0000-52052	SAFETY EQUIPMENT	Class 3 - Water / WQ Vests		557.63		
TRICIT	TRI-CITIES DISPOSAL AND RECYCLING, INC.		12/11/2025	Regular	0.00	393,983.46	59098
0001179349	Invoice	12/12/2025	Corp Yard Landfill Fees		0.00	1,616.63	
	410-0000-52531	STREET MAINTENANCE	Corp Yard Landfill Fees		1,277.14		
	647-0000-52532	STREET SWEEPING	Corp Yard Landfill Fees		32.33		
	649-0000-52532	STREET SWEEPING	Corp Yard Landfill Fees		97.00		
	651-0000-52532	STREET SWEEPING	Corp Yard Landfill Fees		210.16		
2025-10	Invoice	12/12/2025	Garbage Fees - Oct 2025		0.00	196,171.24	
	311-0000-52230	LEASE CONTRACTS	Garbage Fees - Oct 2025		196,171.24		
2025-11	Invoice	12/12/2025	Garbage Fees - Nov 2025		0.00	196,195.59	
	311-0000-52230	LEASE CONTRACTS	Garbage Fees - Nov 2025		196,195.59		
TRICON	TRI-COUNTY FIRE PROTECTION, INC.		12/11/2025	Regular	0.00	842.86	59099

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
66247	Invoice	12/12/2025	WW/Water - Extinguisher Service		0.00	842.86	
	309-0000-52518	FACILITIES EXPENSE	WW/Water - Extinguisher Service			165.00	
	310-0000-52518	FACILITIES EXPENSE	WW/Water - Extinguisher Service			677.86	
VOYAG	US BANK VOYAGER FLEET SYSTEMS, INC.		12/11/2025	Regular	0.00	12,983.50	59100
8691428362548	Invoice	12/12/2025	Fuel		0.00	12,983.50	
	100-1250-52085	FUEL	Economic Dev. Dept			58.75	
	100-1400-52085	FUEL	PD Fuel			4,718.49	
	100-1400-52085	FUEL	PW Units			227.34	
	100-1450-52085	FUEL	Fire Dept. Fuel			1,684.65	
	100-2100-52085	FUEL	PW Units			1,130.53	
	100-2100-52085	FUEL	PW Units			88.16	
	100-8000-52080	FLEET SERVICES	Multi Use			426.84	
	309-0000-52085	FUEL	Water Fuel			1,082.87	
	310-0000-52085	FUEL	WWTP Fuel			2,490.74	
	311-0000-52085	FUEL	PW Units			27.52	
	312-0000-52085	FUEL	ACO Fuel			165.63	
	312-0000-52085	FUEL	PW Units			209.38	
	410-0000-52085	FUEL	PW Units			672.60	
VALELE	VALLEY ELECTRIC MOTOR SERVICE, INC.		12/11/2025	Regular	0.00	122.79	59101
34400	Invoice	12/12/2025	Motor Fans		0.00	122.79	
	310-0000-52525	REPAIRS & MAINTENANCE..	Motor Fans			122.79	
VASQUF	VASQUEZ FABRICATION, INC		12/11/2025	Regular	0.00	2,240.25	59102
852	Invoice	12/12/2025	Cover - Well #11		0.00	661.75	
	309-0000-52525	REPAIRS & MAINTENANCE..	Cover - Well #11			661.75	
857	Invoice	12/12/2025	Gate Rail - Well #6		0.00	1,578.50	
	309-0000-52525	REPAIRS & MAINTENANCE..	Gate Rail - Well #6			1,578.50	
VELOZCAFE	VELOZ CAFE LLC		12/11/2025	Regular	0.00	8,461.79	59103
120325	Invoice	12/12/2025	CDBG Bus. Loan - Equipment Reimbursem...		0.00	8,461.79	
	214-0000-52131	BUSINESS LOANS	CDBG Bus. Loan - Equipment Re...			8,461.79	
WALLAC	WALLACE GROUP		12/11/2025	Regular	0.00	80,719.10	59104
66524	Invoice	12/12/2025	CM - Recycled Water Proj.		0.00	71,963.75	
	213-0000-52200	PROFESSIONAL SERVICES...	CM - Recycled Water Proj.			71,963.75	
66525	Invoice	12/12/2025	CM WRF Collection System		0.00	7,305.10	
	310-0000-57000	CAPITAL OUTLAY - IMPR...	CM WRF Collection System			7,305.10	
66537	Invoice	12/12/2025	Landscape - Front St.		0.00	390.75	
	412-0000-57000	CAPITAL OUTLAY - IMPR...	Landscape - Front St.			390.75	
66538	Invoice	12/12/2025	Landscaping Proj. - Front Street		0.00	1,059.50	
	412-0000-57000	CAPITAL OUTLAY - IMPR...	Landscaping Proj. - Front Street			1,059.50	
Z&M EN	Z&M ENTERPRISE, LLC		12/11/2025	Regular	0.00	4,873.48	59105

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
1820	Invoice	12/12/2025	UV Station Sensor Assembly Kit		0.00	4,873.48	
	310-0000-52525	REPAIRS & MAINTENANCE..	UV Station Sensor Assembly Kit		4,873.48		
ALCANA	ALCANTAR ACE HARDWARE		12/19/2025	Regular	0.00	288.09	59110
10922	Invoice	12/19/2025	Station Supplies - FD		0.00	186.16	
	100-1450-52041	OPERATIONAL SUPPLIES	Station Supplies - FD		186.16		
11042	Invoice	12/19/2025	Station Supplies - FD		0.00	54.13	
	100-1450-52041	OPERATIONAL SUPPLIES	Station Supplies - FD		54.13		
11158	Invoice	12/19/2025	Station Supplies - FD		0.00	37.77	
	100-1450-52041	OPERATIONAL SUPPLIES	Station Supplies - FD		37.77		
11452	Invoice	12/19/2025	Facility Expense		0.00	10.03	
	100-2200-52518	FACILITIES EXPENSE	Facility Expense		10.03		
AMAZON	AMAZON CAPITAL SERVICES		12/19/2025	Regular	0.00	2,024.85	59111
13LL-RVGV-6MDX	Invoice	12/19/2025	Asset Management		0.00	15.03	
	100-1320-52040	OFFICE SUPPLIES	Asset Management		15.03		
13LX-6RMW-TCLV	Invoice	12/19/2025	2025 Holiday Lunch Prizes		0.00	49.64	
	100-1310-52100	EMPLOYEE FUNCTIONS	2025 Holiday Lunch Prizes		49.64		
13TP-4D1N-DVXD	Invoice	12/19/2025	2025 Holiday Lunch		0.00	32.73	
	100-1310-52100	EMPLOYEE FUNCTIONS	2025 Holiday Lunch		32.73		
19HJ-D16G-HPHY	Invoice	12/19/2025	2025 Holiday Lunch		0.00	725.14	
	100-1310-52100	EMPLOYEE FUNCTIONS	2025 Holiday Lunch		725.14		
1JGC-NQTD-DN91	Invoice	12/19/2025	2025 Holiday Lunch		0.00	36.02	
	100-1310-52100	EMPLOYEE FUNCTIONS	2025 Holiday Lunch		36.02		
1KTK-L1QN-MM...	Invoice	12/19/2025	Chambers Supplies		0.00	30.58	
	100-1320-52040	OFFICE SUPPLIES	Chambers Supplies		30.58		
1LK3-FNJQ-TDJN	Invoice	12/19/2025	Holly Jolly 2025 Event		0.00	167.40	
	100-2200-52105	SPECIAL EVENTS	Holly Jolly 2025 Event		167.40		
1RYD-V6M4-6N...	Invoice	12/19/2025	SCADA Support		0.00	284.02	
	309-0000-57100	CAPITAL OUTLAY - COMP...	SCADA Support		71.01		
	310-0000-57100	CAPITAL OUTLAY - COMP...	SCADA Support		213.01		
1TXQ-YHR6-1Y1N	Invoice	12/19/2025	Office Supplies		0.00	186.89	
	100-2200-52040	OFFICE SUPPLIES	Office Supplies		186.89		
1W6G-TFWY-XLTR	Invoice	12/19/2025	Cell Phone Cases		0.00	497.40	
	100-2100-52415	CELLULAR PHONE	Cell Phone Cases		497.40		
ANALGE	ANALGESIC SERVICES, INC.		12/19/2025	Regular	0.00	138.34	59112
0002024082	Invoice	12/19/2025	EMS Oxygen - FD		0.00	138.34	
	431-0000-52041	OPERATIONAL SUPPLIES	EMS Oxygen - FD		138.34		
BFSLAN	BFS LANDSCAPE ARCHITECTS		12/19/2025	Regular	0.00	5,400.00	59113
24038.08	Invoice	12/19/2025	Toledo Basin Concept 30% Design Docs		0.00	5,400.00	
	770-0000-57000	CAPITAL OUTLAY - IMPR...	Toledo Basin Concept 30% Desig...		5,400.00		
PRIMO	BLUE TRITON BRANDS INC		12/19/2025	Regular	0.00	177.57	59114

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
05L8720069420	Invoice	12/19/2025	Water - CH		0.00	177.57	
	100-8000-52040	OFFICE SUPPLIES	Water - CH		177.57		
BURKE	BURKE, WILLIAMS & SORENSEN, LLP		12/19/2025	Regular	0.00	904.50	59115
355069	Invoice	12/19/2025	Employee Relations		0.00	904.50	
	100-1310-52200	PROFESSIONAL SERVICES...	Employee Relations		904.50		
DATA	DATAFLOW BUSINESS SYSTEMS, INC.		12/19/2025	Regular	0.00	156.97	59116
440797	Invoice	12/19/2025	Copier - C.H.		0.00	156.97	
	100-8000-52520	MAINTENANCE AGREEM...	Copier - C.H.		156.97		
DEPFOR	DEPARTMENT OF FORESTRY AND FIRE PROTECT		12/19/2025	Regular	0.00	488,868.59	59117
176132	Invoice	12/19/2025	CalFire Contract		0.00	488,868.59	
	100-1450-52200	PROFESSIONAL SERVICES...	CalFire Contract		488,868.59		
CIT	FIRST-CITIZENS BANK & TRUST CO		12/19/2025	Regular	0.00	462.67	59118
48256064	Invoice	12/19/2025	Copier Lease		0.00	134.95	
	100-2200-52230	LEASE CONTRACTS	Copier Lease		134.95		
48272355	Invoice	12/19/2025	Copier - C.H. / WWTP		0.00	327.72	
	100-8000-52230	LEASE CONTRACTS	Copier - C.H. / WWTP		172.25		
	309-0000-52230	LEASE CONTRACTS	Copier - C.H. / WWTP		62.19		
	310-0000-52230	LEASE CONTRACTS	Copier - C.H. / WWTP		93.28		
AGUIHE	HENRY TAFOLLA AGUILAR		12/19/2025	Regular	0.00	35.25	59119
121225	Invoice	12/19/2025	Civics Academy Pastries & Coffee		0.00	35.25	
	100-2400-52040	OFFICE SUPPLIES	Civics Academy Pastries & Coffee		35.25		
HYDROT	HYDRO TURF INC.		12/19/2025	Regular	0.00	449.26	59120
I808644	Invoice	12/19/2025	Weed Eater		0.00	184.91	
	100-2100-52052	SAFETY EQUIPMENT	Weed Eater		184.91		
I809025	Invoice	12/19/2025	Valve Replacement		0.00	79.44	
	100-2100-52525	REPAIRS & MAINTENANCE..	Valve Replacement		79.44		
I809138	Invoice	12/19/2025	Weed Eater		0.00	184.91	
	100-2100-52052	SAFETY EQUIPMENT	Weed Eater		184.91		
JARFAY	JARVIS FAY LLP		12/19/2025	Regular	0.00	11,152.00	59121
21203	Invoice	12/19/2025	Attorney Services / General		0.00	10,807.50	
	100-1150-52215	ATTORNEY SERVICES	Attorney Services / General		10,807.50		
21204	Invoice	12/19/2025	Legal Attorney Services / Miramonte		0.00	238.50	
	120-0000-52200	PROFESSIONAL SERVICES...	Legal Attorney Services / Miram...		238.50		
21205	Invoice	12/19/2025	Legal / Prof Serv. / Almond Acres		0.00	106.00	
	120-0000-52200	PROFESSIONAL SERVICES...	Legal / Prof Serv. / Almond Acres		106.00		

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
PCNSTRATEGIES	PCN STRATEGIES, INC	12/19/2025	Regular	0.00	337.76	59122

Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount
19736	Invoice	12/19/2025	Body Cam Mount	0.00	337.76

Account Number	Account Name	Item Description	Distribution Amount
100-1400-57100	CAPITAL OUTLAY - COMP...	Body Cam Mount	337.76

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
PITBOW	PITNEY BOWES GLOBAL FINANCIAL SERVICES LL	12/19/2025	Regular	0.00	296.11	59123

Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount
3107518021	Invoice	12/19/2025	Non Dept. / Lease Contract	0.00	296.11

Account Number	Account Name	Item Description	Distribution Amount
100-8000-52230	LEASE CONTRACTS	Non Dept. / Lease Contract	296.11

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
TERMIN	RENTOKIL NORTH AMERICA INC	12/19/2025	Regular	0.00	64.95	59124

Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount
465877431	Invoice	12/19/2025	Pest Control - FD	0.00	64.95

Account Number	Account Name	Item Description	Distribution Amount
100-1450-52400	UTILITIES	Pest Control - FD	64.95

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
SOLTRU	SOLEDAD TRUE VALUE	12/19/2025	Regular	0.00	180.14	59125

Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount
364637	Invoice	12/19/2025	Paint	0.00	22.91
364645	Invoice	12/19/2025	Couplers	0.00	5.64
365333	Invoice	12/19/2025	Shovel	0.00	40.41
365341	Invoice	12/19/2025	Silicone	0.00	24.01
365583	Invoice	12/19/2025	Stakes	0.00	8.72
365759	Invoice	12/19/2025	Spring	0.00	13.95
365766	Invoice	12/19/2025	Spring	0.00	9.92
365797	Invoice	12/19/2025	Gloves	0.00	7.64
365847	Invoice	12/19/2025	Lock, Batteries	0.00	46.94

Account Number	Account Name	Item Description	Distribution Amount
312-0000-52525	REPAIRS & MAINTENANCE..	Paint	22.91
651-0000-52522	PARK MAINTENANCE	Couplers	5.64
100-2100-52051	TOOLS & MINOR EQUIPM...	Shovel	40.41
100-2100-52525	REPAIRS & MAINTENANCE..	Silicone	24.01
100-1200-52525	REPAIRS & MAINTENANCE..	Stakes	8.72
100-2100-52525	REPAIRS & MAINTENANCE..	Spring	13.95
100-2100-52525	REPAIRS & MAINTENANCE..	Spring	9.92
100-2100-52525	REPAIRS & MAINTENANCE..	Gloves	7.64
100-2100-52525	REPAIRS & MAINTENANCE..	Lock, Batteries	46.94

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
SPCAMO	SPCA OF MONTEREY COUNTY	12/19/2025	Regular	0.00	5,540.00	59126

Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount
11-25	Invoice	12/19/2025	ACO Fees NOV 2025	0.00	5,540.00

Account Number	Account Name	Item Description	Distribution Amount
312-0000-52235	ANIMAL SERVICES	ACO Fees NOV 2025	5,540.00

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
TMOBIL	T-MOBILE USA, INC	12/19/2025	Regular	0.00	374.20	59127

Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount
121225	Invoice	12/19/2025	Cell Phone	0.00	374.20

Account Number	Account Name	Item Description	Distribution Amount
100-1000-52415	CELLULAR PHONE	Cell Phone	269.60
100-1100-52415	CELLULAR PHONE	Cell Phone	104.60

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
TRAFFI	TRAFFIC SAFETY STORE	12/19/2025	Regular	0.00	487.93	59128

Vendor Number / Payable #	Vendor Name / Payable Type	Post Date	Payment Date / Payable Description	Payment Type	Discount Amount / Discount Amount	Payment Amount / Payable Amount	Number
	Account Number	**Account Name**		**Item Description**	**Distribution Amount**		
INV914763	Invoice	12/19/2025	Safety Vests		0.00	487.93	
	100-2100-52052	SAFETY EQUIPMENT		Safety Vests	383.37		
	309-0000-52052	SAFETY EQUIPMENT		Safety Vests	52.28		
	310-0000-52052	SAFETY EQUIPMENT		Safety Vests	52.28		
USBANP	U.S. BANK CORPORATE PAYMENT SYSTEM		12/19/2025	Regular	0.00	2,038.30	59129
Payable #	**Payable Type**	**Post Date**	**Payable Description**		**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**		**Item Description**	**Distribution Amount**		
120825FU	Invoice	12/19/2025	Credit Card Purchases		0.00	2,038.30	
	100-1200-52091	TRAVEL, MEETINGS & TRA...		Lunch for Panel Members	94.64		
	100-1310-52100	EMPLOYEE FUNCTIONS		EE Thanksgiving Luncheon	1,922.45		
	100-1320-52520	MAINTENANCE AGREEM...		Cloud Back-up	7.77		
	100-1320-52520	MAINTENANCE AGREEM...		Cloud Back-up	6.74		
	100-1320-52520	MAINTENANCE AGREEM...		Cloud Back-up	6.70		
AFLAC	AFLAC HEADQUARTERS		12/26/2025	Regular	0.00	2,310.25	59130
Payable #	**Payable Type**	**Post Date**	**Payable Description**		**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**		**Item Description**	**Distribution Amount**		
INV0001071	Invoice	12/26/2025	AFLAC CONTRIBUTION		0.00	946.54	
	100-0000-21140	AFLAC PAYABLE		AFLAC CONTRIBUTION	263.59		
	213-0000-21140	AFLAC PAYABLE		AFLAC CONTRIBUTION	0.62		
	309-0000-21140	AFLAC PAYABLE		AFLAC CONTRIBUTION	187.30		
	310-0000-21140	AFLAC PAYABLE		AFLAC CONTRIBUTION	472.80		
	311-0000-21140	AFLAC PAYABLE		AFLAC CONTRIBUTION	15.39		
	312-0000-21140	AFLAC PAYABLE		AFLAC CONTRIBUTION	4.05		
	410-0000-21140	AFLAC PAYABLE		AFLAC CONTRIBUTION	2.79		
INV0001072	Invoice	12/26/2025	AFLAC CONTRIBUTION		0.00	1,363.71	
	100-0000-21140	AFLAC PAYABLE		AFLAC CONTRIBUTION	655.84		
	213-0000-21140	AFLAC PAYABLE		AFLAC CONTRIBUTION	0.15		
	309-0000-21140	AFLAC PAYABLE		AFLAC CONTRIBUTION	176.36		
	310-0000-21140	AFLAC PAYABLE		AFLAC CONTRIBUTION	499.07		
	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	6.83		
CALIFS	CALIFORNIA STATE DISBURSEMENT UNIT		12/26/2025	Regular	0.00	725.07	59131
Payable #	**Payable Type**	**Post Date**	**Payable Description**		**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**		**Item Description**	**Distribution Amount**		
INV0001075	Invoice	12/26/2025	CHILD SUPPORT CONTRIBUTION		0.00	725.07	
	100-0000-21194	CHILD SUPPORT/GARNISH...		CHILD SUPPORT CONTRIBUTION	655.91		
	312-0000-21194	CHILD SUPPORT/GARNISH...		CHILD SUPPORT CONTRIBUTION	18.69		
	410-0000-21194	CHILD SUPPORT/GARNISH...		CHILD SUPPORT CONTRIBUTION	50.47		
COMM F	COMMUNITY FOUNDATION FOR MONTEREY CC		12/26/2025	Regular	0.00	140.00	59132
Payable #	**Payable Type**	**Post Date**	**Payable Description**		**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**		**Item Description**	**Distribution Amount**		
INV0001074	Invoice	12/26/2025	CAPITAL CAMPAIGN DONATION		0.00	140.00	
	100-0000-21195	MISC. PAYROLL DEDUCTI...		CAPITAL CAMPAIGN DONATION	114.08		
	122-0000-21195	MISC. PAYROLL DEDUCTI...		CAPITAL CAMPAIGN DONATION	0.49		
	309-0000-21195	MISC. PAYROLL DEDUCTI...		CAPITAL CAMPAIGN DONATION	10.18		
	310-0000-21195	MISC. PAYROLL DEDUCTI...		CAPITAL CAMPAIGN DONATION	10.18		
	311-0000-21195	MISC. PAYROLL DEDUCTI...		CAPITAL CAMPAIGN DONATION	5.07		
VANTAG	MISSION SQUARE-303584		12/26/2025	Regular	0.00	10,617.75	59133

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
INV0001070	Invoice	12/26/2025	EMPLOYEE DEDUCTION		0.00	540.32	
	100-0000-21210	ICMA PAYABLE	EMPLOYEE DEDUCTION			170.88	
	309-0000-21210	ICMA PAYABLE	EMPLOYEE DEDUCTION			52.14	
	310-0000-21210	ICMA PAYABLE	EMPLOYEE DEDUCTION			293.88	
	311-0000-21210	ICMA PAYABLE	EMPLOYEE DEDUCTION			20.83	
	312-0000-21210	ICMA PAYABLE	EMPLOYEE DEDUCTION			2.59	
INV0001076	Invoice	12/26/2025	Directors' 7% Ret. Contr.		0.00	487.02	
	100-0000-21171	PERS	Directors' 7% Ret. Contr.			246.32	
	122-0000-21171	PERS	Directors' 7% Ret. Contr.			5.94	
	309-0000-21171	PERS	Directors' 7% Ret. Contr.			93.91	
	310-0000-21171	PERS	Directors' 7% Ret. Contr.			93.91	
	311-0000-21171	PERS	Directors' 7% Ret. Contr.			46.94	
INV0001077	Invoice	12/26/2025	DEFERRED-EMPLOYEE PORTION		0.00	8,080.00	
	100-0000-21145	DEFERRED COMP. PAYAB...	DEFERRED-EMPLOYEE PORTION			3,900.91	
	122-0000-21145	DEFERRED COMP. PAYAB...	DEFERRED-EMPLOYEE PORTION			8.85	
	213-0000-21145	DEFERRED COMP. PAYAB...	DEFERRED-EMPLOYEE PORTION			19.70	
	309-0000-21145	DEFERRED COMP. PAYAB...	DEFERRED-EMPLOYEE PORTION			1,568.81	
	310-0000-21145	DEFERRED COMP. PAYAB...	DEFERRED-EMPLOYEE PORTION			1,906.88	
	311-0000-21145	DEFERRED COMP. PAYAB...	DEFERRED-EMPLOYEE PORTION			207.68	
	312-0000-21145	DEFERRED COMP. PAYAB...	DEFERRED-EMPLOYEE PORTION			131.78	
	410-0000-21145	DEFERRED COMP. PAYAB...	DEFERRED-EMPLOYEE PORTION			335.39	
INV0001078	Invoice	12/26/2025	DEFERRED-EMPLOYEE PORTION		0.00	1,510.41	
	100-0000-21145	DEFERRED COMP. PAYAB...	DEFERRED-EMPLOYEE PORTION			1,510.41	
PRINCI	PRINCIPAL LIFE INSURANCE COMPANY		12/26/2025	Regular	0.00	3,804.41	59134
INV0001079	Invoice	12/26/2025	DENTAL INSURANCE		0.00	3,266.03	
	100-0000-21160	MEDICAL INSURANCE PA...	DENTAL INSURANCE			1,813.11	
	122-0000-21160	MEDICAL INSURANCE PA...	DENTAL INSURANCE			1.25	
	213-0000-21160	MEDICAL INSURANCE PA...	DENTAL INSURANCE			4.88	
	309-0000-21160	MEDICAL INSURANCE PA...	DENTAL INSURANCE			444.42	
	310-0000-21160	MEDICAL INSURANCE PA...	DENTAL INSURANCE			858.06	
	311-0000-21160	MEDICAL INSURANCE PA...	DENTAL INSURANCE			39.05	
	312-0000-21160	MEDICAL INSURANCE PA...	DENTAL INSURANCE			34.16	
	410-0000-21160	MEDICAL INSURANCE PA...	DENTAL INSURANCE			71.08	
	531-0000-21160	MEDICAL INSURANCE PA...	DENTAL INSURANCE			0.02	
INV0001100	Invoice	12/26/2025	VISION INSURANCE		0.00	538.38	
	402-0000-48011	CITY EMPLOYEE CONTRIB...	VISION INSURANCE			538.38	
SEIU L	SEIU LOCAL 521		12/26/2025	Regular	0.00	1,408.52	59135
INV0001095	Invoice	12/26/2025	EMPLOYEE CONTRIBUTION		0.00	23.00	
	100-0000-21185	SEIU LOCAL 521	EMPLOYEE CONTRIBUTION			9.20	
	309-0000-21185	SEIU LOCAL 521	EMPLOYEE CONTRIBUTION			0.95	
	310-0000-21185	SEIU LOCAL 521	EMPLOYEE CONTRIBUTION			10.40	
	312-0000-21185	SEIU LOCAL 521	EMPLOYEE CONTRIBUTION			0.45	
	410-0000-21185	SEIU LOCAL 521	EMPLOYEE CONTRIBUTION			2.00	
INV0001096	Invoice	12/26/2025	EMPLOYEE CONTRIBUTION		0.00	1,385.52	
	100-0000-21185	SEIU LOCAL 521	EMPLOYEE CONTRIBUTION			507.75	
	213-0000-21185	SEIU LOCAL 521	EMPLOYEE CONTRIBUTION			0.47	
	309-0000-21185	SEIU LOCAL 521	EMPLOYEE CONTRIBUTION			279.21	
	310-0000-21185	SEIU LOCAL 521	EMPLOYEE CONTRIBUTION			549.18	
	311-0000-21185	SEIU LOCAL 521	EMPLOYEE CONTRIBUTION			13.83	
	312-0000-21185	SEIU LOCAL 521	EMPLOYEE CONTRIBUTION			10.73	

Vendor Number	Vendor Name		Payment Date	Payment Type	Discount Amount	Payment Amount	Number
	410-0000-21185	SEIU LOCAL 521		EMPLOYEE CONTRIBUTION		24.35	
SPOA	SOLEDAD POLICE OFFICERS ASSOCIATION		12/26/2025	Regular	0.00	780.00	59136
Payable #	**Payable Type**	**Post Date**	**Payable Description**		**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**		**Item Description**	**Distribution Amount**		
INV0001099	Invoice	12/26/2025	POLICE OFFICERS CONTRIBUTIONS		0.00	780.00	
	100-0000-21190	SOLEDAD POLICE OFFICE...		POLICE OFFICERS CONTRIBUTIO...		780.00	
STAEDD	STATE OF CALIFORNIA E.D.D.		12/26/2025	Regular	0.00	14,177.05	59137
Payable #	**Payable Type**	**Post Date**	**Payable Description**		**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**		**Item Description**	**Distribution Amount**		
INV0001103	Invoice	12/26/2025	STATE TAX W/H		0.00	14,177.05	
	100-0000-21130	STATE TAX PAYABLE		STATE TAX W/H		9,703.81	
	122-0000-21130	STATE TAX PAYABLE		STATE TAX W/H		17.89	
	213-0000-21130	STATE TAX PAYABLE		STATE TAX W/H		17.94	
	309-0000-21130	STATE TAX PAYABLE		STATE TAX W/H		1,362.41	
	310-0000-21130	STATE TAX PAYABLE		STATE TAX W/H		2,264.66	
	311-0000-21130	STATE TAX PAYABLE		STATE TAX W/H		224.68	
	312-0000-21130	STATE TAX PAYABLE		STATE TAX W/H		105.85	
	410-0000-21130	STATE TAX PAYABLE		STATE TAX W/H		479.60	
	531-0000-21130	STATE TAX PAYABLE		STATE TAX W/H		0.21	
STPERS	STATE OF CALIFORNIA PERS		12/26/2025	Regular	0.00	58,686.34	59138
Payable #	**Payable Type**	**Post Date**	**Payable Description**		**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**		**Item Description**	**Distribution Amount**		
INV0001081	Invoice	12/26/2025	CHIEF & LIEUTENANT		0.00	3,229.46	
	100-0000-21171	PERS		CHIEF & LIEUTENANT		3,229.46	
INV0001082	Invoice	12/26/2025	City of Soledad Conf PEPRA		0.00	304.57	
	100-0000-21171	PERS		City of Soledad Conf PEPRA		152.30	
	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		30.47	
INV0001083	Invoice	12/26/2025	EMPLOYEE CONTRIBUTION		0.00	10,996.37	
	100-0000-21171	PERS		EMPLOYEE CONTRIBUTION		5,451.96	
	213-0000-21171	PERS		EMPLOYEE CONTRIBUTION		6.74	
	309-0000-21171	PERS		EMPLOYEE CONTRIBUTION		1,187.05	
	310-0000-21171	PERS		EMPLOYEE CONTRIBUTION		3,329.60	
	311-0000-21171	PERS		EMPLOYEE CONTRIBUTION		180.55	
	312-0000-21171	PERS		EMPLOYEE CONTRIBUTION		126.63	
	410-0000-21171	PERS		EMPLOYEE CONTRIBUTION		713.48	
	531-0000-21171	PERS		EMPLOYEE CONTRIBUTION		0.36	
INV0001084	Invoice	12/26/2025	City of Soledad Regular Empl		0.00	11,607.16	
	100-0000-21171	PERS		City of Soledad Regular Empl		5,756.08	
	213-0000-21171	PERS		City of Soledad Regular Empl		6.93	
	309-0000-21171	PERS		City of Soledad Regular Empl		1,281.77	
	310-0000-21171	PERS		City of Soledad Regular Empl		3,482.38	
	311-0000-21171	PERS		City of Soledad Regular Empl		216.71	
	312-0000-21171	PERS		City of Soledad Regular Empl		130.12	
	410-0000-21171	PERS		City of Soledad Regular Empl		732.80	
	531-0000-21171	PERS		City of Soledad Regular Empl		0.37	
INV0001085	Invoice	12/26/2025	City of Soledad Police		0.00	8,652.19	
	100-0000-21171	PERS		City of Soledad Police		8,652.19	
INV0001086	Invoice	12/26/2025	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	
INV0001087	Invoice	12/26/2025	City of Soledad Reg Managers		0.00	573.86	
	100-0000-21171	PERS		City of Soledad Reg Managers		153.11	
	213-0000-21171	PERS		City of Soledad Reg Managers		6.83	

Vendor Number	Vendor Name		Payment Date	Payment Type	Discount Amount	Payment Amount	Number
	309-0000-21171	PERS		City of Soledad Reg Managers		141.76	
	310-0000-21171	PERS		City of Soledad Reg Managers		141.76	
	311-0000-21171	PERS		City of Soledad Reg Managers		56.71	
	312-0000-21171	PERS		City of Soledad Reg Managers		28.34	
	410-0000-21171	PERS		City of Soledad Reg Managers		45.35	
INV0001088	Invoice	12/26/2025	City of Soledad Managers		0.00	835.37	
	100-0000-21171	PERS		City of Soledad Managers		222.88	
	213-0000-21171	PERS		City of Soledad Managers		9.94	
	309-0000-21171	PERS		City of Soledad Managers		206.38	
	310-0000-21171	PERS		City of Soledad Managers		206.38	
	311-0000-21171	PERS		City of Soledad Managers		82.55	
	312-0000-21171	PERS		City of Soledad Managers		41.30	
	410-0000-21171	PERS		City of Soledad Managers		65.94	
INV0001089	Invoice	12/26/2025	City of Soledad Police		0.00	1,249.34	
	100-0000-21171	PERS		City of Soledad Police		1,249.34	
INV0001090	Invoice	12/26/2025	City of Soledad Police		0.00	1,043.84	
	100-0000-21171	PERS		City of Soledad Police		1,043.84	
INV0001091	Invoice	12/26/2025	City of Soledad Police		0.00	617.04	
	100-0000-21171	PERS		City of Soledad Police		617.04	
INV0001092	Invoice	12/26/2025	City of Soledad Police		0.00	8,503.77	
	100-0000-21171	PERS		City of Soledad Police		8,503.77	
INV0001093	Invoice	12/26/2025	EMPLOYEE CONTRIBUTION		0.00	4,167.70	
	100-0000-21171	PERS		EMPLOYEE CONTRIBUTION		1,660.88	
	213-0000-21171	PERS		EMPLOYEE CONTRIBUTION		19.00	
	309-0000-21171	PERS		EMPLOYEE CONTRIBUTION		1,030.37	
	310-0000-21171	PERS		EMPLOYEE CONTRIBUTION		945.03	
	311-0000-21171	PERS		EMPLOYEE CONTRIBUTION		67.69	
	312-0000-21171	PERS		EMPLOYEE CONTRIBUTION		125.55	
	410-0000-21171	PERS		EMPLOYEE CONTRIBUTION		319.18	
INV0001094	Invoice	12/26/2025	City of Soledad Regular Empl		0.00	6,564.14	
	100-0000-21171	PERS		City of Soledad Regular Empl		2,671.19	
	213-0000-21171	PERS		City of Soledad Regular Empl		27.67	
	309-0000-21171	PERS		City of Soledad Regular Empl		1,621.75	
	310-0000-21171	PERS		City of Soledad Regular Empl		1,497.54	
	311-0000-21171	PERS		City of Soledad Regular Empl		98.54	
	312-0000-21171	PERS		City of Soledad Regular Empl		182.78	
	410-0000-21171	PERS		City of Soledad Regular Empl		464.67	
	Void		12/26/2025	Regular	0.00	0.00	59139
SUNLIF	SUN LIFE ASSURANCE COMPANY OF CANADA		12/26/2025	Regular	0.00	2,381.40	59140

Payable #	Payable Type	Post Date	Payable Description		Discount Amount	Payable Amount
	Account Number	**Account Name**		**Item Description**	**Distribution Amount**	
INV0001080	Invoice	12/26/2025	LIFE, AD&D, LTD		0.00	1,123.00
	100-0000-21150	INSURANCE PAYABLE		LIFE, AD&D, LTD	661.42	
	122-0000-21150	INSURANCE PAYABLE		LIFE, AD&D, LTD	0.38	
	213-0000-21150	INSURANCE PAYABLE		LIFE, AD&D, LTD	1.70	
	309-0000-21150	INSURANCE PAYABLE		LIFE, AD&D, LTD	140.65	
	310-0000-21150	INSURANCE PAYABLE		LIFE, AD&D, LTD	239.58	
	311-0000-21150	INSUARNCE PAYABLE		LIFE, AD&D, LTD	22.21	
	312-0000-21150	INSURANCE PAYABLE		LIFE, AD&D, LTD	14.25	
	410-0000-21150	INSURANCE PAYABLE		LIFE, AD&D, LTD	42.79	
	531-0000-21150	INSURANCE PAYABLE		LIFE, AD&D, LTD	0.02	
INV0001097	Invoice	12/26/2025	LIFE, AD&D, LTD		0.00	946.93
	100-0000-21150	INSURANCE PAYABLE		LIFE, AD&D, LTD	558.46	
	122-0000-21150	INSURANCE PAYABLE		LIFE, AD&D, LTD	0.18	
	213-0000-21150	INSURANCE PAYABLE		LIFE, AD&D, LTD	1.14	
	309-0000-21150	INSURANCE PAYABLE		LIFE, AD&D, LTD	114.98	
	310-0000-21150	INSURANCE PAYABLE		LIFE, AD&D, LTD	207.73	

Vendor Number	Vendor Name		Payment Date	Payment Type	Discount Amount	Payment Amount	Number
	311-0000-21150		INSUARNCE PAYABLE	LIFE, AD&D, LTD		15.54	
	312-0000-21150		INSURANCE PAYABLE	LIFE, AD&D, LTD		11.70	
	410-0000-21150		INSURANCE PAYABLE	LIFE, AD&D, LTD		37.18	
	531-0000-21150		INSURANCE PAYABLE	LIFE, AD&D, LTD		0.02	
INV0001098	Invoice	12/26/2025	SUPPLEMENTAL		0.00	311.47	
	100-0000-21150		INSURANCE PAYABLE	SUPPLEMENTAL		182.62	
	122-0000-21150		INSURANCE PAYABLE	SUPPLEMENTAL		0.36	
	213-0000-21150		INSURANCE PAYABLE	SUPPLEMENTAL		0.98	
	309-0000-21150		INSURANCE PAYABLE	SUPPLEMENTAL		43.59	
	310-0000-21150		INSURANCE PAYABLE	SUPPLEMENTAL		60.43	
	311-0000-21150		INSUARNCE PAYABLE	SUPPLEMENTAL		11.12	
	312-0000-21150		INSURANCE PAYABLE	SUPPLEMENTAL		4.35	
	410-0000-21150		INSURANCE PAYABLE	SUPPLEMENTAL		8.02	
AZCARES	Support Payment Clearinghouse		12/26/2025	Regular	0.00	601.38	59141
Payable #	**Payable Type**	**Post Date**	**Payable Description**		**Discount Amount**	**Payable Amount**	
	Account Number		**Account Name**	**Item Description**	**Distribution Amount**		
INV0001073	Invoice	12/26/2025	CHILD SUPPORT CONTRIBUTION		0.00	601.38	
	100-0000-21194		CHILD SUPPORT/GARNISH...	CHILD SUPPORT CONTRIBUTION	601.38		
ACCBUS	ACC BUSINESS		12/31/2025	Regular	0.00	1,030.64	59142
Payable #	**Payable Type**	**Post Date**	**Payable Description**		**Discount Amount**	**Payable Amount**	
	Account Number		**Account Name**	**Item Description**	**Distribution Amount**		
7827640118	Invoice	12/31/2025	Gateway Internet		0.00	1,030.64	
	100-1200-52400		UTILITIES	Gateway Internet	1,030.64		
AMAZON	AMAZON CAPITAL SERVICES		12/31/2025	Regular	0.00	885.89	59143
Payable #	**Payable Type**	**Post Date**	**Payable Description**		**Discount Amount**	**Payable Amount**	
	Account Number		**Account Name**	**Item Description**	**Distribution Amount**		
1CGY-Q3DM-NFF4	Invoice	12/31/2025	Safety Jackets		0.00	885.89	
	100-2100-52052		SAFETY EQUIPMENT	Safety Jackets	885.89		
AMESUP	AMERICAN SUPPLY COMPANY		12/31/2025	Regular	0.00	749.35	59144
Payable #	**Payable Type**	**Post Date**	**Payable Description**		**Discount Amount**	**Payable Amount**	
	Account Number		**Account Name**	**Item Description**	**Distribution Amount**		
3078439	Invoice	12/31/2025	Cleaning Supplies		0.00	749.35	
	100-2100-52518		FACILITIES EXPENSE	Cleaning Supplies	562.01		
	309-0000-52518		FACILITIES EXPENSE	Cleaning Supplies	187.34		
ANIMAL	ANIMAL DAMAGE MANAGEMENT, INC.		12/31/2025	Regular	0.00	200.00	59145
Payable #	**Payable Type**	**Post Date**	**Payable Description**		**Discount Amount**	**Payable Amount**	
	Account Number		**Account Name**	**Item Description**	**Distribution Amount**		
426906	Invoice	12/31/2025	Rodent Control Chavez/Vosti		0.00	200.00	
	100-2100-52518		FACILITIES EXPENSE	Rodent Control Chavez/Vosti	200.00		
AUTOZO	AUTOZONE LLC		12/31/2025	Regular	0.00	704.72	59146
Payable #	**Payable Type**	**Post Date**	**Payable Description**		**Discount Amount**	**Payable Amount**	
	Account Number		**Account Name**	**Item Description**	**Distribution Amount**		
06290183192	Invoice	12/31/2025	Broke Rotor & Pads - Unit 58		0.00	561.87	
	100-1400-52080		FLEET SERVICES	Broke Rotor & Pads - Unit 58	561.87		
06290187994	Invoice	12/31/2025	Preventitive Maint Unit 53		0.00	49.99	
	100-1400-52080		FLEET SERVICES	Preventitive Maint Unit 53	49.99		
06290190384	Invoice	12/31/2025	Torch Tool		0.00	92.86	
	310-0000-52051		TOOLS & MINOR EQUIPM...	Torch Tool	92.86		
BLACKBOX	BLACK BOX SAFETY, INC		12/31/2025	Regular	0.00	890.36	59147

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
INVP-10008600	Invoice	12/31/2025	Helmets		0.00	890.36	
	100-1400-52043	AMMUNITION/WEAPON ...	Helmets		890.36		
BORGES	BORGES & MAHONEY CO.		12/31/2025	Regular	0.00	1,445.35	59148
146377	Invoice	12/31/2025	Diaphragm - Chlorine Dosing Pumps		0.00	1,445.35	
	310-0000-52525	REPAIRS & MAINTENANCE..	Diaphragm - Chlorine Dosing Pu...		1,445.35		
CINTAS	CINTAS CORPORATION NO. 3		12/31/2025	Regular	0.00	336.16	59149
4253025133	Invoice	12/31/2025	Uniforms		0.00	246.30	
	309-0000-52520	MAINTENANCE AGREEM...	Uniforms		38.56		
	310-0000-52520	MAINTENANCE AGREEM...	Uniforms		207.74		
4253925569	Invoice	12/31/2025	Parks / St Uniform		0.00	89.86	
	100-1400-52520	MAINTENANCE AGREEM...	Parks / St Uniform		6.81		
	100-1500-52520	MAINTENANCE AGREEM...	Parks / St Uniform		2.21		
	100-2100-52520	MAINTENANCE AGREEM...	Parks / St Uniform		43.62		
	311-0000-52520	MAINTENANCE AGREEM...	Parks / St Uniform		0.75		
	312-0000-52520	MAINTENANCE AGREEM...	Parks / St Uniform		8.24		
	410-0000-52520	MAINTENANCE AGREEM...	Parks / St Uniform		28.23		
CPM	COMMERCIAL PUMP & MECHANICAL, INC		12/31/2025	Regular	0.00	29,258.42	59150
25080-1	Invoice	12/31/2025	EQ Pump #2		0.00	29,258.42	
	310-0000-52525	REPAIRS & MAINTENANCE..	EQ Pump #2		29,258.42		
CSC OF	CSC OF SALINAS		12/31/2025	Regular	0.00	560.90	59151
001117512	Invoice	12/31/2025	Escalator #1 Repairs		0.00	280.45	
	310-0000-52525	REPAIRS & MAINTENANCE..	Escalator #1 Repairs		280.45		
001117670	Invoice	12/31/2025	Escalator #1 Repairs		0.00	280.45	
	310-0000-52525	REPAIRS & MAINTENANCE..	Escalator #1 Repairs		280.45		
CSG CO	CSG CONSULTANTS, INC.		12/31/2025	Regular	0.00	8,192.50	59152
63855	Invoice	12/31/2025	CSG Services		0.00	7,321.25	
	100-1250-52200	PROFESSIONAL SERVICES...	CSG Services		7,321.25		
64143	Invoice	12/31/2025	CSG Services Nov 2025		0.00	646.25	
	100-1250-52200	PROFESSIONAL SERVICES...	CSG Services Nov 2025		117.50		
	120-0000-52200	PROFESSIONAL SERVICES...	CSG Services Nov 2025		528.75		
F251320	Invoice	12/31/2025	CSG Services - 250302		0.00	225.00	
	100-1250-52200	PROFESSIONAL SERVICES...	CSG Services - 250302		225.00		
EDGES	EDGES ELECTRICAL GROUP, LLC		12/31/2025	Regular	0.00	13,026.75	59153
S6598074.001	Invoice	12/31/2025	ERF Services		0.00	6,298.97	
	121-0000-52200	PROFESSIONAL SERVICES...	ERF Services		6,298.97		
S6599105.001	Invoice	12/31/2025	ERF Services		0.00	6,727.78	
	121-0000-52200	PROFESSIONAL SERVICES...	ERF Services		6,727.78		
EMCPLA	EMC PLANNING GROUP INC.		12/31/2025	Regular	0.00	5,688.59	59154

Vendor Number / Payable #	Vendor Name / Payable Type	Post Date	Payment Date / Payable Description	Payment Type	Discount Amount / Discount Amount	Payment Amount / Payable Amount	Number
	Account Number		**Account Name**	**Item Description**	**Distribution Amount**		
25-017-10	Invoice	12/31/2025	Almond Acres EIR		0.00	5,688.59	
	120-0000-52200		PROFESSIONAL SERVICES...	Almond Acres EIR	5,688.59		
ESRI	ESRI, INC.		12/31/2025	Regular	0.00	3,950.00	59155
900110590	Invoice	12/31/2025	ARC GIS		0.00	3,950.00	
	100-1250-52200		PROFESSIONAL SERVICES...	ARC GIS	1,975.00		
	309-0000-52010		MEMBERSHIP DUES	ARC GIS	987.50		
	310-0000-52010		MEMBERSHIP DUES	ARC GIS	987.50		
FEDEXF	FEDEX FREIGHT		12/31/2025	Regular	0.00	574.99	59156
9498174420	Invoice	12/31/2025	Freight - Motor KSB Inc		0.00	574.99	
	310-0000-52042		POSTAGE, SHIPPING & FR...	Freight - Motor KSB Inc	574.99		
FLSMIDTH	FLSDIDTH INC		12/31/2025	Regular	0.00	2,448.61	59157
INV-US2-000016...	Invoice	12/31/2025	Gnt Collector Repairs		0.00	2,448.61	
	310-0000-52525		REPAIRS & MAINTENANCE..	Gnt Collector Repairs	2,448.61		
GAVILA	GAVILAN CRANE & RIGGING, INC.		12/31/2025	Regular	0.00	2,300.00	59158
8714	Invoice	12/31/2025	Hoist/Lift Escalator & Sub Motor		0.00	2,300.00	
	310-0000-52525		REPAIRS & MAINTENANCE..	Hoist/Lift Escalator & Sub Motor	2,300.00		
GRADEB	GRADE BREAK ENGINEERING INC.		12/31/2025	Regular	0.00	35,214.24	59159
54-1648 CM	Invoice	12/31/2025	Repair Broken Main Valve		0.00	4,966.00	
	309-0000-52525		REPAIRS & MAINTENANCE..	Repair Broken Main Valve	4,966.00		
54-1649 CM	Invoice	12/31/2025	Remove Valve N&W Plug		0.00	4,966.00	
	309-0000-52525		REPAIRS & MAINTENANCE..	Remove Valve N&W Plug	4,966.00		
54-1650 CM	Invoice	12/31/2025	Repair Curb Gutter 2" Service Line Repair		0.00	4,966.00	
	309-0000-52525		REPAIRS & MAINTENANCE..	Repair Curb Gutter 2" Service Li...	4,966.00		
54-1652 CM	Invoice	12/31/2025	Asphalt Repair Service Leak		0.00	3,500.00	
	309-0000-52525		REPAIRS & MAINTENANCE..	Asphalt Repair Service Leak	3,500.00		
54-1653 CM	Invoice	12/31/2025	2" Service Line Repair - Asphalt		0.00	3,500.00	
	309-0000-52525		REPAIRS & MAINTENANCE..	2" Service Line Repair - Asphalt	3,500.00		
54-1655 CM	Invoice	12/31/2025	Confined Space Storm Inspection		0.00	3,397.10	
	310-0000-52525		REPAIRS & MAINTENANCE..	Confined Space Storm Inspection	3,397.10		
54-1657 CM	Invoice	12/31/2025	Cement Around G5 Box/Lids		0.00	3,726.00	
	309-0000-52525		REPAIRS & MAINTENANCE..	Cement Around G5 Box/Lids	3,726.00		
54-1658 CM	Invoice	12/31/2025	Current Ground G5 Box/CID		0.00	3,801.14	
	309-0000-52525		REPAIRS & MAINTENANCE..	Current Ground G5 Box/CID	3,801.14		
54-1659 CM	Invoice	12/31/2025	Main Valve Repair 6"		0.00	2,392.00	
	309-0000-52525		REPAIRS & MAINTENANCE..	Main Valve Repair 6"	2,392.00		
GRAINE	GRAINGER		12/31/2025	Regular	0.00	4,059.29	59160
9740242764	Invoice	12/31/2025	Cable Sleeve La Cuesta		0.00	1,595.52	
	309-0000-52052		SAFETY EQUIPMENT	Cable Sleeve La Cuesta	1,595.52		

Vendor Number	Vendor Name		Payment Date	Payment Type	Discount Amount	Payment Amount	Number
9741846993	Invoice	12/31/2025	Ladders		0.00	2,463.77	
	309-0000-52052		SAFETY EQUIPMENT	Ladders		2,463.77	
GREENR	GREEN RUBBER-KENNEDY AG		12/31/2025	Regular	0.00	616.60	59161
Payable #	**Payable Type**	**Post Date**	**Payable Description**		**Discount Amount**	**Payable Amount**	
	Account Number		**Account Name**	**Item Description**	**Distribution Amount**		
G-437488	Invoice	12/31/2025	Well 15 Blow off Repairs		0.00	122.32	
	310-0000-52525		REPAIRS & MAINTENANCE..	Well 15 Blow off Repairs		122.32	
G-437489	Invoice	12/31/2025	Bypass Trailer Equipment		0.00	494.28	
	310-0000-52134		COLLECTION SYSTEM MA...	Bypass Trailer Equipment		494.28	
HERC	HERC RENTALS INC.		12/31/2025	Regular	0.00	1,411.93	59162
Payable #	**Payable Type**	**Post Date**	**Payable Description**		**Discount Amount**	**Payable Amount**	
	Account Number		**Account Name**	**Item Description**	**Distribution Amount**		
36136569-002	Invoice	12/31/2025	Generator for Parade of Lights		0.00	1,411.93	
	100-2100-52051		TOOLS & MINOR EQUIPM...	Generator for Parade of Lights		1,411.93	
CORIX	ICONIX WATERWORKS (US) INC.		12/31/2025	Regular	0.00	4,784.02	59163
Payable #	**Payable Type**	**Post Date**	**Payable Description**		**Discount Amount**	**Payable Amount**	
	Account Number		**Account Name**	**Item Description**	**Distribution Amount**		
U2516049761	Invoice	12/31/2025	Encampment Water Pipes		0.00	2,197.15	
	121-0000-52200		PROFESSIONAL SERVICES...	Encampment Water Pipes		2,197.15	
U2516049762	Invoice	12/31/2025	Encampment Water Pipes		0.00	367.25	
	121-0000-52200		PROFESSIONAL SERVICES...	Encampment Water Pipes		367.25	
U2516050050	Invoice	12/31/2025	Encampment Water Pipes		0.00	85.54	
	121-0000-52200		PROFESSIONAL SERVICES...	Encampment Water Pipes		85.54	
U2516050051	Invoice	12/31/2025	Encampment Supplies for Water Pipes		0.00	665.85	
	121-0000-52200		PROFESSIONAL SERVICES...	Encampment Supplies for Water...		665.85	
U2516050286	Invoice	12/31/2025	Encampment Services		0.00	1,468.23	
	121-0000-52200		PROFESSIONAL SERVICES...	Encampment Services		1,468.23	
MONTEREYCOTIRE	JOSE JESUS ALCANTAR DIAZ		12/31/2025	Regular	0.00	4,533.37	59164
Payable #	**Payable Type**	**Post Date**	**Payable Description**		**Discount Amount**	**Payable Amount**	
	Account Number		**Account Name**	**Item Description**	**Distribution Amount**		
1047	Invoice	12/31/2025	PD Tires		0.00	525.72	
	100-1400-52080		FLEET SERVICES	PD Tires		525.72	
1048	Invoice	12/31/2025	Tires Unit 52		0.00	525.72	
	100-1400-52080		FLEET SERVICES	Tires Unit 52		525.72	
1049	Invoice	12/31/2025	Flush Truck Tires (Back)		0.00	1,556.90	
	310-0000-52134		COLLECTION SYSTEM MA...	Flush Truck Tires (Back)		1,556.90	
1050	Invoice	12/31/2025	Flush Truck Tires (Front)		0.00	1,170.97	
	310-0000-52134		COLLECTION SYSTEM MA...	Flush Truck Tires (Front)		1,170.97	
1051	Invoice	12/31/2025	New Tires - PW-6		0.00	754.06	
	310-0000-52134		COLLECTION SYSTEM MA...	New Tires - PW-6		754.06	
LAWPRO	LAWSON PRODUCTS		12/31/2025	Regular	0.00	145.95	59165
Payable #	**Payable Type**	**Post Date**	**Payable Description**		**Discount Amount**	**Payable Amount**	
	Account Number		**Account Name**	**Item Description**	**Distribution Amount**		
9313065863	Invoice	12/31/2025	Gloves Restock		0.00	32.99	
	310-0000-52052		SAFETY EQUIPMENT	Gloves Restock		32.99	
9313068860	Invoice	12/31/2025	Gloves Restock		0.00	112.96	
	310-0000-52052		SAFETY EQUIPMENT	Gloves Restock		112.96	
MOTEL6	MOTEL 6		12/31/2025	Regular	0.00	7,985.12	59166

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
9436ACQ466	Invoice	12/31/2025	Motel Voucher		0.00	1,175.93	
	121-0000-52190		RENT/UTILITY ASSISTANCE	Motel Voucher		1,175.93	
9436ACQ470	Invoice	12/31/2025	Motel Voucher		0.00	1,175.93	
	121-0000-52190		RENT/UTILITY ASSISTANCE	Motel Voucher		1,175.93	
9436ACQ474	Invoice	12/31/2025	Motel Voucher		0.00	1,175.93	
	121-0000-52190		RENT/UTILITY ASSISTANCE	Motel Voucher		1,175.93	
9436ACQ476	Invoice	12/31/2025	Motel Voucher		0.00	1,175.93	
	121-0000-52190		RENT/UTILITY ASSISTANCE	Motel Voucher		1,175.93	
9436ACQ482	Invoice	12/31/2025	Motel Voucher		0.00	1,007.94	
	121-0000-52190		RENT/UTILITY ASSISTANCE	Motel Voucher		1,007.94	
9436ACQ486	Invoice	12/31/2025	Motel Voucher		0.00	1,097.53	
	121-0000-52190		RENT/UTILITY ASSISTANCE	Motel Voucher		1,097.53	
9436ACQ490	Invoice	12/31/2025	Motel Voucher		0.00	1,175.93	
	121-0000-52190		RENT/UTILITY ASSISTANCE	Motel Voucher		1,175.93	
P.G.E.	PACIFIC GAS & ELECTRIC		12/31/2025	Regular	0.00	58,836.85	59167
Payable #	Payable Type / Account Number	Post Date	Payable Description / Account Name	Item Description	Discount Amount / Distribution Amount	Payable Amount	
121525A	Invoice	12/31/2025	Lights		0.00	10,108.27	
	410-0000-52400		UTILITIES	Lights		10,108.27	
121525B	Invoice	12/31/2025	Lights		0.00	120.22	
	410-0000-52400		UTILITIES	Lights		120.22	
121525C	Invoice	12/31/2025	Water		0.00	34,697.86	
	309-0000-52400		UTILITIES	Water		34,697.86	
121525D	Invoice	12/31/2025	Miravale II Street Lights		0.00	132.61	
	651-0000-52422		STREET LIGHTING	Miravale II Street Lights		132.61	
121525E	Invoice	12/31/2025	Orchard Park		0.00	298.85	
	651-0000-52400		UTILITIES	Orchard Park		298.85	
121525F	Invoice	12/31/2025	Lights		0.00	8.28	
	410-0000-52400		UTILITIES	Lights		8.28	
121525G	Invoice	12/31/2025	Signals		0.00	252.95	
	410-0000-52400		UTILITIES	Signals		252.95	
121525H	Invoice	12/31/2025	Lights		0.00	80.35	
	410-0000-52400		UTILITIES	Lights		80.35	
121525I	Invoice	12/31/2025	Gallardo Park Lights		0.00	381.97	
	100-2100-52400		UTILITIES	Gallardo Park Lights		381.97	
121525J	Invoice	12/31/2025	App Bay Fire Station		0.00	137.90	
	100-1450-52400		UTILITIES	App Bay Fire Station		137.90	
121525K	Invoice	12/31/2025	Signals		0.00	288.26	
	410-0000-52400		UTILITIES	Signals		288.26	
121625A	Invoice	12/31/2025	Signals		0.00	85.33	
	410-0000-52400		UTILITIES	Signals		85.33	
121625B	Invoice	12/31/2025	Fire Department		0.00	1,023.81	
	100-1450-52400		UTILITIES	Fire Department		1,023.81	
121725A	Invoice	12/31/2025	Workforce Housing 858 Mora		0.00	42.39	
	100-1200-52400		UTILITIES	Workforce Housing 858 Mora		42.39	
121725B	Invoice	12/31/2025	Lights		0.00	15.52	
	410-0000-52400		UTILITIES	Lights		15.52	
121725C	Invoice	12/31/2025	Lights		0.00	127.53	
	410-0000-52400		UTILITIES	Lights		127.53	
121725D	Invoice	12/31/2025	255 Soledad Street		0.00	822.61	

Vendor Number	Vendor Name		Payment Date	Payment Type	Discount Amount	Payment Amount	Number
	100-1400-52400	UTILITIES		255 Soledad Street		822.61	
121725E	Invoice	12/31/2025	Electricity		0.00	10,212.14	
	309-0000-52400	UTILITIES		255		10,212.14	
PENINS	PENINSULA WELDING & MEDICAL SUPPLY, INC.		12/31/2025	Regular	0.00	211.74	59168
Payable #	**Payable Type**	**Post Date**	**Payable Description**		**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**		**Item Description**	**Distribution Amount**		
289952	Invoice	12/31/2025	Torch Gun Repairs (Shop)		0.00	211.74	
	310-0000-52525	REPAIRS & MAINTENANCE..		Torch Gun Repairs (Shop)		211.74	
PLACEW	PLACEWORKS, INC.		12/31/2025	Regular	0.00	69,331.90	59169
Payable #	**Payable Type**	**Post Date**	**Payable Description**		**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**		**Item Description**	**Distribution Amount**		
SOLE-04.0 - 13	Invoice	12/31/2025	REAP 2.0 & General Plan		0.00	55,066.15	
	100-1200-52200	PROFESSIONAL SERVICES...		REAP 2.0 & General Plan		53,553.65	
	208-0000-52200	PROFESSIONAL SERVICES...		REAP 2.0 & General Plan		1,512.50	
SOLE-04.0 - 9	Invoice	06/30/2025	REAP 2.0 & General Plan		0.00	14,265.75	
	100-1200-52200	PROFESSIONAL SERVICES...		REAP 2.0 & General Plan		13,390.75	
	208-0000-52200	PROFESSIONAL SERVICES...		REAP 2.0 & General Plan		875.00	
TERMIN	RENTOKIL NORTH AMERICA INC		12/31/2025	Regular	0.00	271.25	59170
Payable #	**Payable Type**	**Post Date**	**Payable Description**		**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**		**Item Description**	**Distribution Amount**		
466577823	Invoice	12/31/2025	Gateway Terminix		0.00	101.30	
	100-1200-52200	PROFESSIONAL SERVICES...		Gateway Terminix		101.30	
466586489	Invoice	12/31/2025	Orchard Park Pest Control		0.00	64.95	
	651-0000-52200	PROFESSIONAL SERVICES...		Orchard Park Pest Control		64.95	
466964027	Invoice	12/31/2025	WWTP Pest Control		0.00	105.00	
	310-0000-52520	MAINTENANCE AGREEM...		WWTP Pest Control		105.00	
ROYALFLUSH	ROYAL FLUSH PUMPING & SANITATION		12/31/2025	Regular	0.00	300.00	59171
Payable #	**Payable Type**	**Post Date**	**Payable Description**		**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**		**Item Description**	**Distribution Amount**		
1252	Invoice	12/31/2025	Shop Local Campaign		0.00	300.00	
	100-1200-52105	SPECIAL EVENTS		Shop Local Campaign		300.00	
MY JEE	SALINAS LINCOLN MERCURY, INC		12/31/2025	Regular	0.00	677.35	59172
Payable #	**Payable Type**	**Post Date**	**Payable Description**		**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**		**Item Description**	**Distribution Amount**		
267729	Invoice	12/31/2025	Broke Booster & Master Cylinder - Unit 58		0.00	677.35	
	100-1400-52080	FLEET SERVICES		Broke Booster & Master Cylinder..		677.35	
SIGIRR	SIGNATURE IRRIGATION		12/31/2025	Regular	0.00	74.28	59173
Payable #	**Payable Type**	**Post Date**	**Payable Description**		**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**		**Item Description**	**Distribution Amount**		
1286	Invoice	12/31/2025	8" Gasket Well #6		0.00	45.97	
	309-0000-52525	REPAIRS & MAINTENANCE..		8" Gasket Well #6		45.97	
1418	Invoice	12/31/2025	Escalator #2		0.00	28.31	
	310-0000-52525	REPAIRS & MAINTENANCE..		Escalator #2		28.31	
SPECT	SPECTRUM		12/31/2025	Regular	0.00	130.00	59174
Payable #	**Payable Type**	**Post Date**	**Payable Description**		**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**		**Item Description**	**Distribution Amount**		
156875601120725	Invoice	12/31/2025	City Hall Backup Internet		0.00	130.00	
	100-1320-52520	MAINTENANCE AGREEM...		City Hall Backup Internet		130.00	
SPECT	SPECTRUM		12/31/2025	Regular	0.00	150.00	59175

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
107895501120725	Invoice	12/31/2025	Corp Yard Internet		0.00	150.00	
	100-2100-52520	MAINTENANCE AGREEM...	Corp Yard Internet			150.00	
TELSTA	TELSTAR		12/31/2025	Regular	0.00	1,943.20	59176
129964	Invoice	12/31/2025	Calibrate Well #11 Flowmeter		0.00	1,943.20	
	309-0000-52520	MAINTENANCE AGREEM...	Calibrate Well #11 Flowmeter			1,943.20	
TMOBIL	T-MOBILE USA, INC		12/31/2025	Regular	0.00	344.90	59177
121225CED	Invoice	12/31/2025	CED Cell Phones		0.00	344.90	
	100-1200-52415	CELLULAR PHONE	CED Cell Phones			344.90	
TMOBIL	T-MOBILE USA, INC		12/31/2025	Regular	0.00	147.40	59178
121225PD	Invoice	12/31/2025	PD Cell Phones		0.00	147.40	
	100-1400-52410	TELEPHONE/DATA/PAGER	PD Cell Phones			147.40	
VIA	VIA HEART PROJECT		12/31/2025	Regular	0.00	326.85	59179
5892	Invoice	12/31/2025	AED Pads - B Building		0.00	326.85	
	310-0000-52052	SAFETY EQUIPMENT	AED Pads - B Building			326.85	
WALLAC	WALLACE GROUP		12/31/2025	Regular	0.00	53,293.71	59180
66659	Invoice	12/31/2025	CM - Recycled Water Project		0.00	47,819.26	
	213-0000-52200	PROFESSIONAL SERVICES...	CM - Recycled Water Project			47,819.26	
66660	Invoice	12/31/2025	CM-WRF Collection System		0.00	3,013.95	
	310-0000-52200	PROFESSIONAL SERVICES...	CM-WRF Collection System			3,013.95	
66775	Invoice	12/31/2025	Front Street Landscaping		0.00	2,460.50	
	412-0000-57000	CAPITAL OUTLAY - IMPR...	Front Street Landscaping			2,460.50	
Z&M EN	Z&M ENTERPRISE, LLC		12/31/2025	Regular	0.00	1,105.11	59181
1862	Invoice	12/31/2025	UV Stations - Sleeves		0.00	1,105.11	
	310-0000-52525	REPAIRS & MAINTENANCE..	UV Stations - Sleeves			1,105.11	
ALCANA	ALCANTAR ACE HARDWARE		01/06/2026	Regular	0.00	3,261.74	59182
10724	Invoice	01/06/2026	Encampment Supplies		0.00	737.33	
	121-0000-52525	REPAIRS & MAINTENANCE..	Encampment Supplies			737.33	
10827	Invoice	01/06/2026	Encampment Supplies		0.00	109.24	
	121-0000-52525	REPAIRS & MAINTENANCE..	Encampment Supplies			109.24	
11058	Invoice	01/06/2026	Flashlight		0.00	10.91	
	100-2100-52525	REPAIRS & MAINTENANCE..	Flashlight			10.91	
11146	Invoice	01/06/2026	Edger Blade		0.00	19.65	
	100-2100-52525	REPAIRS & MAINTENANCE..	Edger Blade			19.65	
11190	Invoice	01/06/2026	Fastners		0.00	18.09	
	100-2100-52525	REPAIRS & MAINTENANCE..	Fastners			18.09	

Vendor Number	Vendor Name		Payment Date	Payment Type	Discount Amount	Payment Amount	Number
11193	Invoice	01/06/2026	Irrigation Parts		0.00	7.80	
	100-2100-52525	REPAIRS & MAINTENANCE..		Irrigation Parts		7.80	
11194	Invoice	01/06/2026	Irrigation Parts		0.00	0.87	
	100-2100-52525	REPAIRS & MAINTENANCE..		Irrigation Parts		0.87	
11227	Invoice	01/06/2026	Knife		0.00	15.27	
	100-2100-52525	REPAIRS & MAINTENANCE..		Knife		15.27	
11277	Invoice	01/06/2026	Janitorial - Shop / Tools Restock		0.00	111.38	
	310-0000-52051	TOOLS & MINOR EQUIPM...		Janitorial - Shop / Tools Restock		85.20	
	310-0000-52518	FACILITIES EXPENSE		Janitorial - Shop / Tools Restock		26.18	
11282	Invoice	01/06/2026	Flashlight Cable Ties		0.00	52.73	
	100-2100-52525	REPAIRS & MAINTENANCE..		Flashlight Cable Ties		52.73	
11283	Invoice	01/06/2026	Marking Flags		0.00	20.74	
	100-2100-52525	REPAIRS & MAINTENANCE..		Marking Flags		20.74	
11292	Invoice	01/06/2026	Restroom Cleaners		0.00	19.64	
	100-2100-52525	REPAIRS & MAINTENANCE..		Restroom Cleaners		19.64	
11296	Invoice	01/06/2026	Encampment Supplies		0.00	65.01	
	121-0000-52525	REPAIRS & MAINTENANCE..		Encampment Supplies		65.01	
11313	Invoice	01/06/2026	Dust Masks		0.00	39.32	
	100-2100-52525	REPAIRS & MAINTENANCE..		Dust Masks		39.32	
11315	Invoice	01/06/2026	Generator Filters Well 7		0.00	165.97	
	309-0000-52533	WELL MAINTENANCE PR...		Generator Filters Well 7		165.97	
11316	Invoice	01/06/2026	Disc Attachment Repairs		0.00	235.37	
	310-0000-52525	REPAIRS & MAINTENANCE..		Disc Attachment Repairs		235.37	
11325	Invoice	01/06/2026	Hydraulic Hose		0.00	759.90	
	310-0000-52525	REPAIRS & MAINTENANCE..		Hydraulic Hose		759.90	
11332	Credit Memo	01/06/2026	Credit - Return		0.00	-759.90	
	310-0000-52525	REPAIRS & MAINTENANCE..		Credit - Return		-759.90	
11337	Invoice	01/06/2026	Disc Attachment Repairs		0.00	377.46	
	310-0000-52525	REPAIRS & MAINTENANCE..		Disc Attachment Repairs		377.46	
11338	Invoice	01/06/2026	Disc Attachment Hose		0.00	377.46	
	310-0000-52525	REPAIRS & MAINTENANCE..		Disc Attachment Hose		377.46	
11339	Invoice	01/06/2026	Disc Attachment Repairs		0.00	32.72	
	310-0000-52525	REPAIRS & MAINTENANCE..		Disc Attachment Repairs		32.72	
11340	Invoice	01/06/2026	Janitorial / UV Supplies		0.00	39.30	
	310-0000-52051	TOOLS & MINOR EQUIPM...		Janitorial / UV Supplies		30.58	
	310-0000-52518	FACILITIES EXPENSE		Janitorial / UV Supplies		8.72	
11407	Invoice	01/06/2026	Fastners		0.00	1.31	
	100-2100-52525	REPAIRS & MAINTENANCE..		Fastners		1.31	
11413	Invoice	01/06/2026	Disc Attachment Repairs		0.00	261.76	
	310-0000-52525	REPAIRS & MAINTENANCE..		Disc Attachment Repairs		261.76	
11422	Invoice	01/06/2026	Generator Well 9		0.00	98.00	
	309-0000-52533	WELL MAINTENANCE PR...		Generator Well 9		98.00	
11423	Invoice	01/06/2026	Staples		0.00	8.29	
	100-2100-52525	REPAIRS & MAINTENANCE..		Staples		8.29	
11443	Invoice	01/06/2026	Screw Extractor		0.00	16.38	
	100-1400-52080	FLEET SERVICES		Screw Extractor		16.38	
11451	Invoice	01/06/2026	Hose Clamp & Marker		0.00	20.05	
	100-2100-52525	REPAIRS & MAINTENANCE..		Hose Clamp & Marker		20.05	
11471	Invoice	01/06/2026	Wire Connectors		0.00	14.40	
	100-2100-52525	REPAIRS & MAINTENANCE..		Wire Connectors		14.40	
11481	Invoice	01/06/2026	La Cuesta Generator Maintenance		0.00	195.99	
	309-0000-52533	WELL MAINTENANCE PR...		La Cuesta Generator Maintenan...		195.99	

Vendor Number	Vendor Name		Payment Date	Payment Type	Discount Amount	Payment Amount	Number
11504	Invoice	01/06/2026	Knife		0.00	15.27	
	100-2100-52525		REPAIRS & MAINTENANCE..	Knife		15.27	
11506	Invoice	01/06/2026	Batteries		0.00	7.20	
	100-2100-52525		REPAIRS & MAINTENANCE..	Batteries		7.20	
11515	Invoice	01/06/2026	Flashlight / Water Filters		0.00	115.77	
	310-0000-52051		TOOLS & MINOR EQUIPM...	Flashlight / Water Filters		87.39	
	310-0000-52518		FACILITIES EXPENSE	Flashlight / Water Filters		28.38	
11547	Invoice	01/06/2026	Brass Fitting		0.00	19.64	
	309-0000-52525		REPAIRS & MAINTENANCE..	Brass Fitting		19.64	
11550	Invoice	01/06/2026	Brass Fitting		0.00	29.46	
	309-0000-52525		REPAIRS & MAINTENANCE..	Brass Fitting		29.46	
11560	Invoice	01/06/2026	Key Hook		0.00	1.96	
	100-2100-52525		REPAIRS & MAINTENANCE..	Key Hook		1.96	
	Void		01/06/2026	Regular	0.00	0.00	59183
AMAZON	AMAZON CAPITAL SERVICES		01/06/2026	Regular	0.00	4,302.62	59184

Payable #	Payable Type	Post Date	Payable Description		Discount Amount	Payable Amount
	Account Number		**Account Name**	**Item Description**	**Distribution Amount**	
13JK-HXLT-KLXH	Invoice	01/06/2026	Chairs		0.00	472.82
	100-1400-52518		FACILITIES EXPENSE	Chairs	472.82	
14QV-79J9-HW44	Invoice	01/06/2026	YHDP - V.R.		0.00	198.71
	122-0000-52190		RENT/UTILITY ASSISTANCE	YHDP - V.R.	198.71	
14XT-4F63-79QJ	Invoice	01/06/2026	Christmas Parade Supplies		0.00	113.55
	100-3100-52200		PROFESSIONAL SERVICES...	Christmas Parade Supplies	113.55	
17N9-T1L7-CWJ6	Invoice	01/06/2026	Breakroom Supplies		0.00	54.66
	100-1400-52070		FOOD SERVICES	Breakroom Supplies	54.66	
197D-WTJM-L4CG	Invoice	01/06/2026	Cleaning Supplies		0.00	42.50
	100-1400-52080		FLEET SERVICES	Cleaning Supplies	42.50	
197D-WTJM-N1QF	Invoice	01/06/2026	Car Wash Supplies		0.00	21.82
	100-1400-52080		FLEET SERVICES	Car Wash Supplies	21.82	
19HJ-D16G-JVYM	Invoice	01/06/2026	Calendars		0.00	153.70
	100-1400-52040		OFFICE SUPPLIES	Calendars	153.70	
19JC-YHQG-GV7K	Invoice	01/06/2026	Spoons		0.00	18.87
	100-1400-52070		FOOD SERVICES	Spoons	18.87	
1C6H-RHD6-GRQJ	Invoice	01/06/2026	Monitor		0.00	240.33
	100-1400-52050		PROPERTY EVIDENCE RO...	Monitor	240.33	
1D6Y-RGTJ-CHP9	Invoice	01/06/2026	Car Wash Supplies		0.00	322.08
	100-1400-52080		FLEET SERVICES	Car Wash Supplies	322.08	
1DD4-4QCQ-114T	Invoice	01/06/2026	HVAC Filters		0.00	368.40
	100-1400-52518		FACILITIES EXPENSE	HVAC Filters	18.80	
	100-1450-52518		FACILITIES EXPENSE	HVAC Filters	19.50	
	100-2200-52518		FACILITIES EXPENSE	HVAC Filters	88.15	
	100-2200-52518		FACILITIES EXPENSE	HVAC Filters	19.50	
	100-8000-52518		FACILITIES EXPENSE	HVAC Filters	26.94	
	309-0000-52518		FACILITIES EXPENSE	HVAC Filters	39.10	
	310-0000-52518		FACILITIES EXPENSE	HVAC Filters	156.41	
1FHY-9Q3H-GVPD	Invoice	01/06/2026	HDMI Cord		0.00	9.12
	100-1400-57100		CAPITAL OUTLAY - COMP...	HDMI Cord	9.12	
1J1G-4JV7-JF74	Invoice	01/06/2026	Cart		0.00	109.24
	100-3100-52200		PROFESSIONAL SERVICES...	Cart	109.24	
1K1J-6FGR-6DRW	Invoice	01/06/2026	Client Household Essentials		0.00	96.49
	122-0000-52190		RENT/UTILITY ASSISTANCE	Client Household Essentials	96.49	
1K3C-PXVW-H4RV	Invoice	01/06/2026	Christmas Parade Supplies		0.00	97.18
	100-3100-52200		PROFESSIONAL SERVICES...	Christmas Parade Supplies	97.18	

Vendor Number	Vendor Name		Payment Date	Payment Type	Discount Amount	Payment Amount	Number
1KFF-MFC3-GJYC	Invoice	01/06/2026	Headphones		0.00	83.00	
	100-1400-57100		CAPITAL OUTLAY - COMP...	Headphones		83.00	
1KQF-QFH4-FRP9	Invoice	01/06/2026	F. Extinguisher Tag Protectors		0.00	16.38	
	310-0000-52051		TOOLS & MINOR EQUIPM...	F. Extinguisher Tag Protectors		16.38	
1LF9-MCNL-K6XC	Invoice	01/06/2026	Memo Pad		0.00	11.66	
	100-1400-52080		FLEET SERVICES	Memo Pad		11.66	
1M4J-4LTM-4D...	Invoice	01/06/2026	Charger		0.00	17.63	
	100-1400-57100		CAPITAL OUTLAY - COMP...	Charger		17.63	
1MFQ-4HT9-HJ...	Invoice	01/06/2026	Heater		0.00	109.24	
	100-1400-52050		PROPERTY EVIDENCE RO...	Heater		109.24	
1MLH-NFM1-M7...	Invoice	01/06/2026	Replacement Parts		0.00	199.93	
	100-2100-52525		REPAIRS & MAINTENANCE..	Replacement Parts		199.93	
1QCH-1JTL-NVD3	Invoice	01/06/2026	Cups		0.00	61.10	
	100-1400-52070		FOOD SERVICES	Cups		61.10	
1QDW-6LCK-FRT1	Invoice	01/06/2026	Monitor		0.00	272.14	
	100-1400-57100		CAPITAL OUTLAY - COMP...	Monitor		272.14	
1QLR-VG4Y-HCFJ	Invoice	01/06/2026	Full Protection Harness		0.00	592.81	
	309-0000-52052		SAFETY EQUIPMENT	Full Protection Harness		592.81	
1RDP-WDN1-WN...	Invoice	01/06/2026	Label Tape		0.00	19.56	
	100-1400-52040		OFFICE SUPPLIES	Label Tape		19.56	
1RF3-FX6G-49FD	Invoice	01/06/2026	Special Kids Connect Event		0.00	98.29	
	100-3100-52200		PROFESSIONAL SERVICES...	Special Kids Connect Event		98.29	
1RY4-RDRK-YW...	Invoice	01/06/2026	Solar - Pinnacle Tanks		0.00	185.71	
	309-0000-52525		REPAIRS & MAINTENANCE..	Solar - Pinnacle Tanks		185.71	
1WXK-DDYV-V644	Invoice	01/06/2026	White Board		0.00	118.61	
	100-1400-52040		OFFICE SUPPLIES	White Board		118.61	
1XG7-7N79-HW7N	Invoice	01/06/2026	YHDP - T.S.		0.00	197.09	
	122-0000-52190		RENT/UTILITY ASSISTANCE	YHDP - T.S.		197.09	
	Void		01/06/2026	Regular	0.00	0.00	59185
CINTAS	CINTAS CORPORATION NO. 3		01/06/2026	Regular	0.00	97.76	59186
Payable #	**Payable Type**	**Post Date**	**Payable Description**		**Discount Amount**	**Payable Amount**	
	Account Number		**Account Name**	**Item Description**	**Distribution Amount**		
4253024966	Invoice	01/06/2026	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	
CITYOF	CITY OF SOLEDAD-PETTY CASH		01/06/2026	Regular	0.00	293.11	59187
Payable #	**Payable Type**	**Post Date**	**Payable Description**		**Discount Amount**	**Payable Amount**	
	Account Number		**Account Name**	**Item Description**	**Distribution Amount**		
121925	Invoice	01/06/2026	Petty Cash Purchases		0.00	293.11	
	100-2200-52031		PROGRAM SUPPLIES	Pre-K: Little Einsteins		4.19	
	100-2200-52031		PROGRAM SUPPLIES	Pre-K: Little Einsteins		13.70	
	100-2200-52031		PROGRAM SUPPLIES	Youth: Global Foodies		9.41	
	100-2200-52031		PROGRAM SUPPLIES	Pre-K: Little Einsteins		41.22	
	100-2200-52031		PROGRAM SUPPLIES	Youth: Global Foodies		27.70	
	100-2200-52031		PROGRAM SUPPLIES	Youth: Global Foodies		30.93	
	100-2200-52031		PROGRAM SUPPLIES	Pre-K: Little Einsteins		22.00	
	100-2200-52115		SUNDRY	Sundry: Water For Sale		55.98	
	100-2200-52115		SUNDRY	Sundry: Water For Sale		41.98	
	100-2200-52115		SUNDRY	Youth Council Meeting		46.00	

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
NEWSV	NEWSV MEDIA	01/06/2026	Regular	0.00	205.90	59188

Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**	
160866	Invoice	01/06/2026	Public Notice HVAC CC	0.00	205.90
	100-2200-52200	PROFESSIONAL SERVICES...	Public Notice HVAC CC	205.90	

OREAUT	O'REILLY AUTO PARTS	01/06/2026	Regular	0.00	1,367.78	59189

Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**	
3566-278964	Invoice	01/06/2026	Brake Clean Unit 58	0.00	22.09
	100-1400-52080	FLEET SERVICES	Brake Clean Unit 58	22.09	
3566-279003	Invoice	01/06/2026	Trans. Service Unit 58	0.00	135.39
	100-1400-52080	FLEET SERVICES	Trans. Service Unit 58	135.39	
3566-279063	Invoice	01/06/2026	Preventive Maint.	0.00	47.57
	100-2100-52080	FLEET SERVICES	Preventive Maint.	47.57	
3566-279065	Invoice	01/06/2026	Brake Fluid Unit 58	0.00	34.95
	100-1400-52080	FLEET SERVICES	Brake Fluid Unit 58	34.95	
3566-279103	Invoice	01/06/2026	Antifreeze - Well 7	0.00	209.63
	309-0000-52533	WELL MAINTENANCE PR...	Antifreeze - Well 7	209.63	
3566-279167	Invoice	01/06/2026	Coolant - Well 6	0.00	104.81
	309-0000-52533	WELL MAINTENANCE PR...	Coolant - Well 6	104.81	
3566-279179	Invoice	01/06/2026	Electrical Dept. Toolset Supplies	0.00	84.10
	310-0000-52051	TOOLS & MINOR EQUIPM...	Electrical Dept. Toolset Supplies	84.10	
3566-279221	Invoice	01/06/2026	Preventive Maint	0.00	124.86
	100-2100-52080	FLEET SERVICES	Preventive Maint	124.86	
3566-279563	Invoice	01/06/2026	Thermostat & Housing Chiefs Unit	0.00	69.30
	100-1400-52080	FLEET SERVICES	Thermostat & Housing Chiefs Un...	69.30	
3566-279627	Invoice	01/06/2026	Brake Bleeder Unit 58	0.00	19.47
	100-1400-52080	FLEET SERVICES	Brake Bleeder Unit 58	19.47	
3566-279697	Invoice	01/06/2026	Encampment Supplies	0.00	39.64
	121-0000-52525	REPAIRS & MAINTENANCE..	Encampment Supplies	39.64	
3566-279698	Invoice	01/06/2026	Disc Attachment	0.00	12.16
	310-0000-52525	REPAIRS & MAINTENANCE..	Disc Attachment	12.16	
3566-279851	Invoice	01/06/2026	Brake Clean Unit 58	0.00	7.36
	100-1400-52080	FLEET SERVICES	Brake Clean Unit 58	7.36	
3566-280065	Invoice	01/06/2026	Battery - La Cuesta Gen.	0.00	456.45
	309-0000-52533	WELL MAINTENANCE PR...	Battery - La Cuesta Gen.	456.45	

PROACTIVE	PROACTIVE WORK HEALTH MEDICAL CENTER IN	01/06/2026	Regular	0.00	630.00	59190

Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**	
040112	Invoice	01/06/2026	Pre Employment Medical	0.00	630.00
	100-1400-52200	PROFESSIONAL SERVICES...	Pre Employment Medical	630.00	

SALRIV	SALINAS RIVER CHANNEL STREAM MAINT PROG	01/06/2026	Regular	0.00	4,752.50	59191

Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**	
299	Invoice	01/06/2026	River Maint. Agreement	0.00	4,752.50
	310-0000-52520	MAINTENANCE AGREEM...	River Maint. Agreement	4,752.50	

MEDCLE	SANDRA LOPEZ MEDINA	01/06/2026	Regular	0.00	4,022.50	59192

Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**	
1085	Invoice	01/06/2026	Janitorial - WWTP / Water	0.00	980.00
	309-0000-52518	FACILITIES EXPENSE	Janitorial - WWTP / Water	196.00	
	310-0000-52518	FACILITIES EXPENSE	Janitorial - WWTP / Water	784.00	

Vendor Number	Vendor Name		Payment Date	Payment Type	Discount Amount	Payment Amount	Number
1086	Invoice	01/06/2026	Janitorial - Trailer		0.00	450.00	
	310-0000-52518	FACILITIES EXPENSE		Janitorial - Trailer		450.00	
1087	Invoice	01/06/2026	Janitorial - City Hall		0.00	2,257.50	
	100-8000-52518	FACILITIES EXPENSE		Janitorial - City Hall		2,257.50	
1088	Invoice	01/06/2026	Janitorial - Blue Building		0.00	335.00	
	310-0000-52518	FACILITIES EXPENSE		Janitorial - Blue Building		335.00	
STAPLE	STAPLES BUSINESS CREDIT		01/06/2026	Regular	0.00	490.60	59193
Payable #	**Payable Type**	**Post Date**	**Payable Description**		**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**		**Item Description**	**Distribution Amount**		
6048750324	Invoice	01/06/2026	Deskpad Calendars		0.00	28.60	
	310-0000-52040	OFFICE SUPPLIES		Deskpad Calendars		28.60	
6048750325	Invoice	01/06/2026	Janitorial / Office Supplies		0.00	59.50	
	310-0000-52040	OFFICE SUPPLIES		Janitorial / Office Supplies		12.99	
	310-0000-52134	COLLECTION SYSTEM MA...		Janitorial / Office Supplies		25.99	
	310-0000-52518	FACILITIES EXPENSE		Janitorial / Office Supplies		20.52	
6048750327	Invoice	01/06/2026	Cleaning Supplies		0.00	41.06	
	310-0000-52518	FACILITIES EXPENSE		Cleaning Supplies		41.06	
6048750328	Invoice	01/06/2026	Clipboards - Collections		0.00	87.38	
	310-0000-52134	COLLECTION SYSTEM MA...		Clipboards - Collections		87.38	
6048750329	Invoice	01/06/2026	2026 Calendars		0.00	274.06	
	309-0000-52040	OFFICE SUPPLIES		2026 Calendars		39.52	
	310-0000-52040	OFFICE SUPPLIES		2026 Calendars		234.54	
USBANP	U.S. BANK CORPORATE PAYMENT SYSTEM		01/06/2026	Regular	0.00	25,146.76	59194
Payable #	**Payable Type**	**Post Date**	**Payable Description**		**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**		**Item Description**	**Distribution Amount**		
120825BTO	Invoice	01/06/2026	Credit Card Purchases		0.00	2,725.89	
	100-1200-52105	SPECIAL EVENTS		Shop Local Campaing Christmas ...		1,201.75	
	100-1200-52105	SPECIAL EVENTS		Shop Local Campaing Christmas ...		40.11	
	100-1200-52105	SPECIAL EVENTS		Shop Local Campaing Christmas ...		58.94	
	100-1200-52105	SPECIAL EVENTS		Shop Local Campaing Christmas ...		21.83	
	100-1200-52200	PROFESSIONAL SERVICES...		CED Van Detail Cleaning		82.40	
	121-0000-52200	PROFESSIONAL SERVICES...		Container Rental		358.52	
	121-0000-52200	PROFESSIONAL SERVICES...		Storage Rental		350.00	
	121-0000-52525	REPAIRS & MAINTENANCE..		La Plaza Bakery		61.25	
	121-0000-52525	REPAIRS & MAINTENANCE..		Tent Dome		217.48	
	121-0000-52525	REPAIRS & MAINTENANCE..		Tent Dome		106.50	
	121-0000-52525	REPAIRS & MAINTENANCE..		Reimbursement For Damage TV ...		200.00	
	121-0000-52525	REPAIRS & MAINTENANCE..		Encampment Food		27.11	
120825DN	Invoice	01/06/2026	Credit Card Purchases		0.00	518.41	
	100-1200-52105	SPECIAL EVENTS		Supplies for Christmas Tree Light...		-39.96	
	100-1200-52105	SPECIAL EVENTS		Supplies for Christmas Tree Light...		9.38	
	100-1200-52105	SPECIAL EVENTS		Supplies for Christmas Tree Light...		46.94	
	100-1200-52105	SPECIAL EVENTS		Supplies for Christmas Parade		30.32	
	100-1200-52105	SPECIAL EVENTS		Supplies for Christmas Tree Light...		97.48	
	100-1200-52105	SPECIAL EVENTS		Supplies for Tree Lighting		14.45	
	100-1200-52105	SPECIAL EVENTS		Supplies for Christmas Tree Light...		15.28	
	100-1200-52105	SPECIAL EVENTS		Supplies for Christmas Tree Light...		12.00	
	100-1200-52105	SPECIAL EVENTS		Supplies for Christmas Tree Light...		38.25	
	100-1200-52105	SPECIAL EVENTS		Supplies for Christmas Tree Light...		55.71	
	100-1200-52105	SPECIAL EVENTS		Supplies for Christmas Tree Light...		93.79	
	100-1200-52105	SPECIAL EVENTS		Supplies for Christmas Tree Light...		39.96	
	100-1200-52105	SPECIAL EVENTS		Supplies for Christmas Tree Light...		8.73	
	100-1310-52100	EMPLOYEE FUNCTIONS		Deserts for Friendsgiving		50.92	
	100-1310-52100	EMPLOYEE FUNCTIONS		Deserts for Friendsgiving		35.96	
	100-1310-52100	EMPLOYEE FUNCTIONS		Deserts for Friendsgiving		-35.96	
	100-1310-52100	EMPLOYEE FUNCTIONS		Supplies for Friendsgiving		45.16	

Vendor Number	Vendor Name		Payment Date	Payment Type	Discount Amount	Payment Amount	Number
120825DW	Invoice	01/06/2026	Credit Card Purchases		0.00	844.78	
	100-2100-52091		TRAVEL, MEETINGS & TRA...	Lunch at Windmill		38.38	
	100-2100-52525		REPAIRS & MAINTENANCE..	Replacement Swing Hangers		108.04	
	309-0000-52091		TRAVEL, MEETINGS & TRA...	Lunch at Windmill		38.38	
	309-0000-52520		MAINTENANCE AGREEM...	Google Suite		310.80	
	310-0000-52091		TRAVEL, MEETINGS & TRA...	Lunch at Windmill		38.38	
	310-0000-52520		MAINTENANCE AGREEM...	Google Suite		310.80	
120825JP	Invoice	01/06/2026	Credit Card Purchases		0.00	5,768.63	
	100-2200-52010		MEMBERSHIP DUES	CPRS Membership Pri		145.00	
	100-2200-52010		MEMBERSHIP DUES	Membership Renew - Agency, ...		840.00	
	100-2200-52031		PROGRAM SUPPLIES	Global Foodies Jr. Supplies		81.60	
	100-2200-52031		PROGRAM SUPPLIES	Global Foodies Jr. Supplies		20.08	
	100-2200-52031		PROGRAM SUPPLIES	Global Foodies Jr. Supplies		11.67	
	100-2200-52031		PROGRAM SUPPLIES	Easy Baking		12.98	
	100-2200-52031		PROGRAM SUPPLIES	Tiny Chefs		50.47	
	100-2200-52048		UNIFORM PURCHASE	Staff Uniform		342.25	
	100-2200-52049		PRINTING & ADVERTISING	Email Processor App		64.75	
	100-2200-52049		PRINTING & ADVERTISING	Program Banner - Xmas Event		166.94	
	100-2200-52049		PRINTING & ADVERTISING	Program Banner - Youth Progra...		55.50	
	100-2200-52049		PRINTING & ADVERTISING	Email Processor App		64.75	
	100-2200-52091		TRAVEL, MEETINGS & TRA...	Conference Registration: Pri, Rol,..		1,545.00	
	100-2200-52105		SPECIAL EVENTS	Promotion: DoD-15.45, Hallowe...		23.50	
	100-2200-52115		SUNDRY	Water For Sale		42.00	
	100-2200-52115		SUNDRY	Water To Sell		42.00	
	100-2200-52518		FACILITIES EXPENSE	Staff Software		2,702.60	
	100-2200-52518		FACILITIES EXPENSE	Staff Software - Refund Over Ch...		-1,094.40	
	100-2200-52518		FACILITIES EXPENSE	Laptops For Computer Lab		631.94	
	100-2200-52518		FACILITIES EXPENSE	Software Subscription - Open AI		20.00	
120825MH	Invoice	01/06/2026	Credit Card Purchases		0.00	14,754.85	
	100-1000-52091		TRAVEL, MEETINGS & TRA...	IT		281.94	
	100-1000-52091		TRAVEL, MEETINGS & TRA...	IT		4,950.00	
	100-1000-52091		TRAVEL, MEETINGS & TRA...	IT		99.00	
	100-1100-52091		TRAVEL, MEETINGS & TRA...	IT		72.30	
	100-1320-52520		MAINTENANCE AGREEM...	IT		1,168.57	
	100-1320-52520		MAINTENANCE AGREEM...	IT		120.00	
	100-1320-52520		MAINTENANCE AGREEM...	IT		13.13	
	100-1320-52520		MAINTENANCE AGREEM...	IT		48.30	
	100-1320-52520		MAINTENANCE AGREEM...	IT		674.99	
	100-1320-52520		MAINTENANCE AGREEM...	IT		207.98	
	100-1320-52520		MAINTENANCE AGREEM...	IT		39.99	
	100-1320-52520		MAINTENANCE AGREEM...	IT		198.00	
	100-1320-52520		MAINTENANCE AGREEM...	IT		486.00	
	100-1320-52520		MAINTENANCE AGREEM...	IT		1,129.18	
	100-1320-52520		MAINTENANCE AGREEM...	IT		30.00	
	100-1320-52520		MAINTENANCE AGREEM...	IT		432.00	
	100-1320-52520		MAINTENANCE AGREEM...	IT		99.75	
	121-0000-52190		RENT/UTILITY ASSISTANCE	Motel Fees for Homeless		671.96	
	121-0000-52190		RENT/UTILITY ASSISTANCE	Motel Fees for Homeless		671.96	
	121-0000-52190		RENT/UTILITY ASSISTANCE	Motel Fees for Homeless		671.96	
	121-0000-52190		RENT/UTILITY ASSISTANCE	Motel Fees for Homeless		671.96	
	121-0000-52190		RENT/UTILITY ASSISTANCE	Motel Fees for Homeless		671.96	
	121-0000-52190		RENT/UTILITY ASSISTANCE	Motel Fees for Homeless		671.96	
	121-0000-52190		RENT/UTILITY ASSISTANCE	Motel Fees for Homeless		671.96	
120825RD	Invoice	01/06/2026	Credit Card Purchases		0.00	534.20	
	100-2200-52031		PROGRAM SUPPLIES	Pre-K: Tiny Chefs		32.53	
	100-2200-52031		PROGRAM SUPPLIES	Youth: Easy Baking		61.16	
	100-2200-52031		PROGRAM SUPPLIES	Pre-K:Tiny Chefs - Grocery Items		33.57	
	100-2200-52031		PROGRAM SUPPLIES	Youth: Easy Baking - Grocery It...		3.99	
	100-2200-52031		PROGRAM SUPPLIES	Senior: Soco Social - Gifts & Dec...		171.79	
	100-2200-52105		SPECIAL EVENTS	Christmas Parade - Lights		34.26	

Vendor Number	Vendor Name		Payment Date	Payment Type	Discount Amount	Payment Amount	Number
	100-2200-52105	SPECIAL EVENTS		Christmas Parade - Lights		47.26	
	100-2200-52105	SPECIAL EVENTS		Christmas Parade - Lights		-9.66	
	100-2200-52105	SPECIAL EVENTS		Christmas Parade - Lights		9.66	
	100-2200-52115	SUNDRY		YC Member Meeting - Pizza		45.86	
	100-2200-52115	SUNDRY		YC Member Meeting - Pizza		53.70	
	100-2200-52115	SUNDRY		YC Member Meeting - Fundraiser		25.98	
	100-2200-52518	FACILITIES EXPENSE		Music Subscription - Spotify		11.99	
	100-2200-52518	FACILITIES EXPENSE		Cleaning Supplies - Dish Soap		12.11	
	Void		01/06/2026	Regular	0.00	0.00	59195
	Void		01/06/2026	Regular	0.00	0.00	59196
	Void		01/06/2026	Regular	0.00	0.00	59197
UNITED	UNITED RENTALS (NORTH AMERICA), INC.		01/06/2026	Regular	0.00	13,047.49	59198
Payable #	**Payable Type**	**Post Date**	**Payable Description**		**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**		**Item Description**	**Distribution Amount**		
254458388-001	Invoice	01/06/2026	Generator		0.00	13,047.49	
	310-0000-57000	CAPITAL OUTLAY - IMPR...		Generator	13,047.49		
VALELE	VALLEY ELECTRIC MOTOR SERVICE, INC.		01/06/2026	Regular	0.00	2,599.76	59199
Payable #	**Payable Type**	**Post Date**	**Payable Description**		**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**		**Item Description**	**Distribution Amount**		
34432	Invoice	01/06/2026	Aerator / Mixer - Recondition		0.00	2,599.76	
	310-0000-52525	REPAIRS & MAINTENANCE..		Aerator / Mixer - Recondition	2,599.76		
EFTPS	EFTPS		12/12/2025	Bank Draft	0.00	10,271.92	DFT0000114
Payable #	**Payable Type**	**Post Date**	**Payable Description**		**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**		**Item Description**	**Distribution Amount**		
INV0001066	Invoice	12/12/2025	MEDICARE W/H		0.00	10,271.92	
	100-0000-21110	FICA/MEDICARE PAYABLE		MEDICARE W/H	6,424.32		
	122-0000-21110	FICA/MEDICARE PAYABLE		MEDICARE W/H	57.09		
	213-0000-21110	FICA/MEDICARE PAYABLE		MEDICARE W/H	11.20		
	309-0000-21110	FICA/MEDICARE PAYABLE		MEDICARE W/H	1,069.61		
	310-0000-21110	FICA/MEDICARE PAYABLE		MEDICARE W/H	2,054.53		
	311-0000-21110	FICA/MEDICARE PAYABLE		MEDICARE W/H	164.79		
	312-0000-21110	FICA/MEDICARE PAYABLE		MEDICARE W/H	103.88		
	410-0000-21110	FICA/MEDICARE PAYABLE		MEDICARE W/H	386.38		
	531-0000-21110	FICA/MEDICARE PAYABLE		MEDICARE W/H	0.12		
EFTPS	EFTPS		12/12/2025	Bank Draft	0.00	38,352.68	DFT0000115
Payable #	**Payable Type**	**Post Date**	**Payable Description**		**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**		**Item Description**	**Distribution Amount**		
INV0001067	Invoice	12/12/2025	FICA W/H		0.00	38,352.68	
	100-0000-21110	FICA/MEDICARE PAYABLE		FICA W/H	23,350.98		
	122-0000-21110	FICA/MEDICARE PAYABLE		FICA W/H	225.82		
	213-0000-21110	FICA/MEDICARE PAYABLE		FICA W/H	47.86		
	309-0000-21110	FICA/MEDICARE PAYABLE		FICA W/H	4,040.54		
	310-0000-21110	FICA/MEDICARE PAYABLE		FICA W/H	8,252.76		
	311-0000-21110	FICA/MEDICARE PAYABLE		FICA W/H	464.16		
	312-0000-21110	FICA/MEDICARE PAYABLE		FICA W/H	395.58		
	410-0000-21110	FICA/MEDICARE PAYABLE		FICA W/H	1,574.42		
	531-0000-21110	FICA/MEDICARE PAYABLE		FICA W/H	0.56		
EFTPS	EFTPS		12/12/2025	Bank Draft	0.00	31,823.19	DFT0000116

Vendor Number / Payable #	Vendor Name / Payable Type	Post Date	Payment Date / Payable Description	Payment Type	Discount Amount / Discount Amount	Payment Amount / Payable Amount	Number
	Account Number		**Account Name**	**Item Description**	**Distribution Amount**		
INV0001069	Invoice	12/12/2025	FEDERAL TAX		0.00	31,823.19	
	100-0000-21120		FEDERAL TAX PAYABLE	FEDERAL TAX		20,649.73	
	122-0000-21120		FEDERAL TAX PAYABLE	FEDERAL TAX		44.69	
	213-0000-21120		FEDERAL TAX PAYABLE	FEDERAL TAX		38.16	
	309-0000-21120		FEDERAL TAX PAYABLE	FEDERAL TAX		3,060.42	
	310-0000-21120		FEDERAL TAX PAYABLE	FEDERAL TAX		6,251.57	
	311-0000-21120		FEDERAL TAX PAYABLE	FEDERAL TAX		557.12	
	312-0000-21120		FEDERAL TAX PAYABLE	FEDERAL TAX		272.35	
	410-0000-21120		FEDERAL TAX PAYABLE	FEDERAL TAX		948.64	
	531-0000-21120		FEDERAL TAX PAYABLE	FEDERAL TAX		0.51	
EFTPS	EFTPS		12/26/2025	Bank Draft	0.00	10,330.77	DFT0000117
Payable #	**Payable Type**	**Post Date**	**Payable Description**		**Discount Amount**	**Payable Amount**	
	Account Number		**Account Name**	**Item Description**	**Distribution Amount**		
INV0001101	Invoice	12/26/2025	MEDICARE W/H		0.00	10,330.77	
	100-0000-21110		FICA/MEDICARE PAYABLE	MEDICARE W/H		6,437.02	
	122-0000-21110		FICA/MEDICARE PAYABLE	MEDICARE W/H		64.23	
	213-0000-21110		FICA/MEDICARE PAYABLE	MEDICARE W/H		12.75	
	309-0000-21110		FICA/MEDICARE PAYABLE	MEDICARE W/H		1,085.18	
	310-0000-21110		FICA/MEDICARE PAYABLE	MEDICARE W/H		1,990.70	
	311-0000-21110		FICA/MEDICARE PAYABLE	MEDICARE W/H		168.23	
	312-0000-21110		FICA/MEDICARE PAYABLE	MEDICARE W/H		109.11	
	410-0000-21110		FICA/MEDICARE PAYABLE	MEDICARE W/H		463.43	
	531-0000-21110		FICA/MEDICARE PAYABLE	MEDICARE W/H		0.12	
EFTPS	EFTPS		12/26/2025	Bank Draft	0.00	39,335.48	DFT0000118
Payable #	**Payable Type**	**Post Date**	**Payable Description**		**Discount Amount**	**Payable Amount**	
	Account Number		**Account Name**	**Item Description**	**Distribution Amount**		
INV0001102	Invoice	12/26/2025	FICA W/H		0.00	39,335.48	
	100-0000-21110		FICA/MEDICARE PAYABLE	FICA W/H		24,204.60	
	122-0000-21110		FICA/MEDICARE PAYABLE	FICA W/H		256.36	
	213-0000-21110		FICA/MEDICARE PAYABLE	FICA W/H		42.00	
	309-0000-21110		FICA/MEDICARE PAYABLE	FICA W/H		4,088.62	
	310-0000-21110		FICA/MEDICARE PAYABLE	FICA W/H		7,960.18	
	311-0000-21110		FICA/MEDICARE PAYABLE	FICA W/H		470.42	
	312-0000-21110		FICA/MEDICARE PAYABLE	FICA W/H		414.04	
	410-0000-21110		FICA/MEDICARE PAYABLE	FICA W/H		1,898.70	
	531-0000-21110		FICA/MEDICARE PAYABLE	FICA W/H		0.56	
EFTPS	EFTPS		12/26/2025	Bank Draft	0.00	33,435.85	DFT0000119

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
INV0001104	Invoice	12/26/2025	FEDERAL TAX		0.00	33,435.85	
	100-0000-21120		FEDERAL TAX PAYABLE	FEDERAL TAX		22,313.86	
	122-0000-21120		FEDERAL TAX PAYABLE	FEDERAL TAX		48.76	
	213-0000-21120		FEDERAL TAX PAYABLE	FEDERAL TAX		43.25	
	309-0000-21120		FEDERAL TAX PAYABLE	FEDERAL TAX		3,099.65	
	310-0000-21120		FEDERAL TAX PAYABLE	FEDERAL TAX		5,946.58	
	311-0000-21120		FEDERAL TAX PAYABLE	FEDERAL TAX		553.41	
	312-0000-21120		FEDERAL TAX PAYABLE	FEDERAL TAX		294.97	
	410-0000-21120		FEDERAL TAX PAYABLE	FEDERAL TAX		1,134.86	
	531-0000-21120		FEDERAL TAX PAYABLE	FEDERAL TAX		0.51	

Bank Code APRAB Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	611	198	0.00	2,114,132.80
Manual Checks	0	0	0.00	0.00
Voided Checks	0	9	0.00	0.00
Bank Drafts	6	6	0.00	163,549.89
EFT's	69	36	0.00	653,753.40
	686	**249**	**0.00**	**2,931,436.09**

All Bank Codes Check Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	611	198	0.00	2,114,132.80
Manual Checks	0	0	0.00	0.00
Voided Checks	0	9	0.00	0.00
Bank Drafts	6	6	0.00	163,549.89
EFT's	69	36	0.00	653,753.40
	686	**249**	**0.00**	**2,931,436.09**

Fund Summary

Fund	Name	Period	Amount
999	POOLED CASH	12/2025	2,555,608.64
999	POOLED CASH	1/2026	375,827.45
			2,931,436.09

AGENDA ITEM NO. 3.

COUNCIL COMMUNICATION

SUBJECT: **Human Resources Activity Report**

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

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

THROUGH: **Megan Hunter, City Manager**

MEETING DATE: **January 14, 2026**

Open Recruitment:
Water Reclamation Shift Supervisor - Open until filled

Recruitment/Vacancy Status Update:
Information Technology Manager – Interviews are scheduled for 1/15/26
Parks and Recreation Director - Interview date TBD
Police Officer Cadet/Trainee and Police Officer – Currently, one candidate is in the pre-employment background process. In addition, interviews are scheduled for 1/16/26.
Temporary Administrative Assistant (Police Department) – Interview date TBD

New Hire/Promotion:
Community Engagement Manager - 12/8/25
Homeless Services Coordinator - Internal Promotion 12/20/25

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) – Backfill for FMLA leave
(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: **Parks and Recreation Activity Report**

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

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

THROUGH: **Megan Hunter, City Manager**

MEETING DATE: **January 14, 2026**

City of Soledad – Parks & Recreation Department

Monthly Activity Report: November 2025

1. Executive Summary

For the Parks & Recreation Department, November reflected a continued commitment to accessible, diverse programming with a tracked visitation, program, and event participation of 3,389 across membership use, drop-ins, events and programs. Youth sports remained highly attended with over 240 participants in soccer, volleyball, and karate programs. Youth enrichment and performing arts programs also showed strong participation, including fall culinary classes, digital arts, and dance.

Staff supported major community outreach events, including Día de los Muertos and the Fall Superhero Inclusive Family Festival, collectively engaging over 670 attendees. While senior program number were lower this month due to holiday closures, regular fitness and travel opportunities continued. Recreation staff remained active in interdepartmental collaboration, outreach planning, and risk management training during the MASIA Risk Summit. The department also began targeted planning for its year-end/beginning and winter programs.

2. Key Metrics Dashboard

Category	**Trackable Total**
Total Community Center Visits	***3,389***
Active Memberships	***269***
Membership Visits	1,738
Drop-In Fitness Center Visits	107
Drop-In Open Gym	503
Pre-K Programs: (Art& Science): Ages 2-5 (weekly sessions)	45
Youth Program Participants: (Art& Science, Dance & Drama): Ages 6-17 (weekly sessions)	193
Camp: Ages 5-12 (daily/weekly-seasonal. Camp-32 max) – Fall Break Camp	25
Youth Sports: (Soccer & Volleyball League: 5-13, wkly practice & games), Karate (2 programs 2x wk/6 wk sessions)	241
Inclusive Programs: Superhero Fall Inclusive Family Festival	150+
Adult Activities:	
Senior Programs: Fitness, Travel, Culinary	22
Special Event/Activity: Día de los Muertos	520
School District Use: Gabilan Tri-mester Awards, Main St. Basketball Practice	
City Sponsored/Waiver (Celebration Nation)	
City Use/SPR Partnership: (Election Polling, Friends Giving Lunch)	

3. Program Highlights

Pre-K Programs: Tiny Chefs-2 classes (28), Tiny Tots Baseball (10)

Youth & Teen Programs: Easy Baking (21), Digital Doodles (5), Global Foodies (20), Fall Break Camp (3 days, total reg= 25)

Youth Sports: Youth Fall Soccer (104), Youth Fall Volleyball (106), Karate (31)

Performing Arts: Hip Hop (30)

Senior Engagement: SoCo Social (None in November), Sit and Stretch Class (11), Culinary (5), Travel (7)

Adult Programs: Art Program – Yarn Art (cancelled due to low registration)

Community Events: Día de los Muertos (520), Superhero Fall Inclusive Family Festival (150+)

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4. Collaborations & Outreach

- **Superhero Fall Inclusive Family Festival**
  For the second year, SPR partnered with the San Andreas Regional Center to host a day of inclusive fun at Orchard Lane Park. The event was free to the public and featured face painting, music, games, and giveaways of school backpacks. Over 150 attendees received free tacos, and resource booths from regional service providers helped connect families to support options. Recreation staff managed logistics, vendor setup, and on-site activation.
- **Día de los Muertos**: SPR hosted its annual Día de Los Muertos celebration, drawing more than 500 attendees throughout the evening. The event featured a vibrant community ofrenda, live performances, cultural arts and crafts, and a photo booth. SPR was proud to include our popular Folklorico programs in the lineup of performers. Community partners contributed altars, while food vendors and music helped create a festive and welcoming environment. The event served as both a cultural celebration and an opportunity to foster community belonging.
- **Regional & Interdepartmental Coordination**
  Staff joined the MBASIA Risk Summit to engage in municipal risk management training and also participated in a City-led interview panel to assist with hiring for the Community Engagement Manager position. Coordination meetings continued with BFS Landscape Architects to refine the Toledo Basin Concept Plan, and with ChargePoint regarding implementation of the EV charger infrastructure funded by the AB 2766 CAMP grant.

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5. Facilities & Rentals

	Council Waiver	**City/SPR Use**	**Rented**
Sports Fields - Soccer Orgs, Warriors, Travel Ball, SMRD, SPR Soccer Program	0	26	244
Sports Fields - Resident rent/use	0	0	0
SCC Facility - Celebration Nation, Election Polling, Gabilan Elementary, City Lunch, Main St. Middle School	3	28.5	0

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6. Staffing & Operations

- **Youth Council:** Recreation staff supported Youth Council planning sessions, guiding youth through goal setting for the Street Safety Initiative, and supporting efforts for the Christmas Parade fundraiser and Eden Valley holiday outreach.
- **Staff participated in:**
    - Community Engagement Manager interview panel
    - MBASIA Risk Summit for municipal risk management
    - Coordination with ChargePoint on EV charger logistics
    - Concept refinement meeting with BFS (Toledo Basin project)
    - Ongoing bi-weekly internal staff check-ins to evaluate program progress, identify areas for support, and streamline operations
- **Operations & Maintenance**
  General facility upkeep, scheduling, inventory, and seasonal prep were conducted in advance of winter programming. Staff also began early review of program registration trends and facility usage for upcoming fee schedule and service planning discussions.

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7. Visual Highlights

Día de los Muertos

Superhero Fall Inclusive Family Festival

City of Soledad – Parks & Recreation Department

Monthly Activity Report: December 2025
Year-End Summary Included

1. Executive Summary

December closed out 2025 with steady community engagement and year-end holiday events that showcased the department's ongoing commitment to inclusive, multigenerational programming. The Community Center tracked 2,826 visits in December, with youth and adult membership usage accounting for the bulk of participation. Winter Break Camp, youth culinary classes, and karate continued with consistent enrollment, and the department supported three large-scale public events: the Christmas Tree Lighting, the City's Christmas Parade, and the Holly Jolly Christmas celebration, as well as facilitating the Soledad Police Department and LEO Cops Giving Tree.

Behind the scenes, staff participated in a Civic Engagement session with Alliance on Aging and continued work with the Mayor and partner agencies on both senior advocacy and food distribution efforts. The team also completed a facility floor restoration and general year-end maintenance, while closing operations briefly for the Christmas holiday.

The attached year-over-year analysis shows a 4% increase in total tracked visits and a 50% increase in program and event participation compared to 2024. While membership totals decreased slightly, daily use of the Community Center remained strong, signaling continued public value and accessibility.

Year-End Reflection
As 2025 comes to a close, this report also reflects the culmination of a landmark year for Parks & Recreation in Soledad. What began just a few years ago as a start-up department has evolved into a vital, high-performing service hub for our community, anchored in equity, innovation, and impact. With over 8,000 program participants this year and more than 29,000 visits to the Community Center, we've proven what's possible when vision is paired with action. From launching new programs and deepening partnerships to expanding access and reimagining public space, this department has laid a strong and lasting foundation for the future.

2. Key Metrics Dashboard

Category	**Trackable Total**
Total Community Center Visits	***2826***
Active Memberships	***281***
Membership Visits	1897
Drop-In Fitness Center Visits	117
Drop-In Open Gym	456
Pre-K Programs: (Art& Science): Ages 2-5 (weekly sessions)	25
Youth Program Participants: (Art& Science, Dance & Drama): Ages 6-17 (weekly sessions)	124

Camp: Ages 5-12 (daily/weekly-seasonal. Camp-32 max)	18
Youth Sports: (Basketball League: 5-13, wkly practice & games), Karate (2 programs 2x wk/6 wk sessions)	21
Inclusive Programs:	
Adult Activities:	
Senior Programs: Social, fitness, culinary, travel	69
Special Event/Activity: (Tree Lighting, Christmas Parade, Holly Jolly Christmas (99))	99
City Sponsored/Waiver (Celebration Nation)	
SUSD District Use: Christmas w/the Handley's Gabilan Holiday Performance, Main St. Basketball Practice	
City Use/SPR Partnership: (Cops Giving Tree, Staff Holiday Lunch)	

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3. Program Highlights

Pre-K Programs: Tiny Chefs-Disney Dishes (14)

Youth & Teen Programs: Easy Baking (12), Global Foodies (12), Digital Doodles (5), Winter Break Camp (18)

Youth Sports: Karate (21)

Performing Arts: Hip Hop (30)

Senior Engagement: SoCo Social (56), Cooking Demonstration (6), Travel (7)

Community Events: Holly Jolly Christmas (99), Christmas Tree Lighting Activities, Christmas parade float and activities

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4. Collaborations & Outreach

- **Holiday Events:** Staff organized activities for the City's Tree Lighting, created and entered an SPR float in the Christmas Parade, and managed post-parade family friendly activities and games.
- **Regional Coordination:** Met with Community Farmers LLC, and SUSD, along with City representatives to plan vegetable distribution logistics.
- **Civic Engagement:** Attended Alliance on Aging session and began planning a grant-funded local senior advocacy group in collaboration with the AoA.
- **Community:** Participated in meetings with Catholic Charities regarding Medi-care workshops for our community and met with the CFMC with the City's new Community Engagement Manager.

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5. Facilities & Rentals

	Council Waiver	City/SPR Use	Rented
Sports Fields - Soccer Orgs, Travel Ball	0	0	59
Sports Fields - Resident rent/use	0	0	0
SCC Facility - Celebration Nation, SPD Cops Giving Tree, Gabilan Elementary, City Lunch, Main St. Middle School	3	34.5	0

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6. Staffing & Operations

- **Youth Council:** advanced planning for its Street Safety goal and facilitated a fundraiser during the Christmas Parade, as well as holiday art outreach at Eden Valley.
- **Year-End Maintenance:** Gym floor scrub and recoat completed; facility closed for the Christmas holiday.
- **Training & Development:** Staff attended a Coastal Conservancy webinar and continued outreach planning for the grant initiative.
- **Bi-weekly internal check-ins** continued to support cross-program coordination and end-of-year analysis.
- **Holiday Operations**: Staff closed the Community Center for the Christmas holiday and coordinated schedule transitions for winter programs.
- **General Facility Management**: Maintenance, supply review, program registration tracking, and preparation for 2026 seasonal calendars

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2024 vs. 2025 Year-End Comparison

Community Center Usage

- **Total Tracked Visits:** 27,936 (2024) → 29,159 (2025) → +4% increase
- **Daily Average Use:** 97 → +4% growth

Program Participation

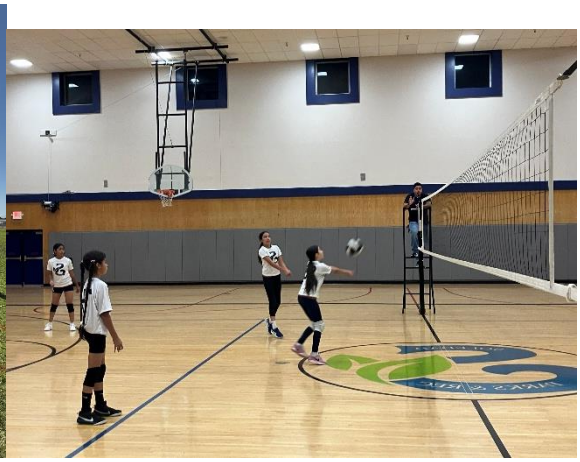
- **Total Registered/Served:** 5,523 (2024) → 8,310 (2025) → +50% increase
    - **Notable growth:**
        - **Pre-K:** +214 participants
        - **Youth Programs:** +622 participants
        - **Special Events:** +1,188 participants

Membership Comparison

- **Active Memberships (December 31):** 379 (2024) → 281 (2025) → –26%
    - Notable decreases in adult and teen categories, offset in part by strong family and drop-in usage.

7. Visual Highlights

Youth Sports



Youth Art & Culture

Tiny Chefs Tiny Tots Baseball

Global Foodies Jr. Easy Baking

Clay Charm Making Digital Doodles – Character Design

Adult/Senior Activities

Senior Travel Club Senior Holiday Social

Adult Basketball Adult Volleyball

Community Events

Music in the Park Event Activities (Hot Summer Days, Easter Celebration, Christmas, etc.

Día de los Muertos Superhero Festival Holly Jolly Christmas

AGENDA ITEM NO. 5.

COUNCIL COMMUNICATION

SUBJECT: **Public Works Activity Report**

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

FROM: **Alex Ramos, Engineering Project Manager and Don Wilcox, Public Works Director/City Engineer**

THROUGH: **Megan Hunter, City Manager**

MEETING DATE: **January 14, 2026**

PUBLIC WORKS DEPARTMENT ACTIVITY REPORT

MEETING
DATE: January 14, 2026

Projects and Activities

- **Community Center Modernization Project**
  - The Community Center Modernization Project is under discussion with the Contractor regarding the Gym Lighting scope of work and finalizing items regarding contractual obligations.

- **FD Apparatus Bay Projects (Building and Site Work)**
  - The building phase of the project is now officially complete, following the recent installation of the fire monitoring system by First Alarm. The App Bay Project Phase 2 is still pending a final discussion on the final change order. The building phase is ready for acceptance and the release of retention.

- **WRF Metal Building**
  - The WRF Metal Building is officially complete with the final installation of the fire monitoring system. Project closeout can now commence.

- **WRF Manhole Replacement Project**
  - The WRF manhole project has begun and completed its initial replacement of the failing manhole located within the WRF. Next for the project is the replacement of the remaining manholes located at various other locations throughout the city. The remaining replacement manholes have been ordered.

- **RW Conveyance Project**
  - The RW Conveyance Project has officially completed 95% of Alignment B, with small, minor outstanding sections to be completed. The project crew is currently pressure testing all newly installed pipes and will begin paving the trench patches within the residential areas.
  - https://www.cityofsoledad.com/soledad-recycled-water-conveyance-project/

- **West St Road Diet**
  - The West Street Road Diet will now consider other improvements outside of the original grant scope of work, including street lighting, potential on-street parking additions, sidewalk upgrades, and hydrant spacing.

- **WRF Entry Gate**
  - The WRF Entry Gate continues to progress with the recently installed gate and motor. The Contractor and project team are currently discussing the power supply options to best ensure the gate is supplied with enough power given its foreseen heavy use.

- **HSIP 10 Project**
  - The HSIP Project Contractor completed the recent touch-up to the installed crosswalks in addition to the ADA Ramp and new Striping. Staff is currently in the process of reviewing payment and any final outstanding punch list items.

- **Annual End of the Year Reports:**
  - **Senate Bill 1 –** PW Staff completed and successfully submitted their annual SB 1 expenditure report. This report is requested annually to account for all improvement and maintenance projects completed using SB 1 funding. In the reporting period, the City completed the Crack Seal Project. A copy of the report is attached to this document.
  -
  - **Measure X –** PW Staff has submitted their annual Measure X expenditure report and narrative to the Transportation Agency for Monterey County (TAMC). This report is more robust than the SB1 report, as it includes various items such as an independent audit of financial statements for Measure X funds, a five-year capital improvement program, a pavement management program report, and a narrative detailing the improvements or maintenance upgrades performed, accompanied by pictures and greater detail. A copy of the report is attached to this document.

Projects out for Bids (PlanetBids) Updates:

- No Bids out at the moment.

<u>Water Department Activities</u>

- **ERF Water Service Line**
  - PW Staff were tasked with relocating the existing water service line to the interim temporary housing facility in anticipation for the larger project of temporary housing. This includes PW disconnecting the service line, relocating and stubbing out for future connection, backflow installation, and providing a dedicated 4" service line for a future fire connection.

- **Hydrant Flushing**
  - PW Staff are currently performing hydrant flushing throughout the City. Staff routinely flush hydrants to ensure water quality by flushing out any sediment or mineral buildup.

- **Utility Breaks/Repairs**

- PW Staff repaired a broken valve at the intersection of Metz and Orchard near the Hartnell Campus right before the Holiday. The valve was being exercised when it unfortunately broke, causing staff to treat it as an emergency repair. This isn't out of the ordinary as valves age and develop carrion or build up, they can get damaged and ultimately break.
-
- PW Staff were tasked with repairing a water service leak on Saavedra Street and successfully completed this task.

- **Sewer Clean**
  - PW Staff called out on Friday night, January 2nd, to the Soledad Marketplace due to complaints about the Sanitary Sewer System beginning to back up. After a close inspection by PW Staff, it was determined that the large quantities of both grease buildup and wipes were the cause of the system backup. PW Staff were following Sewer System Management Plan (SSMP) protocols to address these issues properly. PW Staff returned the following Monday for a post-inspection and will be required to perform additional cleaning of the sewer main.

- **Annual End of the Year Reports**
  - <u>Reports Submitted to the Division of Drinking Water (DDW)</u>
    - Well 9 Daily Checklists
    - Well 9 Effluent (Iron and Manganese)
    - Total Coliform Rule (TCR) Monthly Summaries
    - Well Production Monthly Summaries (with Daily totals)
    - Wells and Tanks Status Reports
    - 4th Quarter Reports:
      - Well #6 Raw (Manganese)
      - Max Residual Disinfectant Level
      - Well #9 Raw (Iron, Manganese, and Turbidity)
      - Disinfection byproduct (TTHM/HAA5)
      - Wells & Tanks Raw
  - State Water Resources Control Board (SWRCB) Submittals
    - SAFER Clearinghouse – Single Urban Drought & Conservation Reporting
    - Annual Urban Water Use Objective (fulfills requirements of California Code of Regulations Title 23, Section 975)
    - 2024 Water Loss Audit
    - 2025 CERS (California Environmental Reporting System) Monterey County

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

- **WRF Repairs and Maintenance**
  - PW Staff completed the installation of Influent Screen 2, as well as swapping out the roller brush on Influent Screen 1, last week.
  - South Drain Station pumps 2 & 3 were returned from service and were promptly

installed. However, they will need to be sent back at some point for warranty repair due to what appears to have been moisture seal failures.

- The PW Operation and Maintenance Staff have begun working on UV maintenance once again.
-

- **Annual End of the Year Reports**
  - Wastewater Treatment Plant (Water Reclamation Facility) – Waste Discharge ID (WDID) 3270113001 (Under WDR ORDER No. R3-2008-00420-Matter Reclamation Permit)
    - Quarterly submittal (2025 Q4 due by January 31, 2026)
    - CalRecycle Recycling and Disposal Reporting System (RDRS) quarterly (2025 Q3) submittal for Biosolids – submitted 12/01/2025.
  - Collection System (CS) – Waste Discharge (WDID) 3SSO10335 (under Sanitary Sewer System General Order -ORDER WQ 2022-0103-DWQ-Statewide Waste Discharge Requirements)
    - Monthly Certifications of "No-Spills" for December 2025 has been successfully certified by Gaberial Perez on 01/02/26 for Sewage Treatment Plant (WDID 3SSO10335).
    - Sanitary Sewer System Boundary Submittal via GeoTracker (for Collection System (WDID 3SSO10334)

<u>PW Streets Department:</u>

- **Parks and Street Maintenance**
  - Streets/Park Staff are performing routine maintenance of the storm drains in the City and addressing night calls during the recent downpours. As of today, no reports of major flooding have been reported, and San Vicente continues to remain free of mud and debris!
  - The Streets/Parks and Engineering Staff are working on a large pavement markings project throughout the City. We are in the process of also identifying improvements on the Video Cameras and utilizing their full potential.
  - Intern staff will work on identifying additional streetlights needed throughout the City and populate the Streetlights GIS data with updated information to begin requesting additional streetlights from PG&E.

Figure 1 - ERF Backflow Installation

Figure 2 - Soledad Marketplace Sewer Clean Up

Figure 3 - Tumbleweed Cleanup (From Front Street)

Figure 4 - New Disking Attachment

Figure 5 - RIB 8 Discing Before and After Picture

Figure 6 - Fee Power Monitoring on Aeration Blower 3

Expenditure Report

LSR-C17-FY24/25-5248-001

FY 24/25

Expenditure Report Details

Program	Agency	Date	Date	Date
Local Streets and Roads Program	City of Soledad	11/24/2025	11/26/2025	12/22/2025

Address	City	State	Zip Code
248 Main street	Soledad	CA	93960

Contact	Contact Title
Donald Wilcox	Public Works Director

Contact Phone	Contact Email
(831) 223-5124	dwilcox@cityofsoledad.gov

Avg. Network PCI	Measurement Date
61	11/2025

FY RMRA Apportionment Received w/ Interest	Total RMRA Apportionment Available w/ Interest	Total RMRA Expended
$859,369	$3,096,240	$313,629

Summary of RMRA Activity

FY 24/25: The City of Soledad has completed its Crack Seal Project, which resulted in an expenditure of $313,629.37. The City still continues to follow up on this project with a Slurry Seal Project; however, considering the change of priorities, the design for the Slurry Seal Project has yet to commence. The City is hopeful to prepare the PS&E in the current fiscal year and commence construction in the Summer of 2026.

Project Details

Proposed Projects	Completed	In Progress	Carried Over	Future Forecasted	No Longer RMRA Funded	New
2	2	1	1	0	0	0

RPNO	Title	Description	Location	RP Type	Component	Priority Status	RMRA Expended
RP007	FY 22/23 Street Maintenance Project	This project will include: This project will include: Repair existing road infrastructures such as streets, sidewalks, ramps, etc. | Project boundary starting southwest of the City Limit, from Moranda Rd along Front St all the way to Nestles Rd.	Front Street, From Moranda Road all the way to Nestles Road.	ORIGINAL	Construction	In Progress	$0
RP007	FY 22/23 Street Maintenance Project	This project will include: This project will include: Repair existing road infrastructures such as streets, sidewalks, ramps, etc. | Project boundary starting southwest of the City Limit, from Moranda Rd along Front St all the way to Nestles Rd.	Front Street, From Moranda Road all the way to Nestles Road.	ORIGINAL	Pre-Construction	Completed	$0
RP010	FY24/25 Crack Seal Project	This project will include: Pavement Rehab/Repair (Existing) | The City of Soledad as part of this project will do a City Wide Crack Seal project on eligible streets.	This project will address various streets in the City of Soledad: - Park Street (between State & Palm Ave.) - Oak Street (between Monterey & Palm Ave.) - Market Street (between San Vicente & East St.) - Prado Dr. (between Estrella St. & Gabilan Dr.) For a full list of streets, please refer to the Crack Seal Map attached to the Proposed Project List Submittals Files.	ORIGINAL	Construction	Completed	$313,629
RP012	FY 24/25 Slurry Seal Project	This project will include: Cost Estimating, Document Preparation, Preliminary Design	Locations to be determined during the pre-construction phase of this project. Locations will be dependent on the design and cost estimates (engineering).	ORIGINAL	Pre-Construction	Carried Over	$0

CITY OF SOLEDAD
MONTEREY COUNTY, CALIFORNIA

ANNUAL PROGRAM COMPLIANCE REPORT
FISCAL YEAR 2024/2025

Prepared: December 26, 2025

ANNUAL PROGRAM COMPLIANCE REPORT

The city of Soledad has continued to implement and operate a cost-share program to assist property owners with the repair and replacement costs of old and damaged sidewalks. The program will continue to operate for the next fiscal year, 2025-2026.

Additionally, during the reporting year, the City of Soledad initiated the construction phase of its Front Street Maintenance Project. The project's completion didn't occur until the subsequent reporting year and therefore will not be reflected as completed in this report.

Originally, this project was initiated to address severe sidewalk uplift caused by tree roots, which had created accessibility challenges, drainage issues, and safety concerns in the downtown area adjacent to local businesses. The project soon evolved into a broader pavement rehabilitation and corridor revitalization initiative. The final project revitalized a key downtown corridor by improving pavement conditions, enhancing multimodal safety, modernizing traffic operations, and creating a more welcoming and accessible environment for residents, businesses, and visitors.

CITY OF SOLEDAD – FISCAL YEAR 2024-2025 BALANCE SHEET

REVENUES	
Carryover from Previous Year	$4,863,340.00
Measure X Revenues	$1,049,937.00
Earning on Interest	$158,044.00
TOTAL REVENUES:	$1,207,981.00
EXPENDITURES	
Streets and Road Maintenance	$91,582.00
Capital Projects	$4,559,366.00
TOTAL EXPENDITURES:	$4,650,948.00
FUND BALANCE, END OF PERIOD:	**$1,420,373.00**

As attachments to the Annual Program Compliance Report, the jurisdiction should include the following additional reports:

ATTACHMENT 1: Independent Audit of Financial Statements for Measure X Funds, Prior Fiscal Year
ATTACHMENT 2: Five-Year Capital Improvement Program
ATTACHMENT 3: Pavement Management Program Report
ATTACHMENT 4: Measure X Narrative

ATTACHMENT 1

INDEPENDENT AUDIT OF FINANCIAL STATEMENTS

CITY OF SOLEDAD

TRANSPORTATION SAFETY AND
INVESTMENT PLAN ACCOUNT FUND
WITH INDEPENDENT AUDITORS' REPORT

JUNE 30, 2025

CITY OF SOLEDAD
TRANSPORTATION SAFETY AND INVESTMENT PLAN ACCOUNT FUND

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BRYANT L. JOLLEY
CERTIFIED PUBLIC ACCOUNTANTS

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Ryan P. Jolley C.P.A.
Darryl L. Smith C.P.A.
Luis A. Perez C.P.A.
Lan T. Kimoto

INDEPENDENT AUDITORS' REPORT

Honorable Mayor and City Council
City of Soledad
City of Soledad, California

Opinion

We have audited the accompanying financial statements of the City of Soledad Transportation Safety and Investment Plan Account Fund, as of and for the fiscal year ended June 30, 2025, and the related notes to the financial statements, as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of the Transportation Safety and Investment Plan Account Fund of the City of Soledad, California, as of June 30, 2025, and the changes in its financial position for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinion

We conducted our audit in accordance with auditing standards generally accepted in the United States of America. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the City of Soledad, California, and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Emphasis of Matter

As discussed in Note 1, the financial statements present only the Transportation Safety and Investment Plan Account Fund and do not purport to, and do not, present fairly the financial position of the City of Soledad, California, as of June 30, 2025, the changes in its financial position for the year then ended in accordance with accounting principles generally accepted in the United States of America. Our opinion is not modified with respect to this matter.

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America, and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with generally accepted auditing standards will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

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In performing an audit in accordance with generally accepted auditing standards, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the City of Soledad, California's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control-related matters that we identified during the audit.

Other Reporting Required by *Government Auditing Standards*

In accordance with *Government Auditing Standards*, we have also issued our report dated December 9, 2025, on our consideration of the City of Soledad Transportation Safety and Investment Plan Account Fund's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the City of Soledad Transportation Safety and Investment Plan Account Fund's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the City of Soledad Transportation Safety and Investment Plan Account Fund's internal control over financial reporting and compliance.

December 9, 2025

CITY OF SOLEDAD

TRANSPORTATION SAFETY AND INVESTMENT PLAN ACCOUNT FUND
BALANCE SHEET
JUNE 30, 2025

ASSETS	
Cash and investments	$ 1,028,068
Accounts receivable	477,166
Interest receivable	587
Total assets	1,505,821
LIABILITIES AND FUND BALANCE	
Liabilities:	
Accounts payable	85,448
Total Liabilities	85,448
Fund Balance:	
Restricted	1,420,373
Total Fund Balance	1,420,373
Total Liabilities and Fund Balance	$ 1,505,821

The notes to basic financial statements are an integral part of this statement.

CITY OF SOLEDAD

TRANSPORTATION SAFETY AND INVESTMENT PLAN ACCOUNT FUND
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE
JUNE 30, 2025

REVENUES	
Transportation Safety and Investment Plan Account revenue	$ 981,601
Intergovernmental	68,336
Use of money and property	158,044
Total revenues	1,207,981
EXPENDITURES	
Streets and roads maintenance	91,582
Capital outlay	4,559,366
Total Expenditures	4,650,948
Net change in fund balance	(3,442,967)
Fund balance, beginning of fiscal year	4,863,340
Fund balance, end of fiscal year	$ 1,420,373

CITY OF SOLEDAD

TRANSPORTATION SAFETY AND INVESTMENT PLAN ACCOUNT FUND
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE – BUDGET TO ACTUAL
JUNE 30, 2025

	Budgeted Amounts	Actual Amounts	Variance with Budget Positive (Negative)
REVENUES			
Transportation Safety and Investment Plan Account revenue	$ 850,000	$ 981,601	$ 131,601
Intergovernmental	-	68,336	68,336
Use of money and property	100,000	158,044	58,044
Total revenues	950,000	1,207,981	257,981
EXPENDITURES			
Streets and roads maintenance	50,000	91,582	(41,582)
Capital outlay	4,576,005	4,559,366	16,639
Total Expenditures	4,626,005	4,650,948	(24,943)
Net change in fund balance	(3,676,005)	(3,442,967)	233,038
Fund balance, beginning of fiscal year	-	4,863,340	4,863,340
Fund balance, end of fiscal year	$ (3,676,005)	$ 1,420,373	$ 5,096,378

NOTE 1 – SIGNIFICANT ACCOUNTING POLICIES

Basis of Accounting

The accounting and financial reporting treatment applied to a fund is determined by its measurement focus. The Transportation Safety and Investment Plan Account Fund of the City of Soledad (the "City") is a governmental fund type. Governmental funds are accounted for using a current financial resources measurement focus. The application of this measurement focus provides that, in general, only current assets and current liabilities are present on the balance sheet. Operating statements of these funds present revenues and expenditures.

The modified accrual basis of accounting is used for the Transportation Safety and Investment Plan Account Fund. Under the modified accrual basis of accounting, revenues are recognized when they become susceptible to accrual (i.e., both measurable and available). Measurable means that the amount of the transaction can be determined. Available means the funds are collectible within the current period or soon enough thereafter to be used to pay liabilities of the current period. For this purpose, the City considers revenues to be available if they are collected within 60 days of the end of the current fiscal period.

Expenditures of governmental funds are generally recognized when the related fund liability is incurred.

Reporting Entity

The financial statements present only the Transportation Safety and Investment Plan Account Fund and do not purport to, and do not present, the City's financial position and changes in financial position. The City of Soledad's basic financial statements are available from the Finance Department at 248 Main Street, Soledad, California 93960 and at www.cityofsoledad.com.

NOTE 2 – CASH DEPOSITS

The City follows the practice of pooling cash and investments for all funds (including the Transportation Safety and Investment Plan Account Fund) under its direct daily control. Interest earned on pooled cash and investments is allocated periodically to the various funds based on average cash balances. Detailed disclosure regarding the City's investments of cash is included in the notes to financial statements of the City.

NOTE 3 – MAINTENANCE OF EFFORT

The Measure X Master Programs Funding Agreement between the City of Soledad and the Transportation Agency for Monterey County required that the City must expend each fiscal year from its general fund for street and highway purposes an amount not less than the annual average of its expenditures from its general fund during the preceding three fiscal years, as reported to the Controller pursuant to Streets and Highways Code section 2151 ("Maintenance of Effort"). For purposes of this calculation, an average of the prior three (3) years spent for local transportation purposes will be used. Exemptions from this calculation include one-time capital expenses, and expiration of any voter-approved fund sources that were used for local transportation purposes. In the case of expired voter-approved fund sources, the three-year average baseline would be recalculated in the next annual verification period without said expired fund sources. Revenues from a fee imposed or contribution first received by a local jurisdiction on or after January 1, 2016 which are used on or after July 1, 2016, by that local jurisdiction for maintenance or improvement purposes on its streets and highways shall be considered as general fund expenditures for the purposes of compliance with the provisions of this Section in the fiscal year in which such expenditures are made. The following eligible expenditures were made:

For the fiscal year ended June 30, 2022:	$ -
For the fiscal year ended June 30, 2023:	$ 135,000
For the fiscal year ended June 30, 2024:	$ -
Three-year average of above expenditures:	$ 45,000

Total expenditures from the general fund for street and highway purposes for the fiscal year ended June 30, 2025 was $0. The City was in compliance with the Maintenance of Effort requirement of the Measure X Master Programs Funding Agreement between the City of Soledad and the Transportation Agency for Monterey County.

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INDEPENDENT AUDITORS' REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE WITH TAMC ORDINANCE NO. 2016- 01 TRANSPORTATION SAFETY AND INVESTMENT PLAN FUND AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH *GOVERNMENT AUDITING STANDARDS*

Honorable Mayor and City Council
City of Soledad
City Soledad, California

We have audited, in accordance with auditing standards generally accepted in the United States of America and the standards applicable to the financial audits contained in the *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the City of Soledad Transportation Safety and Investment Plan Account Fund's (the "City"), as of and for the year ended June 30, 2025, and the related notes to the financial statements, which collectively comprise the City of Soledad Transportation Safety and Investment Plan Account Fund's financial statements, and have issued our report thereon dated December 9, 2025.

We have also audited the City's compliance with the types of compliance requirements described in the Transportation Agency's for Monterey County's (TAMC) Ordinance No. 2016-01 and the Measure X Master Programs Funding Agreement (the Agreement) between TAMC and the City, appliable for the fiscal year ended June 30, 2025.

Management's Responsibility

Management is responsible for compliance with the requirements of laws, regulations, contracts, and grants applicable to the Transportation Safety and Investment Plan Account Fund.

Auditor's Responsibility

Our responsibility is to express an opinion on the City's compliance based on our audit in accordance with the compliance requirements described in the Transportation Agency for Monterey County's (TAMC) Ordinance No. 2016-01 and in the Measure X Master Programs Funding Agreement (the Agreement) between TAMC and the City of Soledad. The Measure X Master Programs Funding Agreement requires that the independent auditor shall perform at least the following tasks: (1) determine whether the recipient expended all Measure X funds received in compliance with Measure X, the Measure X Investment Plan, and the Policies & Project Descriptions, as they may be adopted or amended by TAMC from time to time, and the Agreement, (2) determine whether the Measure X revenues received and expended were accounted for and tracked in its own separate budget and fund titled "Transportation Safety & Investment Plan Account" and were not be comingled with any other funds and that the accounting system provides adequate internal controls and audit trails to facilitate an annual compliance audit for each fund type and the respective usage and application of said funds, and (3) determine whether the City met the Maintenance of Effort requirements imposed by Measure X and State law. We conducted our audit of compliance in accordance with auditing standards generally accepted in the United States of

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America, the standards applicable to financial audits contained in Government Auditing Standards, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether noncompliance with the compliance requirements referred to above that could have a direct and material effect on the state laws and regulations applicable to the City occurred. An audit includes examining, on a test basis, evidence about the City's compliance with those requirements and performing such other procedures as we considered necessary in the circumstances.

We believe that our audit provides a reasonable basis for our opinion on compliance. However, our audit does not provide a legal determination of the City's compliance.

Opinion on Compliance with the Transportation Safety and Investment Plan Account Fund

In our opinion, the funds allocated to and received by the City of Soledad Transportation Safety and Investment Plan Account Fund, complied, in all material respects, with the compliance requirements referred to above that are applicable in accordance to the compliance requirements described in the Transportation Agency for Monterey County's (TAMC) Ordinance No. 2016-01 and in the Measure X Master Programs Funding Agreement between TAMC and the City of Soledad for the fiscal year ended June 30, 2025.

Report on Internal Control over Financial Reporting

In planning and performing our audit of the financial statements, we considered the City's internal control over financial reporting (internal control) as a basis for designing audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the City's internal control. Accordingly, we do not express an opinion on the effectiveness of the City's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, misstatements, on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected, on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

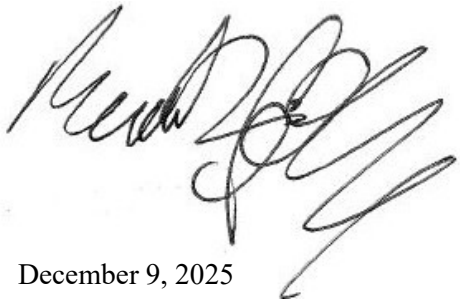
Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or, significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses or significant deficiencies may exist that were not identified.

Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether the City's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the financial statements. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of This Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the City's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. This report is intended solely for the information and use of the City Council, management of the Transportation Agency for Monterey County and for filing with the appropriate regulatory agencies and is not intended to be and should not be used by anyone other than these specified parties.



December 9, 2025

ATTACHMENT 2

FIVE-YEAR CAPITAL IMPROVEMENT PROGRAM

CITY OF SOLEDAD
MEASURE X FIVE-YEAR CAPITAL IMPROVEMENT PROGRAM
FOR YEARS 2024/25 – 2028/29

YEAR 1:

Project	Description & Phase	Total Cost	Measure X	PCI
24/25-01	Front Street Landscape Refresh	400,000	400,000	N/A
24/25-02	Sidewalk Repair Cost Share	40,000	40,000	N/A
24/25-03	Street Maintenance	500,000	500,000	62
	Totals:	**940,000**	**940,000**	

YEAR 2

Project	Description & Phase	Total Cost	Measure X	PCI
25/26-01	Maintenance project	500,000	500,000	TBD
25/26-02	Sidewalk Repair Cost Share	40,000	40,000	N/A
	Totals:	**540,000**	**540,000**	

YEAR 3

Project	Description & Phase	Total Cost	Measure X	PCI
26/27-01	Maintenance project	500,000	500,000	TBD
26/27-02	Sidewalk Repair Cost Share	40,000	40,000	N/A
	Totals:	**540,000**	**540,000**	

YEAR 4

Project	Description & Phase	Total Cost	Measure X	PCI
27/28-01	Maintenance project	500,000	500,000	TBD
27/28-02	Sidewalk Repair Cost Share	40,000	40,000	N/A
	Totals:	**540,000**	**540,000**	

YEAR 5

Project	Description & Phase	Total Cost	Measure X	PCI
28/29-01	Maintenance project	500,000	500,000	TBD
28/29-02	Sidewalk Repair Cost Share	40,000	40,000	N/A
	Totals:	**540,000**	**540,000**	

DEFINITIONS OF REQUESTED INFORMATION:

1. Project: The title of the project to receive Measure X funding.
2. Description & Phase: A general description of the project and the phase (e.g., Environmental; Design; Right-of-Way; or Construction) that will be funded in the given year.
3. Total Cost: The total cost of the project.
4. Measure X: The amount of Measure X funding that will be expended on the project.
5. PCI: The Pavement Condition Index for the roadway, from the local jurisdiction's Pavement Management Program.

ATTACHMENT 3

PAVEMENT MANAGEMENT PROGRAM REPORT

Date: December 23, 2025

To: Todd Muck
Deputy Executive Director
Transportation Agency for Monterey County
55-B Plaza Circle
Salinas, CA 93901

Re: Pavement Management Program Annual Report Letter

The City of Soledad confirms that it has a Pavement Management Program that conforms to the criteria established by the Transportation Agency for Monterey County and is included in the Measure X Agreement with the Local Agency. An approved Pavement Management Program must be in place to be eligible for Measure X funds.

The Pavement Management Program utilizes a software system developed by:

Metropolitan Transportation Commission StreetSaver, Online Latest Edition

The system was last updated by Pavement Engineering Inc. Pavement Engineering Inc. shall continue to update and oversee our Pavement Management Program. This program contains, at a minimum, the following elements:

- Inventory of all existing pavements under the local agency jurisdiction:

Centerline miles:	38.14
Total lane miles (or equivalent units):	76.28
The last update of the inventory was completed on:	05/31/2023

- Average Pavement Condition Index (PCI) 57

- Identification of sections of roadways brought up to acceptable PCI levels for the current reporting year:

None PCI = N/A

- Amount spent to rehabilitate or replace deficient sections for the current year:

$91,582 (Streets and Roads Maintenance)
$4,559,366 (Capital Projects)

You may direct any questions regarding the system to Alex Ramos at 831-223-5184 or via email at aramos@cityofsoledad.gov.

Sincerely,

Beatriz Trujillo
Acting City Manager

248 Main Street, P.O. Box 156, Soledad, CA 93960 · Phone (831) 223-5000 · Fax: (831) 678-3965

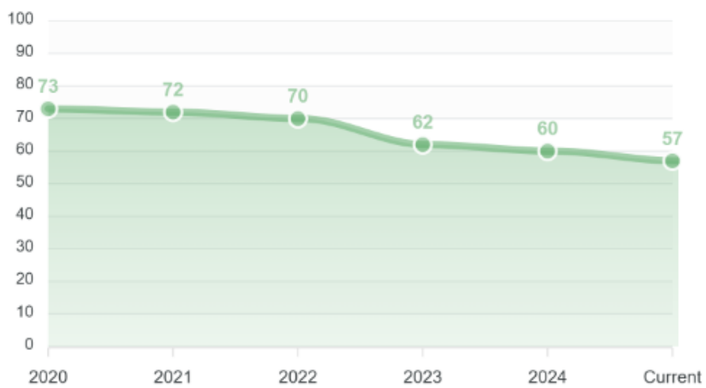
EXECUTIVE DASHBOARD

CITY OF SOLEDAD

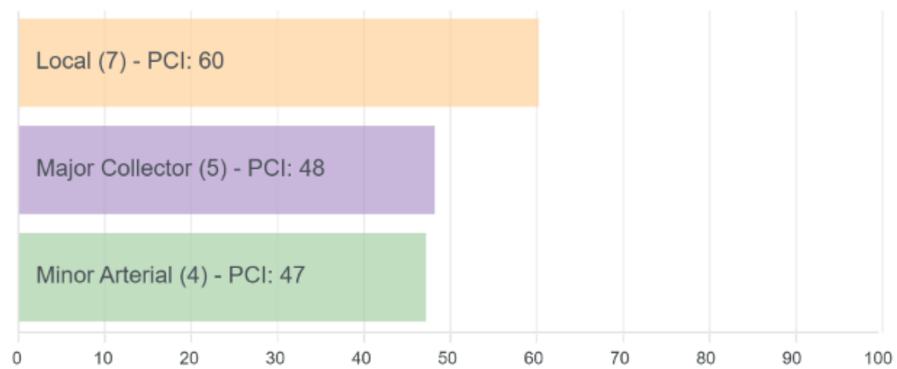
Powered by: StreetSaver

PAVEMENT AREA	CENTERLINE MILES	LANE MILES	SECTIONS	*PEER COMPARISON	AS OF: 10/31/2025
0.3 Square Miles	38.14	76.28	356	71 Similar size agency PCI	32% Your percentile rank

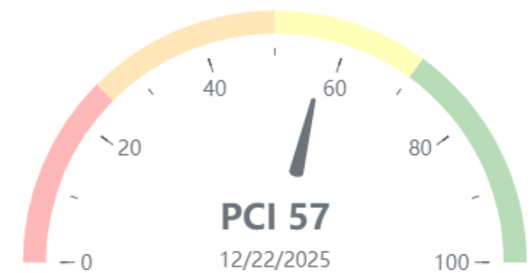
HISTORICAL PAVEMENT CONDITION TRENDS



CURRENT PCI BY: FUNCTIONAL CLASS

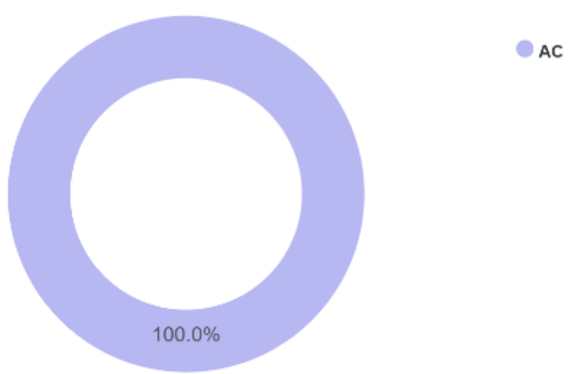


**CURRENT PCI

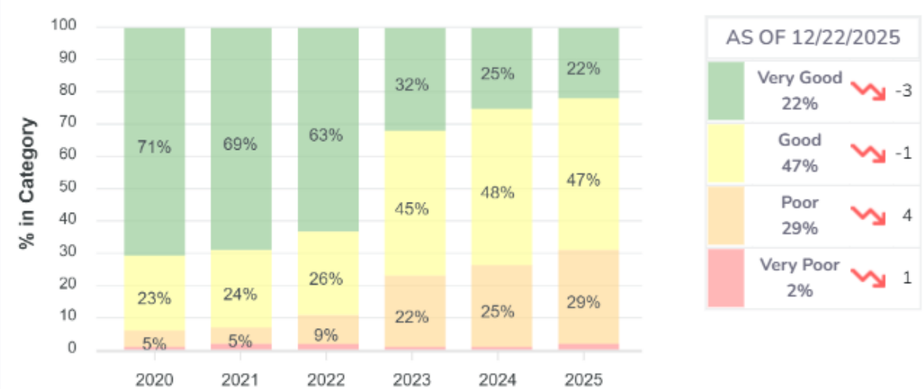


3 since 12/31/2024

PERCENT OF AREA BY: SURFACE TYPE



HISTORICAL NETWORK CONDITION TRENDS



REMAINING SERVICE LIFE (YEARS)

No Change since 12/31/2024

*Based on the closest peers in your geographic location with a comparable number of Sections. **For display purposes only, Current PCI graph shows Condition Category colors based on default PCI Breakpoint values of 70, 50 and 25. Please Note: Historical PCI values are calculated as of 12/31 of the year shown.

ATTACHMENT 4

MEASURE X NARRATIVE

City of Soledad

City of Soledad
248 Main Street
Soledad, CA 93960
831-223-5000
www.cityofsoledad.com

Fiscal Year 2024-2025 Measure X Annual Report Narrative

Fiscal Year 2024-2025 was an active and productive year for the City of Soledad. During the reporting year, the City commenced construction of the long-anticipated Front Street Maintenance Project. The City also carried out several smaller maintenance projects citywide to address deficient street conditions, and continued operation of its Sidewalk Cost Share Program.

Looking ahead, the City is positioning itself to undertake the Front Street Landscape Refresh Project in the current fiscal year. This project will include upgrades to landscaping along the corridor, with improvements focused on center medians, landscaped areas adjacent to sidewalks, and replacement of existing landscaping irrigation. The City is currently completing 100% plans, specifications, and estimates for this project.

Front Street Maintenance Project (Construction Phase):

The City completed the design of this project in Spring 2024 and formally put the project out to bid. The City received a total of four bids for this project with Monterey Peninsula Engineering (MPE) as the lowest apparent bidder in the amount of $3,729,756.75. The City formally awarded the project with MPE and officially started on July 27, 2024.

Figure 1 - Tree Uplifted Sidewalk

Originally, this project was initiated to address severe sidewalk uplift caused by tree roots, which had created accessibility challenges, drainage issues, and safety concerns in the downtown area adjacent to local businesses. The project soon evolved into a broader pavement rehabilitation and corridor revitalization initiative.

Figure 2 – Baja Red Concrete Sidewalks Pour

Figure 3 - Enhanced Striping Improvements on Newly Paved Streets (Front at East St) Before and After

The final project revitalized a key downtown corridor by improving pavement conditions, enhancing multimodal safety, modernizing traffic operations, and creating a more welcoming and accessible environment for residents, businesses, and visitors.

The Front Street Maintenance Project was substantially completed by the end of the reporting fiscal year with various miscellaneous small items to be completed in FY 2025-2026. This project will be reported in next year's expenditure report as completed.

This project was funded by the use of Measure X funds in addition to funding from the American Rescue Plan Act (ARPA).

Additional pictures of the Front Street Maintenance Project are shown below and on the following page.

Figure 4 - High Visibility/Decorative Crosswalks

Figure 5 - Paving Operations on Front Street

Figure 6 - Measure X Funding Sign Posted at Cesar Chavez Park

Sidewalk Cost Share Program:

The City continued to operate its Sidewalk Cost Share Program. As part of the City's ongoing effort to incentivize residents to repair or replace deficient sidewalks, the available funding amount was increased to cover up to 50% or $4,000, the lesser of the two, for the repair of unsafe or damaged sidewalks. This $2,000 increase from prior years was implemented to account for rising construction costs and to help address the decline in resident participation. The program is intended to encourage property owners to repair uplifted sidewalk panels adjacent to their properties, thereby promoting a safer and more pedestrian-friendly path of travel.

Figure 7 - State Street Sidewalk Repair Before Picture

Figure 8 - State Street Sidewalk Repairs After Picture

Street Maintenance Project (Minor Repairs):

As part of the City's ongoing pavement maintenance efforts, areas with deficient street conditions were identified throughout the City. As a result, the City completed several smaller street maintenance projects, primarily consisting of patch paving in locations where pavement had begun to fail or deteriorate.

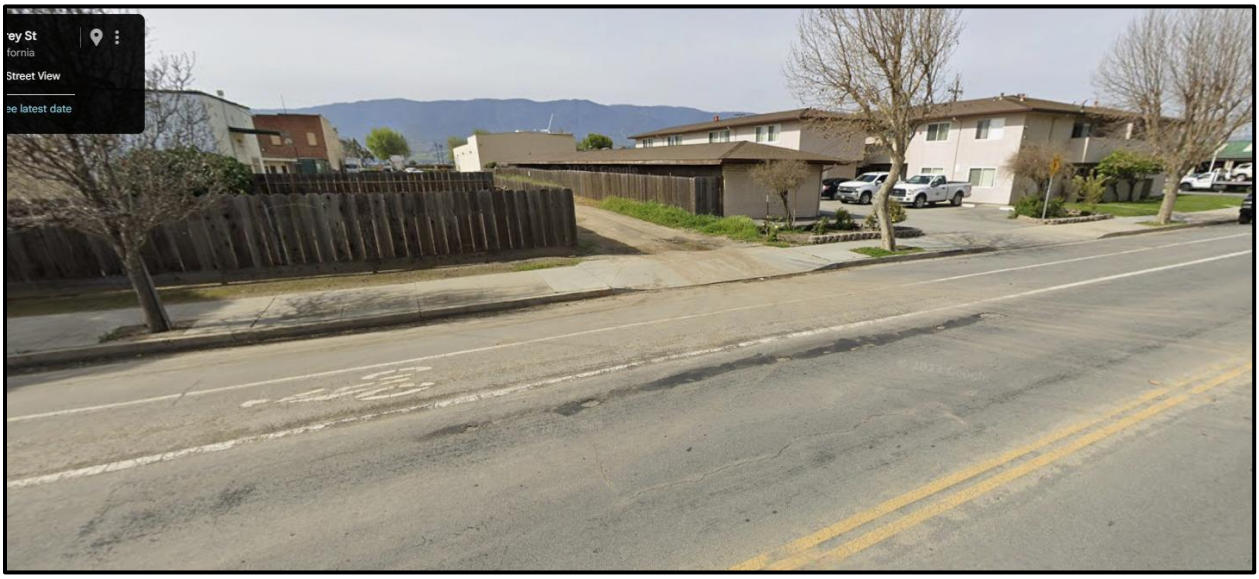


Figure 9 - Monterey Street Repair Before Picture

Figure 10 - Monterey Street Repair After Picture

Front Street Landscape Refresh Project:

The City is preparing to undertake a landscaping refresh project along the Front Street Corridor. The project has several key objectives, including enhancing visibility along the corridor by replacing existing plantings with native California species that are drought-resistant and low-maintenance. These new plantings will require minimal pruning, addressing the frequent trimming currently needed to maintain clear sightlines for drivers. In addition, the project aims to beautify the City's entrance and introduce a sense of vibrancy and revitalization that has been largely absent from this corridor.

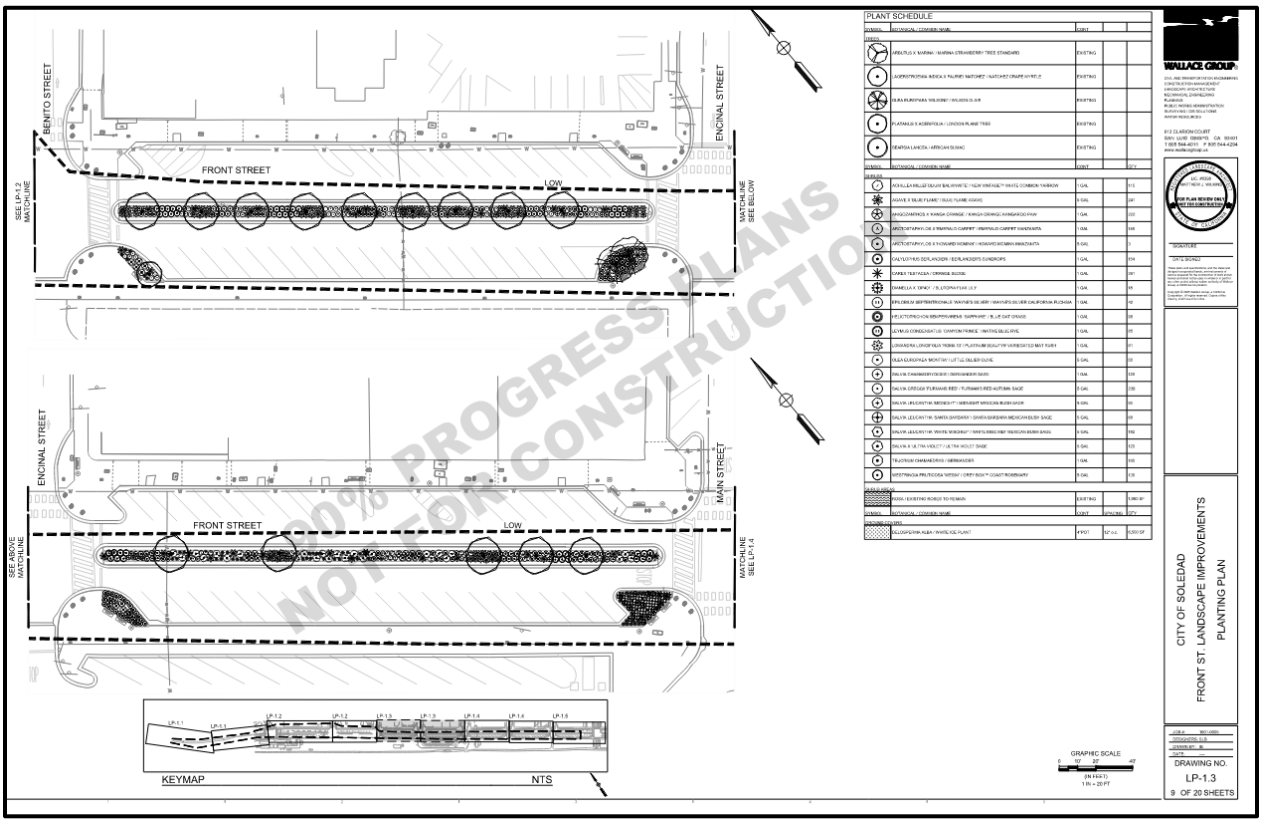


Figure 11 - Front Street Landscape Refresh Plans - 90% PS&E

AGENDA ITEM NO. 6.

COUNCIL COMMUNICATION

SUBJECT: **Community Engagement Department Activity Report December 2025**

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

FROM: **Eric Mora, Community Engagement Manager**

THROUGH: **Megan Hunter, City Manager**

MEETING DATE: **January 14, 2026**

COUNCIL COMMUNICATION

SUBJECT: Community Engagement Activity Report, December 2025

TO: The Honorable Mayor Anna Velazquez and Soledad City Council

FROM: Eric Mora, Community Engagement Manager

THROUGH: Megan Hunter, City Manager

MEETING DATE: January 14, 2025

Below are a couple of highlights from Community Engagement's work in the month of December 2025:

Copsgiving Tree Support (Strategic Plan 6.1.1 – Strengthen relationships between police and residents)

The Community Engagement team was honored to join the Soledad Police Department for the annual Copsgiving Tree event. The Community Engagement team provided photography support for the event and created two social media posts to highlight the Police Department's contributions to our community. The posts garnered 13.1K and 25.6K impressions each. As a result of the Community Engagement team's participation, each family received photos with Santa Claus. In addition, the CE team released a press release which was picked up by the Salinas Valley Tribune.

Medi-Cal Enrollment Event with Catholic Charities (Strategic Plan 3.3.1 – Strengthen community connections through partnerships and access to local resources.)

The City of Soledad partnered with Catholic Charities to host a Medi-Cal/CalFresh enrollment event. To improve outreach, the Community Engagement team ensured that flyers were included in a local food distribution bag and was highlighted at Copsgiving Tree. In addition, a press release was sent out which was picked up by the Monterey Herald and the Salinas Valley Tribute. Councilmember Ansaldo Sanchez was also featured on the County of Monterey's Media Briefing to promote the event and the flyer was shared with community partners and the CISNE network.

Civic Academy December Meeting (Strategic Plan 4.6.2 – Strengthen community participation and civic engagement and Strategic Plan 6.6.3 – Explore a Local Parcel Tax to Sustain and Strengthen Fire and Emergency Services.)

Fire Chief Jason Luckenbach was the featured speaker at the December 2025 meeting of the Soledad Civics Academy. Chief Luckenbach spoke with our community about the Fire Department and the City's evolving needs as related to fire protection. His presentation was very well received and yielded a lively discussion.

Winter Storm Communications (Strategic Plan 10.2.2 – Increase transparency, open communication, and public access)

The Community Engagement team created three social media posts in English and Spanish to inform residents about sandbags, communication alerts and more ahead of the December 2025 Winter Storm. The posts were very well received and garnered 28.1K, 26.1K and 10.5K impressions each.

Pia Francioni Resolution Post (Strategic Plan 4.3.5 – Honor influential figures, community leaders, and veterans.)

The Community Engagement team created a post to inform residents about the Council's resolution honoring Pia Francioni on her 100th birthday. The post was extremely well received with several community members praising the City's decision to honor community elders and wishing Pia a happy birthday.

December Newsletter (Strategic Plan 4.6.2 – Strengthen community participation and civic engagement.)

The City's December Newsletter was sent out on December 9th and achieved a 27.4% open rate. It featured highlights from the Soledad Community Christmas Tree Lighting, the Soledad Christmas Parade, and the Super Hero Resource Fair, along with a message from Police Chief Valenzuela reflecting on the Veteran's Day Ceremony. The newsletter also provided rainy-day driving safety tips and shared details about upcoming events, including the Soledad Holiday Night Market and the Holly Jolly Christmas Celebration.

AGENDA ITEM NO. 7.

COUNCIL COMMUNICATION

SUBJECT: **Community and Economic Development Activity Report**

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

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

THROUGH: **Megan Hunter, City Manager**

MEETING DATE: **January 14, 2026**

ECONOMIC DEVELOPMENT DIVISION UPDATES:

CDBG BUSINESS ASSISTANCE LOAN PROGRAM

Staff continue to provide information, resources, and guidance to businesses interested in applying for funding through the CDBG Small Business Assistance Loan Program. Since the last update, the City has received a new application from an established business seeking funding to upgrade much-needed equipment and machinery. Staff continue to collaborate with the City's Economic Development Consultant, Angel Johnstone, to very grant milestones associated with this application. If the application proceeds to review and approval it is anticipated that the remaining programs funds will be fully utilized.

BUSINESS ENGAGEMENT

During the month of November, and in preparation for the holiday season, staff distributed the Retail Map QR Code to gas stations, sit-down restaurants, and select tourist-oriented locations throughout the City. This effort was specifically aimed at increasing visibility of local businesses and targeting visitors traveling through Soledad.

Additionally, to support local small businesses during the holiday season, Economic Development staff launched the City's first -ever "Welcome Shop" initiative as part of the Shop Small Business Saturday Campaign. Participating businesses were selected on a first-come, first-served basis and were provided with limited-edition, Soledad-branded shopping bags to distribute to customers. The goal of this initiative was to promote the 'Shop Soledad' message and encourage residents and visitors to support local retailers during the busy holiday season.

In partnership with the Monarch Small Business Development Center, the Soledad Chamber of Commerce, and local business owners, the City also hosted the first-ever Soledad Holiday Market. The market took place on December 13, 14, 20, and 21, from 12:00 PM to 5:00 PM in Downtown Soledad, adjacent to the Ace Hardware Christmas Tree Lot. The market featured a variety of vendors offering festive goods and food,

creating an inviting holiday atmosphere and bringing increased activity and energy to Downtown Soledad.

SOLEDAD CONTAINER VILLAGE PROJECT
For the 2025 CDBG Notice of Funding Availability (NOFA) Grant Application, staff has received direction from Council to pursue a Planning Application to fund the preparation of construction plans and associated studies needed to advance the project.

HOUSING DIVISION UPDATES:

ENCAMPEMENT RESOLUTION
Now in its sixth month, the encampment continues to operate smoothly, with participants adhering to program guidelines. Step Up remains onsite providing daily support services focused on housing stability and participant well-being. Most participants are actively engaged in behavioral health services.

To date, 12 participants have transitioned into permanent housing with rental assistance and ongoing case management. One participant is pending a housing placement, and others continue to receive individualized case management.

The motel program has concluded, and participants were relocated to the provisional encampment. The 16-bed modular interim housing site is on track for completion by mid-January, at which point all but two participants will relocate. However, due to extreme weather, temporary motel placements have continued through January.

Encampment closure is anticipated in late January. Step Up continues to provide wraparound services, and trespassing enforcement remains in place to prevent re-camping.

YOUTH PROGRAM DEMONSTRATION PROGRAM
During the month of December, YHDP continued operations at the Gateway Center, serving youth ages 18–24 experiencing homelessness. A total of 13 participants are currently enrolled in the program. Six participants were successfully housed in affordable studios and apartments and received rental assistance through December. One participant secured transitional housing. The remaining participants continue to receive supportive services.

The program will conclude at the end of December. Staff stopped conducting intakes in mid-December and are no longer accepting new clients; however, individuals in need of assistance continue to receive appropriate referrals and support.

Unhoused participants have been referred to Unity Care, a nonprofit agency that will continue providing services once the program closes. Any additional individuals who contact the City for services will be referred to service providers based on their need.

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 #2. 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 January 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 comments and making edits to the proposed draft in response to those comments. It is anticipated that the project will be before the Planning Commission in 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, unless otherwise noted.

Permit List

22 Records

Permit #	Issued	Any Parcel Number	Site Address	Type	Project Description	Valuation Totals
250330	12/01/2025	022153011000	1361 WALKER DR	RESIDENTIAL RE-ROOF	Re-roof bye removing existing asphalt shingles and installing 30-year roofing shingles.	$19,500.00
250331	12/02/2025	022151018000	1245 Walker Drive	RESIDENTIAL WATER HEATER	50 Gallon NG Water Heater Replacement	$5,413.00
250335	12/02/2025	22231023000	138 INCA DR	RESIDENTIAL BUILDING STUCCO	ADDING STUCCO TO FRONT OF HOME AND REPLACING 3 WINDOWS "LIKE FOR LIKE" (LIVING ROOM & KITCHEN)	$1,500.00
250347	12/02/2025	22411061000	573 DESERTSTAR CT	SOLAR / PV SYSTEM	ROOF MOUNT SOLAR 19 MODULES, 7.7 KWS, 1 INVERTER, 1 BUSBAR, 1ESS	$21,620.50
TUP-25022	12/02/2025	022-211-022	702 Front St	TEMPORARY USE OF LAND PERMIT	The Holiday Market is a collaborative partnership between the City of Soledad, the SBDC, and the Chamber of Commerce. This event is part of the City's Shop Local Initiative and is designed to encourage residents to shop locally and support Soledad's small businesses. The market also aims to draw visitors to the downtown district, helping to strengthen the local economy and promote the Shop Local campaign.	
250336	12/04/2025	22411061000	573 DESERTSTAR CT	RESIDENTIAL RE-ROOF	RE-ROOF: REMOVE EXISTING AND REPLACE WITH COMP. SHINGLES	$7,500.00
250266	12/05/2025	22282049000	493 Tiburon Pl (Unit A)	ACCESSORY DWELLING UNIT	convert EXIST garage to adu 440 sqf	$60,000.00
250342	12/05/2025	022171011000	1624 VOSTI AVE	RESIDENTIAL RE-ROOF	Re-roof at 1624 Vosti Ave 1,150 sq ft composite 20 years	$10,000.00
250317	12/08/2025	022334003000	1023 MADRID ST	RESIDENTIAL PLUMBING	Install water treatment system	$9,650.00

Permit #	Issued	Any Parcel Number	Site Address	Type	Project Description	Valuation Totals
250348	12/10/2025	22533030000	728 GABILAN DR	SOLAR / PV SYSTEM	ROOF MOUNT SOLAR 7 MODULES, 2.84 KWS, 1 INVERTER, 1 BUSBAR, 1ESS	$12,386.00
250349	12/10/2025	22421082000	544 MALMFELDT CIR	SOLAR / PV SYSTEM	ROOF MOUNT SOLAR 12 MODULES, 4.86 KWS, 1 INVERTER, 1ESS	$16,234.00
TUP-25023	12/10/2025	22025020000	645 FRONT ST	TEMPORARY USE OF LAND PERMIT	The American Friends Foundation, Inc. Toy Drive on 12/11/2025 from 3-7 PM on the sidewalk in front of 645 Front Street	
TUP-25024	12/10/2025	22013014000	235 MAIN ST	TEMPORARY USE OF LAND PERMIT	OUR LADY OF GUADALUPE PROCESSION FOR FRIDAY DECEMBER 12, 2025 TEMPORARY STREET CLOSURES Morning Procession (4:00 a.m. – 7:00 a.m.): Monterey Street from Eighth Street to Main Street Evening Procession (5:00 p.m. – 8:00 p.m.): Encinal Street, Front Street, Kidder Street, and a portion of Main Street in front of the church	
250355	12/11/2025	22431014000	868 GERBRANDT ST	SOLAR / PV SYSTEM	ROOF MOUNT SOLAR, 28 MODULES, 12.32 KWS, 1 INVERTER, 1ESS	$10,000.00
250308	12/12/2025	022014016000	415 Front Street	COMMERCIAL TENANT IMPROVEMENT	New Barber Shop / Studio - Tenant Improvement	$20,000.00
250299	12/17/2025	022142027000	1025 PALM AVE	SOLAR / PV SYSTEM	Roof mounted PV, 8 modules, 3.24kW, (1) Tesla PowerWall 3 with Backup Switch.	$28,805.60
250238	12/19/2025	022026001000	580 MONTEREY STREET	RESIDENTIAL FIRE SYSTEMS	New NFPA 13R Fire Sprinkler System	$118,000.00
250304	12/19/2025	022516050000	562 Delgado Way	SOLAR / PV SYSTEM	Secondary Solar PV roof mount solar 3.96 KW , 9 Modules,(2) ESS	$20,925.50
250350	12/22/2025	22341032000	1336 RIDGEVIEW CT	RESIDENTIAL PLUMBING	Install water treatment system	$10,350.00

Permit #	Issued	Any Parcel Number	Site Address	Type	Project Description	Valuation Totals
250354	12/23/2025	22311064000	701 GRANADA ST	RESIDENTIAL WINDOW REPLACEMENT	Replace 7 windows and 1 patio door with retrofit vinyl windows and patio door	$12,580.00
250356	12/23/2025	22302016000	587 ENTRADA DR	RESIDENTIAL RE-ROOF	Remove and replace roof with comp. shingles	$18,000.00
250311	12/30/2025	22491004000	2135 H DELA ROSA SR ST	NEW COMMERCIAL SIGN	Install 3 illuminated Wall Signs - Wing Stop	$17,278.00

AGENDA ITEM NO. 8.

COUNCIL COMMUNICATION

SUBJECT: **Police Department Activity Report**

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

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

THROUGH: **Megan Hunter, City Manager**

MEETING DATE: **January 14, 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	1	0	0	1	0	0	0	0	0	0	0	0	2
Sexual Assault	0	0	2	1	0	0	0	0	1	0	1	1	6
2024-Armed Robbery	0	0	0	0	0	0	1	0	0	0	0	0	1
Armed Robbery	0	0	0	0	0	0	1	0	0	0	1	0	2
2024-Strong Arm Robbery	0	1	0	0	0	1	0	0	0	0	0	0	2
Strong Arm Robbery	0	0	0	0	0	0	0	0	1	0	0	0	1
Aggravated Assault	2	3	1	4	2	0	3	2	3	3	3	2	28
Arson	0	0	0	0	0	0	0	0	0	0	0	0	0
Burglary	0	2	0	4	1	1	4	0	2	6	0	2	22
Auto Theft	3	0	1	3	1	1	3	0	0	5	0	2	19
DUI Stops at checkpoint	0	0	0	0	0	0	0	0	0	0	0	0	0
Minor ABC/TOBACCO Violations	0	0	0	0	0	0	0	0	0	0	0	0	0
Youth Violence Related Incidents	3	2	2	2	0	3	3	0	2	2	3	1	23
Traffic Citations/Warnings Issued	112	76	60	63	68	41	71	52	129	105	66	78	921
Total Arrests	37	30	15	35	22	14	14	17	28	16	17	23	268
Dogs Impounded	16	0	4	18	10	17	15	3	14	39	6	14	156
Cats & Other Impounds	2	0	1	0	0	0	1	1	2	3	2	0	12
ACO Contacts	30	3	7	47	32	34	41	19	36	56	45	28	378
Animals transported to SPCA	4	2	2	14	4	7	6	2	5	8	4	4	62
Code Enforcement Contacts	22	4	15	17	21	60	77	77	53	110	99	138	693
Parking Enforcement Citations/Warnings	106	89	20	25	43	47	30	46	50	32	18	49	555
Vehicle Abatement Contacts	25	2	18	58	61	68	105	65	33	18	14	83	550
Commercial Enforcement Contacts	5	0	5	2	0	0	0	0	0	0	0	0	12
Community Policing	535	518	409	433	518	655	260	1,422	243	278	156	750	6,177
Victim Advocate Contacts	74	72	71	104	101	100	105	15	50	67	58	39	856
Domestic Violence	0	5	6	10	10	2	6	4	13	5	4	3	68
Total Calls for Service	1,392	1,367	817	1,377	1,277	973	1,392	906	1,716	1,505	928	1,380	15,030
TOTAL MONTHLY ACTIVITY	2,369	2,176	1,456	2,218	2,171	2,024	2,138	2,631	2,381	2,258	1,425	2,594	25,841

Victim Assistance Advocate activity report- C. Zamudio

September 19th 2025-December 18th 2026

Referral Services: 06

On-scene crisis response: 01

Community Outreach: 08

Meetings: 04

Follow ups: 10

Victim Advocate Training: 00

Schools visited: 01

Other Details: 09

TOTAL: 39

12/01/2025 to
12/31/2025

2025

Soledad Police Department

COMMUNITY ENGAGEMENT REPORT

Citizen Contacts: Officers have made approximately 700 outreach contacts during this reporting period (Christmas Parade, COPS Giving Tree, and Church Procession)
Business Checks: Officers conducted 30 business outreach contacts.
Apartment/Residential contacts: Officers made 20 contacts with residents on well-being checks.
Schools: Officers conduct patrols of school zones during high-traffic times and perform premises checks while students are on vacation.
City Parks: Continuous patrols and walk-throughs.
Youth Outreach: Youth provided stickers throughout the reporting period.
Soledad Farmer's Market: N/A
Special Events: Christmas Parade and COPS Giving Tree
Social media: 1,074,670 profile views, 1,341 interactions. This number continues to increase as the department's hard work is being displayed for the community to see.
Churches: Daily patrol of churches throughout the city.
Volunteer/Reserve/Explorer Units/Misc: N/A

Prepared by: Acting Lieutenant Santiago

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	13	0	1	18	17	15	19	19	9	5	4	75
72-Hour Tag: Private	0	0	0	5	2	0	3	3	0	0	0	0
Vehicles Towed	5	0	2	1	2	2	3	5	1	2	4	2
Total AV Contacts	18	0	3	24	21	17	25	27	10	7	4	77
Commercial Enforcement												
Commercial Enforcement Contacts	5	0	4	2	0	0	0	0	0	0	0	0
Animal Control												
Dog Licenses Issued	0	0	0	0	0	0	1	0	0	0	3	0
Dogs In Custody	0	0	0	0	0	0	3	1	0	6	2	1
Other Animals In Custody	1	0	0	0	2	0	0	0	1	2	1	0
Animal Bites	0	0	0	1	1	0	0	0	0	0	1	0
SPCA Transport	1	0	0	2	1	0	1	1	1	1	1	1
Deceased Animals	0	0	0	0	0	1	3	1	0	0	1	0
Citations	0	0	0	0	0	0	0	0	0	0	0	0
Warning Citations	0	0	0	0	0	0	0	0	0	0	0	0
Breeding License Applications	0	0	0	0	0	0	0	0	0	0	0	0
Contacts regarding Breeding	0	0	0	0	0	0	0	0	0	0	0	0
Total Animal Control Contacts	7	0	4	5	4	1	8	3	2	8	9	2
Municipal Code Violations												
Complaints	5	0	6	18	6	2	15	8	7	13	18	11
Warnings	12	0	2	1	1	1	0	2	1	5	0	9
Citations	33	0	7	15	7	8	8	13	6	5	2	21
Total Municipal Code Contacts	50	0	15	34	14	11	23	23	14	23	20	41
Calls for Service												
Other Calls for Service						14		27	45	29	14	29
Total Calls for Service	80	0	26	65	39	43	56	80	71	67	47	149

Soledad Police Department

Department Activity Report												
CSO: ESCARSEGA	Jan.	Feb.	March	April	May	June	July	Aug.	Sept.	Oct.	Nov.	Dec.
Abandoned Vehicles												
72-Hour Tag: Public	0	1	0	4	6	23	21	16	3	6	2	5
72-Hour Tag: Private	0	0	0	6	0	2	0	0	0	0	0	0
Vehicles Towed	0	0	0	2	0	0	2	2	0	0	0	0
Total AV Contacts	0	0	0	12	6	25	23	18	3	6	2	5
Commercial Enforcement												
Commercial Enforcement Contacts	0	0	0	0	0	0	0	0	0	0	0	0
Animal Control												
Dog Licenses Issued	0	1	0	0	1	6	1	0	1	3	4	0
Dogs In Custody	0	0	2	3	3	7	6	0	9	12	3	13
Other Animals In Custody	0	0	0	0	0	0	0	1	0	0	0	0
Animal Bites	1	0	0	0	0	0	1	2	0	0	0	0
SPCA Transport	0	0	0	3	0	3	1	0	1	1	0	0
Deceased Animals	0	0	0	0	2	0	2	0	2	1	2	2
Citations	1	0	0	0	0	0	0	0	0	0	0	0
Warning Citations	0	0	0	0	0	0	0	0	0	0	0	0
Breeding License Applications	0	0	0	0	0	0	0	0	0	0	0	0
Contacts regarding Breeding	0	0	0	0	0	0	1	0	0	0	0	0
Total Animal Control Contacts	2	0	2	6	6	16	12	3	13	17	9	15
Municipal Code Violations												
Complaints	24	1	20	50	0	55	40	53	32	42	76	80
Warnings	1	0	0	3	0	0	1	0	0	0	0	0
Citations	7	2	7	7	0	0	0	0	0	0	0	0
Total Municipal Code Contacts	32	2	27	60	0	55	41	53	32	42	76	80
Calls for Service												
Other Calls for Service	37	28	30	61	0	25	57	44	58	40	25	33
Total Calls for Service	71	30	59	139	12	121	133	118	106	105	112	133

Soledad Police Department

Department Activity Report

CSO: ALEJANDRE	Jan.	Feb.	March	April	May	June	July	Aug.	Sept.	Oct.	Nov.	Dec.
Abandoned Vehicles												
72-Hour Tag: Public	0	1	6	20	25	37	43	17	20		8	2
72-Hour Tag: Private	0	0	0	0	3	6	9	1	0		0	0
Vehicles Towed	0	0	0	2	6	0	5	2	2		0	1
Total AV Contacts	0	1	6	22	34	43	57	20	20	0	0	1
Commercial Enforcement												
Commercial Enforcement Contacts	0	0	0	0	0	0	0	0	0	0	0	0
Animal Control												
Dog Licenses Issued	0	0	0	5	7	1	5	8	10		13	1
Dogs In Custody	0	0	2	13	7	10	6	2	5		7	4
Other Animals In Custody	0	0	0	0	0	0	1	0	1		0	0
Animal Bites	0	0	1	3	3	1	4	1	0		2	1
SPCA Transport	0	2	2	9	3	4	4	1	3		3	3
Deceased Animals	0	0	0	2	1	2	1	1	2		2	2
Citations	0	0	0	2	1	0	0	0	0		0	0
Warning Citations	0	0	0	0	0	0	0	0	0		0	0
Breeding License Applications	0	0	0	0	0	0	0	0	0		0	0
Contacts regarding Breeding	0	0	0	0	0	0	0	0	0		0	0
Total Animal Control Contacts	0	2	5	34	22	18	21	13	21	0	27	11
Municipal Code Violations												
Complaints	0	1	0	9	4	5	6	1	3		2	10
Warnings	0	0	0	1	2	0	6	0	4		1	6
Citations	0	0	1	15	9	0	1	0	0		0	0
Total Municipal Code Contacts	0	1	1	25	15	5	13	1	7	0	3	16
Calls for Service												
Other Calls for Service	0	7	22	148	117	38	56	30	48		17	24
Total Calls for Service	0	11	34	229	188	104	147	64	96	0	47	52

AGENDA ITEM NO. 9.

COUNCIL COMMUNICATION

SUBJECT: **Fire Department Activity Report**

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

FROM: **Jason Luckenbach, Fire Chief**

THROUGH: **Megan Hunter, City Manager**

MEETING DATE: **January 14, 2026**

Fire Department
December 2025 Activity Report

City of Soledad Fire Department

525 Monterey Street, Soledad, CA 93960

STAFF REPORT

January 6th, 2026

To: Mayor and City Council

From: Jason Luckenbach, Assistant Chief

Subject: **Activity Report – December 2025**

BUSINESS INSPECTIONS / PRE-PLANS:

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

OPERATIONS:

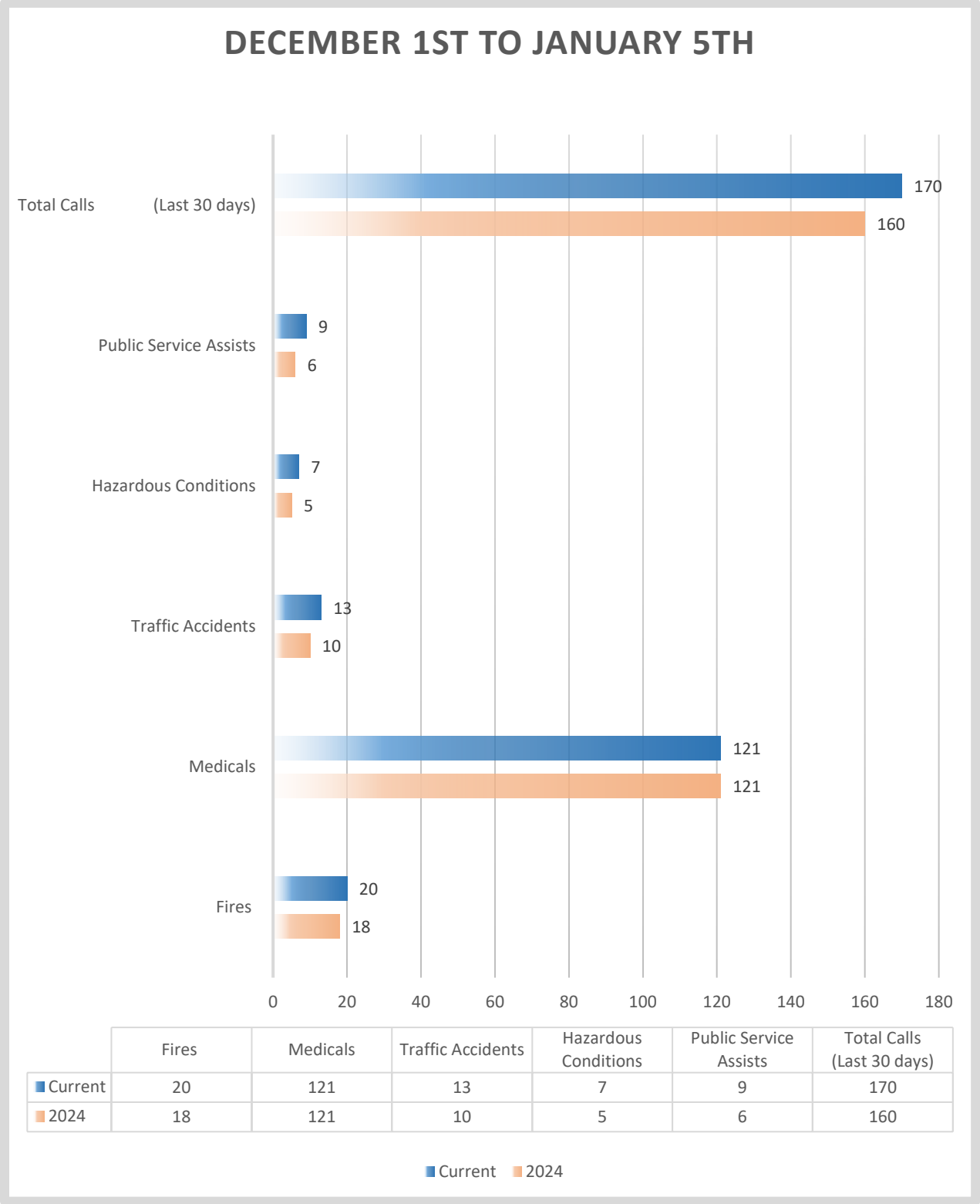
- 12/28/2025
  - Soledad Fire Department responded to a commercial structure fire in the area of 400 Nestles at a vacant warehouse, where there was

PUBLIC RELATIONS:

- December 5th, 2025 –
  - Christmas Tree Lighting

- December 6th, 2025 –
  - City Christmas Parade

Station 37 - Call Volume



	Fires	Medicals	Traffic Accidents	Hazardous Conditions	Public Service Assists	Total Calls (Last 30 days)
Current	20	121	13	7	9	170
2024	18	121	10	5	6	160

AGENDA ITEM NO. 10.

CITY OF SOLEDAD
STAFF REPORT

SUBJECT: **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**

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

FROM: **Alex Ramos, Engineering Project Manager & Don Wilcox Public Works Director**

THROUGH: **Megan Hunter, City Manager**

MEETING DATE: **January 14, 2026**

Recommendation

It is recommended that the City Council of the City of Soledad consider and adopt Resolution No. 6318, "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."

Executive Summary

The construction of the Soledad Fire Department Aerial Apparatus Bay Project has now been completed by contractor Monterey Peninsula Engineering (MPE) and has passed City inspection. Staff, therefore, recommends the acceptance of the Project and the release of the retention payment of $23,762.14 to MPE.

Background

The City received funding through a State of California earmark from Senator Caballero in the amount of $2 million to purchase a new fire engine equipped with a ladder attachment. Subsequently, on January 11, 2023, the Soledad City Council authorized the purchase of a 2023 Sparta/Smeal 105-foot Quint Aerial Apparatus (Ladder Truck). Unfortunately, the existing fire station bay is too small to accommodate this new apparatus, necessitating the construction of a new apparatus bay to house and protect the ladder truck. As a result, the City Council authorized Staff to initiate design work for the new apparatus bay.

The design of the Soledad Fire Department Aerial Apparatus Bay Project was completed in two phases:

Phase 1 – the prefabricated building and foundation; and Phase 2 – site improvements and utility connections necessary for the siting of the new apparatus bay.

On May 15, 2024, Council approved a contract for construction services with MPE in the amount of $359,000 plus 5% Contingency for a total not to exceed $376,950 for Phase 1 of this project.

On May 7, 2025, the City Council approved a contract change order for Construction Services with MPE in the amount of $70,344 for a total not-to-exceed amount of $447,294 for the Soledad Fire Department Aerial Apparatus Bay (Phase 1) Project.

On June 18, 2025, the City Council approved a final contract change order for Construction Services with MPE in the amount of $ 32,144 for a total not-to-exceed amount of $480,038 for the Soledad Fire Department Aerial Apparatus Bay Project (Phase 1).

Review & Analysis

During the construction phase of the project, some modifications were made to the agreement to reflect the needs of the project in a total of four (4) contract change orders (CCO):

$359,000 Total Amount of Contract Approved

$17,194 – CCO1: Fire Sprinkler Design, Riser, and Inspection
$70,344 – CCO2: PG&E Plan Revision, Utility Work for Fire Sprinkler, Additional Quantities & T&M Work.
$ 600 – CCO3: The purchase and installation of a bolt-down lid for the Oil Sand Separator
$32,144 – CCO4: Concrete Floor Sealer and Motorized Doors
$479,282 Total Construction Cost

Public Works Staff have inspected and reported that the Soledad Fire Department Aerial Apparatus Bay Project (Phase 1) has been completed according to the project documents, and all work performed by MPE is now complete. Therefore, Staff is recommending that the City accept the project as complete and release the retention.

Phase 2 of this project is still ongoing with current discussions between the Contractor and City Staff on a pending Change Order. This Staff Report and corresponding resolution is only accepting and releasing the retention of Phase 1 of this project. Acceptance and retention release authorization for Phase 2 will be brought at a later date before the Council as its own standalone item.

Financial Considerations

This project was approved to use ARPA Funding, Senator Caballero's Earmark and Interest, and the Fire Impact Fee Fund. Staff recommends funding the retention for this project out of the Fire Impact Fund 772-0000-52200.

Alternatives

- Adopt the proposed Resolution.
- Do not adopt the proposed Resolution. This is not recommended as the City is required to release the retention upon successful completion of the project.

Planning/CEQA

The Soledad Fire Department Aerial Apparatus Bay Project, which involves the installation of a metal prefabricated building next to an existing fire station, is Categorically Exempt pursuant to the California Environmental Quality Act (CEQA) under Guidelines Section 15332 – Infill (Class 32). This Project is exempt because it meets the following conditions: (a) The project is consistent with the applicable general plan designation and all applicable general plan policies, as well as with applicable zoning designation and regulations. (b) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses. (c) The project site has no value as a habitat for endangered, rare, or threatened species. (d) Approval of the project would not result in any significant effects relating to traffic, noise, air, or water quality. (e) All required utilities and public services can adequately serve the site.

Public Notice Requirements

None required.

Attachment(s):
Resolution No. 6318

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

WHEREAS, on January 11, 2023, Council approved the purchase of a ladder truck with an 18-to-24-month delivery time, necessitating the expedited development of an apparatus bay to house this truck safely; and

WHEREAS, on January 11, 2023, the City Council also approved an agreement between the City of Soledad and In Studio Architecture for the Design and Construction Management of the Soledad Fire Department (CALFIRE) Aerial Apparatus Bay Project; and

WHEREAS, on May 15, 2024, Council approved a contract for construction services with Monterey Peninsula Engineering (MPE) in the amount of $359,000 plus a 5% Contingency for a total not to exceed $376,950 for phase 1 of this project; and

WHEREAS, on May 7, 2025, the City Council approved a contract change order for Construction Services with MPE in the amount of $70,344 for a total not-to-exceed amount of $447,294 for the Soledad Fire Department Aerial Apparatus Bay Project (Phase 1) for bid quantity adjustments on additional base rock, minor concrete work, removal and disposal of old fence, and to account for revisions that resulted from the inspection held with PG&E on the electrical configuration; and

WHEREAS, on June 18, 2025, the City Council approved a contract change order for with MPE in the amount of $32,144 for a total not-to-exceed amount of $480,038 for the Soledad Fire Department Aerial Apparatus Bay Project (Phase 1) for the addition of motorized overhead doors and installation of a protective floor coating to extend the useful life of the structural; and

WHEREAS, Public Works Staff have inspected and reported that the Soledad Fire Department Aerial Apparatus Bay Project (Phase 1), in accordance with the project and all work performed by MPE, is now complete, and therefore, Staff is recommending that the City accept the project and release retention in the amount of $23,762.14.

NOW THEREFORE, BE IT HEREBY RESOLVED, by the City Council of the City of Soledad, that the Soledad Fire Department Aerial Apparatus Bay Project (Phase 1) work is accepted as complete, and the release of the construction agreement retention in the amount of $23,762.14 to MPE is hereby authorized.

PASSED AND ADOPTED by the City Council of the City of Soledad at a regular meeting duly held on the 14th day of January 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

AGENDA ITEM NO. 11.

CITY OF SOLEDAD
STAFF REPORT

SUBJECT: **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**

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

FROM: **Carla James, Water Resources Manager**

THROUGH: **Megan Hunter, City Manager**

MEETING DATE: **January 14, 2026**

Recommendation

It is recommended that the City Council of the City of Soledad consider and adopt Resolution No. 6319, "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."

Executive Summary

In 2024, the City of Soledad (City) developed a scope for a Request for Proposals to complete an age-appropriate assessment and design phase of a WRF upgrade project. The City received a proposal from, and entered into a consulting services agreement with, Black & Veatch Corporation (Black & Veatch) on June 05, 2024, for a Water Reclamation Facility (WRF) Assessment, considered to be Phase 1 of the upgrade project.

Black & Veatch has now completed Phase 1 and are focusing on the scope for Phase 2, which includes design strategies. Their current proposal for a WRF Aeration System Evaluation and Optimization Study (Study) aligns with the scope of work identified under Phase 2. The Study is meant to inform the City's decision on how best to proceed with prospective improvements on blowers, aeration diffusers, aeration piping and valves, instrumentation and control, and basin hydraulics and mixing. These aeration items were identified in the earlier Black & Veatch WRF Assessment that was previously presented to the City Council on October 15, 2025. The City needs to substantiate whether replacement of diffusers (in-kind) or a complete rehabilitation and upgrade of aeration equipment would improve asset reliability and provide a better long-term return on investment. The Study, expected to take four months to complete, will include findings and recommendations summarized in a Technical Memorandum.

Background

The City of Soledad's (City's) Water Reclamation Facility (WRF) includes two Biological Nutrient Reactor (BNR) basins equipped with a fine bubble diffusion aeration system that was installed in 2010. Fine bubble diffusion aeration supplies oxygen to raw wastewater in the BNR basins, promoting aerobic (requiring oxygen) microbial activity that breaks down organic waste compounds as water passes through the basins.

The aeration process is one of the most critical processes in wastewater treatment, as all downstream processes rely on the effectiveness of aeration to remove organic waste compounds from raw wastewater. Organic waste compounds include soluble organics, such as Biochemical Oxygen Demand (BOD) and carbonaceous BOD (cBOD); organic solids, such as Total Suspended Solids (TSS) and Volatile Suspended Solids (VSS); and nutrients, such as Nitrogen (N) and Phosphorus (P).

Three multi-stage centrifugal blowers supply air through a system of submerged and unsubmerged pipes and valves to aeration diffusers, which release oxygen in the form of fine bubbles. The existing aeration diffusers are over 15 years old and have reached the end of their useful life.

The City needs to determine whether the existing aeration system can be restored simply by replacing the diffuser caps within the existing infrastructure, or if the aeration system should be overhauled with upgraded systems and equipment. Since the 2010 original installation, advancements and improvements have been made in aeration diffuser and valving designs, as well as blower efficiency. Additionally, there may be an opportunity to reduce the amount of dissolved oxygen (DO) supplied to the BNR basins, resulting in energy savings.

Review & Analysis

Black & Veatch's most recent support to the City is the now-complete Phase 1 portion of WRF Assessment – an overarching and comprehensive evaluation of the entire WRF, which culminated in a WRF Preliminary Design and Exhibits Technical Memorandum, finalized in May 2025.

The Phase 2 portion of the WRF Assessment was presented at the June 05, 2024, City of Soledad City Council Meeting, when the Black & Veatch Consulting Services Agreement was first introduced and approved. The scope of work for Phase 2, which was outlined in the Request for Proposals, included Funding Assistance, CEQA, Design, Permitting, Bidding, and Construction Services. A more detailed evaluation and optimization study of the aeration system design at the WRF is supported by Phase 2 services, which were intended to be further defined following the completion of Phase 1.

WRF aeration system deficiencies were identified within the WRF Assessment Technical Memorandum, and include blower size and performance, aeration diffuser age and lack of maintenance, aeration piping and valve failures, instrumentation and control issues, and basin hydraulics and mixing problems. Each of these deficiencies presents an opportunity for improvement.

The proposed scope of work from Black & Veatch for the Aeration System Evaluation and Optimization Study is divided into four tasks that will address these deficiencies. Each task, listed below, is further detailed in the Black & Veatch Proposal, attached to this agenda item.

Task 1: Project Management
Task 2: Review Historical Data
Task 3: Aeration System Sizing

Task 4: Alternatives Analysis

The Alternatives Analysis (Task 4) includes two Alternatives and two Sub-tasks:

Alternative 1: Replace diffuser caps only (status quo)
Alternative 2: Upgrade to a high-performance, low DO BNR system.

Sub-task 1: Life Cycle Cost Analysis
Compare capital and operating costs for both alternatives.
Sub-task 2: Non-Cost Comparison
Evaluate major alternative differentiators such as performance, reliability, operational flexibility, and environmental benefits.

Black & Veatch's Aeration System Evaluation and Optimization Study would inform the City's decision on which alternative provides the City a better long-term return on investment.

The Study would also be the basis for future construction bid packages and product specifications, which are not included in the current proposal, and which would be a separate scope of work.

Financial Considerations

The City budgeted $170,000 towards the BNR Aeration System in Capital Outlay – Improvements under Budget Line 310-0000-57000 for Fiscal Year (FY) 2025/2026.

Alternatives

- Approve the resolution as presented; or
- Do not approve the attached resolution. This is not recommended as the City needs to address the BNR Aeration System and failure of this equipment would hinder our ability to treat wastewater.

Planning/CEQA

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

Public Notice Requirements

None required.

Attachment(s):
Resolution No. 6319
Exhibit A
Attachment 1 - Consulting Services Agreement

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

WHEREAS, the City of Soledad's (City's) Water Reclamation Facility (WRF) includes two Biological Nutrient Reactor (BNR) basins equipped with a fine bubble diffusion aeration system that was installed in 2010; and

WHEREAS, the aeration process is one of the most critical processes in wastewater treatment, as all downstream processes rely on the effectiveness of aeration to remove organic waste compounds from raw wastewater; and

WHEREAS, three multi-stage centrifugal blowers supply air through a system of submerged and unsubmerged pipes and valves to aeration diffusers, which release oxygen in the form of fine bubbles; and

WHEREAS, the existing aeration diffusers are over 15 years old and have reached the end of their useful life; and

WHEREAS, the City needs to determine whether the existing aeration system can be restored simply by replacing the diffuser caps within the existing infrastructure, or if the aeration system should be overhauled with upgraded systems and equipment; and

WHEREAS, since the 2010 original installation, advancements and improvements have been made in aeration diffuser and valving designs, as well as blower efficiency; and

WHEREAS, there may be an opportunity to reduce the amount of dissolved oxygen (DO) supplied to the BNR basins, resulting in energy savings; and

WHEREAS, Black & Veatch's most recent support to the City is the now-complete Phase 1 portion of the WRF Assessment study – an overarching and comprehensive evaluation of the entire WRF, which culminated in a WRF Preliminary Design and Exhibits Technical Memorandum, finalized in May 2025; and

WHEREAS, the Phase 2 portion of the WRF Assessment was presented at the June 05, 2024, City of Soledad City Council Meeting, when the Black & Veatch Consulting Services Agreement was first introduced and approved; and

WHEREAS, the scope of work for Phase 2, which was outlined in the Request for Proposals, included Funding Assistance, CEQA, Design, Permitting, Bidding, and Construction Services; and

WHEREAS, a more detailed evaluation and optimization study of the aeration system design at the WRF is supported by Phase 2 services, which were intended to be further defined following the completion of Phase 1; and

WHEREAS, aeration system deficiencies identified within the WRF Assessment included blower size and performance, aeration diffuser age and lack of maintenance, aeration piping and valve failures, instrumentation and control issues, and basin hydraulics and mixing problems; and

WHEREAS, the proposed scope of work from Black & Veatch for the Aeration System Evaluation and Optimization Study is divided into four tasks that will address these deficiencies; and

WHEREAS, Black & Veatch's Aeration System Evaluation and Optimization Study would inform the City's decision on which alternative provides the City a better long-term return on investment; and

WHEREAS, the Study would also be the basis for future construction bid packages and product specifications, which are not included in the current proposal, and would be a separate scope of work; and

WHEREAS, Staff budgeted $170,000 towards the BNR Aeration System in Capital Outlay – Improvements under Budget Line 310-0000-57000 for Fiscal Year (FY) 2025/2026.

NOW, THEREFORE, BE IT HEREBY RESOLVED, by the City Council of the City of Soledad that 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, as referenced in the Black & Veatch proposal, a copy of which is attached hereto as **"Exhibit A"** and by reference incorporated herein, is hereby approved, and the City Manager is hereby authorized and directed to execute the same on behalf of the City of Soledad.

PASSED AND ADOPTED by the City Council of the City of Soledad at a regular meeting duly held on the 14th day of January 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

Black & Veatch Corporation
2999 Oak Rd, Suite 490, Walnut Creek, CA 94597
P +1 925 949 5957 E GioriPJ@bv.com

11/24/2025

Don Wilcox, Public Works Director
City of Soledad
248 Main Street
Soledad, CA 93960

Subject: Proposal – Water Reclamation Facility Aeration System Evaluation and Optimization Study

Dear Mr. Wilcox,

Black & Veatch (BV) is pleased to submit this proposal to support the City of Soledad in evaluating and optimizing the aeration system at the Soledad Water Reclamation Facility (WRF). Prior to investing in new aeration system equipment, the City is interested in evaluating opportunities for long-term system optimization and improvements to aeration system performance, energy efficiency, and process reliability that provide a better return on investment for the City compared to a "replace in kind" approach. The outcome of this evaluation will be to determine if it is the best interest of the City to move forward with "replace in kind" or a larger project to optimize the aeration system that offers a better long-term payback.

Background
The existing BNR basins include includes 2 tanks with fine bubble diffusion system installed in 2010. Aeration is supplied by one of three multi-stage centrifugal blowers. The aeration system was evaluated by Black & Veatch in the WRF assessment project which recommended improvements as part of a secondary process improvements project. The assessment summary related to the aeration system from the WRF assessment is summarized below:

- Blower size and performance
  - The existing blowers are oversized for current aeration demands and are not equipped with variable frequency drives (VFDs) allowing for the blower to turn down and meet the aeration demand. As a result, the process is typically over-aerated or air is released from the system for stability, resulting in inefficiency and excess energy consumption
  - The existing Spencer Power Mizer multistage centrifugal blowers are also not well-supported locally by the manufacturer (acquired by Howden in 2021), which can lead to issues in obtaining spare parts, troubleshooting, and maintenance support. It is important that critical process equipment like the aeration blowers are sized appropriately and are well-supported to maintain reliable performance.
- Aeration Diffuser age and lack of maintenance
  - The existing aeration diffusers are original (now 15+ years old) and have never undergone maintenance cleaning for scaling and biofouling. The age of the diffusers are beyond their expected useful life with proper maintenance and should be replaced. New diffusers should be cleaned appropriately once every two years or per manufacturer's recommendations.
- Aeration piping and valve failures
  - Several air valves on the aeration piping system have seized up and no longer function. In certain areas, aeration piping is corroding and leaking. Aeration control valves utilized for air control have obsolete actuators and are reaching the end of their useful life.

- Instrumentation and Control
    - Existing aeration control instrumentation is limited to Zones 1 and 3 in the basin. Zone 2 typically requires the most modulation for control to meet the demand fluctuation in the system. Existing control strategy utilizes DO probes, which could be upgraded to ORP or Ammonia-Based Aeration Control (ABAC) for additional optimization. In general, instrumentation and control strategy leaves room for improvement.
- Basin Hydraulics and Mixing
    - Zone 3 in the aeration basins was observed to be poorly mixed due to relatively low oxygen demand (i.e. most of the BOD is removed prior to Zone 3), such that adequate mixing cannot be sustained without over-aeration. This process challenge can be resolved with supplemental mixing in Zone 3 to maintain mixing while shutting off or reducing aeration in this zone.

The City is seeking consultant support to develop and evaluate an optimized aeration system improvement project vs. the status quo (i.e. strictly replacing diffuser caps) to determine the best course of action for the City. Depending on the outcome of the evaluation, design of an aeration improvements construction bid package or preparation of diffuser product specifications for vendor bidding will be required for construction of the recommended improvements. Preparation of the bid documents are not included in this proposal but will be prepared as a separate scope of work once the recommended project has been identified.

Proposed Scope of Work

1. **Task 1: Project Management**
    - Monitor and track scope, schedule, and budget during the life of the project. Manage and coordinate staff resource availability.
    - Coordinate progress meetings with the City and BV team members as required for communication and progress tracking
    - Invoicing and progress reporting

2. **Task 2: Review Historical Data**
    - Facilitate Kickoff Meeting
    - Collect and review lab and sensor data (DO, air flow, flows, temperature, etc.)
    - Assess current aeration system condition via a one-day site visit. Document and itemize the scope of required condition-based improvements.
    - Evaluate current BNR performance and aeration demand

3. **Task 3: Aeration System Sizing**
    - Development of process model and spreadsheet-based aeration calculations
    - Apply BV's diffuser sizing methodology (fouling allowances, oxygen transfer efficiency, zone-specific loading) to optimize grid design
    - Analyze blower alternatives: retrofit centrifugal blowers with VFDs and evaluate high-speed turbo options, incorporating energy estimation methods from BV's diffuser-to-blower best practices
    - Request vendor proposals for new diffuser grids and blowers based on the optimized aeration system diffuser grid from fine bubble diffuser vendors
    - Request vendor proposals for high speed turbo blowers and/or other types, as necessary, based on the optimized aeration system diffuser grid design from blower vendors

- Progress Meetings

4. **Task 4: Alternatives Analysis**
    - An Alternatives analysis to be conducted for the following alternatives:
        1. **Alternative 1**: Replace diffuser caps only (status quo)
        2. **Alternative 2**: Upgrade to a high-performance low DO BNR system
    - Alternatives Analysis to include the following sub-tasks:
        1. **Life Cycle Cost Analysis**: Compare capital and operating costs for both alternatives
        2. **Non-Cost Comparison**: Evaluate major alternative differentiators such as performance, reliability, operational flexibility, and environmental benefits
    - Presentation of Results: Conduct a meeting with the City to present findings and recommendations and summarize recommendations in a Technical Memorandum.

Estimated Level of Effort and Fee
We propose a level of effort of 270 hours and a fee of $65,820 for the scope of work outlined above. See attached breakdown of staff, hours, and labor rates by task.

Estimated Schedule
We propose a schedule of up to 4 months following notice to proceed to complete the above scope of work.

We appreciate the opportunity to continue supporting the City of Soledad and look forward to collaborating on this important project.

Very truly yours,

Phil Giori, PE
Project Manager
Black & Veatch Corporation

	B&V TEAM LABOR HOURS - Soledad Aeration System Evaluation									
TASK DESCRIPTION	Phil Giori Project Manager	Sara Saddredini Sr. Process Engineer	Bishav Bhatterai Process Engineer	Leon Downing Quality Control	Jackie Lindgren Condition Assessment	Project Administration	**Total Labor Hours**	**Total Labor Costs**	Expenses	**TOTAL ESTIMATED COSTS**
	$320	$295	$195	$350	$275	$160				
Task 1 - Project Management	**10**	**-**	**-**	**-**	**-**	**17**	**27**	**$ 5,920**	**$ -**	**$ 5,920**
Project Management and Coordination	6						6	$ 1,920	$ -	$ 1,920
Invocing and Progress Reports	4					17	21	$ 4,000	$ -	$ 4,000
Task 2 - Review Historical Data	**12**	**20**	**26**	**4**	**16**	**-**	**78**	**$ 20,610**	**$ 960**	**$ 21,570**
Data Collection and Review	1	4	12				17	$ 3,840	$ -	$ 3,840
Site Visit and Confirmation of Scope Elements	8	8			16		32	$ 9,320	$ 800	$ 10,120
Evaluate BNR Performance and Aeration Demand	1	6	12	4			23	$ 5,830	$ -	$ 5,830
Kickoff Meeting	2	2	2				6	$ 1,620	$ 160	$ 1,780
								$ -	$ -	$ -
Task 3 - Aeration System Sizing	**6**	**16**	**44**	**2**	**-**	**-**	**68**	**15,920**	**-**	**15,920**
Develop Process Model and Aeration Calculations Spreadsheet	1	4	16	1			22	$ 4,970	$ -	$ 4,970
Size Optimal Diffusers and Grid Design	1	4	8	1			14	$ 3,410	$ -	$ 3,410
Analyze Blower Alternatives	1	5	12				18	$ 4,135	$ -	$ 4,135
Request vendor proposals for blowers and diffusers	1	1	6				8	$ 1,785	$ -	$ 1,785
Progress Meetings	2	2	2				6	$ 1,620	$ -	$ 1,620
								$ -	$ -	$ -
Task 4 - Alternatives Analysis	**7**	**20**	**66**	**4**	**-**	**-**	**97**	**$ 22,410**	**$ -**	**$ 22,410**
Develop Life Cycle Costs and Non-Cost comparison of alternatives	2	6	24	1			33	$ 7,440	$ -	$ 7,440
Evaluate Alternatives 1 and 2	1	6	24	1			32	$ 7,120	$ -	$ 7,120
Prepare concise TM deliverable and present results to the City	2	6	16	2			26	$ 6,230	$ -	$ 6,230
Progress Meetings	2	2	2				6	$ 1,620	$ -	$ 1,620
								$ -	$ -	$ -
TOTAL	**35**	**56**	**136**	**10**	**16**	**17**	**270**	**64,860**	**960**	**65,820**

CONSULTING SERVICES AGREEMENT BETWEEN
THE CITY OF SOLEDAD AND
BLACK & VEATCH CORPORATION
(WATER RECLAMATION FACILITY (WRF) AERATION SYSTEM
EVALUATION AND OPTIMIZATION STUDY)

THIS AGREEMENT for consulting services is made by and between the City of Soledad ("City") and Black & Veatch Corporation ("Consultant") (together referred to as the "Parties") as of **January 14, 2026** (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 Exhibit A, 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 Exhibit A, 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**, the approximate date of completion specified in Exhibit A, and Consultant shall complete the work described in Exhibit A on or before that date, 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.** N/A

Section 2. **COMPENSATION.** City hereby agrees to pay Consultant a sum not to exceed **$65,820**, 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 Exhibit A, 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 Exhibit A 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 this Agreement 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 Exhibit B.

2.6 **Reimbursable Expenses.** Reimbursable expenses are specified below and shall not exceed $0. Expenses not listed below are not chargeable to City. 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 $1,000,000 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 $1,000,000 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 accident 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 complete copies of all policies delivered to Consultant by the insurer, including complete copies of all endorsements attached to those policies. All copies of policies and endorsements 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. The City reserves 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.

Consultant shall indemnify, defend with counsel acceptable to City, and hold harmless City and its officers, officials, employees, agents and volunteers from and against any and all liability, loss, damage, claims, expenses, and costs (including without limitation, attorney's fees and costs and fees of litigation) (collectively, "Liability") of every nature arising out of or in connection with Consultant's performance of the Services or its failure to comply with any of its obligations contained in this Agreement, except such Liability caused by the sole negligence or willful misconduct of City.

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 Exhibit A not finished by Consultant; or

8.6.4 Charge Consultant the difference between the cost to complete the work described in Exhibit A 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 Don Wilcox, Pubilc Works Director ("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:
Phil Giori, PE, Project Manager
Black & Veatch Corporation
2999 Oak Rd, Suite 490
Walnut Creek, CA 94597
GioriPJ@bv.com

Any written notice to City shall be sent to:
City of Soledad
Megan Hunter, City Manager
248 Main Street
Soledad, CA 93926
mhunter@cityofsoledad.gov

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 Exhibits A represents the entire and integrated agreement between City and Consultant and supersedes all prior negotiations, representations, or agreements, either written or oral.

Exhibit A Scope of Services (including Payment Schedule)

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, City Manager

Attest:

_____
Megan Hunter, City Clerk

Approved as to Form:

_____
Michael Rodriquez, City Attorney

CONSULTANT

_____
Phil Giori, PE, Project Manager
Black & Veatch Corporation

EXHIBIT A

SCOPE OF SERVICES (including COMPENSATION SCHEDULE)

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AGENDA ITEM NO. 12.

CITY OF SOLEDAD
STAFF REPORT

SUBJECT:

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

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

FROM: **Megan Hunter, City Manager**

THROUGH:

MEETING DATE: **January 14, 2026**

Recommendation

It is recommended that the City Council adopt 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".

Executive Summary

Mayor Velazquez requested that staff reach out to MBARD about participating in Breathe California to deploy portable air purifiers at the Soledad Community Center during wildfire and other smoke events. Staff reached out to MBARD and were encouraged to participate in the program. The proposed MOU outlines the City of Soledad's participation with Breathe California, the Monterey Bay Air Resources District (MBARD), the California Air Pollution Control Officers Association (CAPCOA), and the California Air Resources Board (CARB) in the establishment of a Clean Air Center (CAC) at the Community Center and is being presented for consideration.

Background

Wildfire smoke events have increased in frequency and severity across California, resulting in repeated periods of unhealthy air quality. These events pose significant public health risks, particularly for seniors, children, and individuals with respiratory or cardiovascular conditions.

Through funding provided by the California Budget Act of 2020, AB 836, the State of California

established a program to mitigate adverse public health impacts from wildfire smoke by creating Clean Air Centers throughout the state. CAPCOA, CARB, MBARD, and Breathe California jointly administer this program in Santa Cruz, Monterey, and San Benito counties.

Clean Air Centers are intended to provide publicly accessible indoor spaces with enhanced air filtration during smoke events. Priority is given to facilities located in or near historically underserved communities, as identified by CalEnviroScreen 4.0 and cumulative smoke burden data. The City of Soledad qualifies under these criteria.

Review & Analysis

The proposed MOU establishes the roles and responsibilities of the City of Soledad as a program partner. The City's designated Clean Air Center will be the large Multi-Purpose Room at the Soledad Community Center, where the public may seek respite from wildfire smoke during periods of poor air quality. It should be noted that the Community Center is also identified as the City's warming and cooling shelter during other climate-related events.

Through this program, MBARD and CAPCOA have purchased and will provide the City with Smart Health Blast portable air purifiers equipped with HEPA and carbon filtration. These units are mobile, do not require permanent installation, and are designed for use during wildfire or other smoke events. When not in use, the units will be securely stored by the City.

Key elements of the MOU include:

- Deployment of portable air purifiers within 24 hours of notification by a County Health Official, MBARD, or Breathe representative when air quality reaches unhealthy levels (PM2.5 AQI above 151).
- Operation and maintenance of the units by City staff for a five-year operational period following deployment.
- Free public access to the Clean Air Center during smoke events.
- Coordination with Breathe California and MBARD regarding deployment, operational status, and potential sharing of units with other Clean Air Centers in Santa Cruz, Monterey, and San Benito counties as needed.
- City responsibility for proper storage, staff training, routine operation, and reporting of any damage, loss, or theft of equipment.

The program's overall goal is to establish a regional network of Clean Air Centers where residents of vulnerable communities can safely access clean indoor air during wildfire and smoke emergencies.

Strategic Plan Alignment

This project aligns with the City's Strategic Plan, which prioritizes incorporating climate resiliency into city facilities. In particular, the Community Center has been identified as a critical hub during emergencies and already serves as a designated heating and cooling center. In partnership with PG&E, it also functions as a Community Resource Center during Public Safety Power Shutoff events.

Financial Considerations

There is no direct cost to the City for the purchase of the air purification equipment, as the units and replacement filters are provided through state grant funding administered by CAPCOA and MBARD. The City will be responsible for staff time related to deployment, operation, maintenance, and storage of the units, which can be absorbed within existing resources.

Alternatives

- Decline to enter into the MOU and not participate in the Clean Air Center program, which would limit public access to clean indoor air during wildfire smoke events.
- Direct staff to pursue alternative or permanent air filtration solutions at additional cost to the City.

Planning/CEQA

The proposed action is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301 (Existing Facilities), as it involves temporary use of portable equipment within an existing public facility and does not result in any physical changes to the environment.

Public Notice Requirements

Not required.

Attachment(s):
Resolution No. 6322
Exhibit A - Soledad, Breathe CA, and MBARD MOU

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 AT THE SOLEDAD COMMUNITY CENTER

WHEREAS, wildfire smoke events and other air quality emergencies have increased in frequency and severity in Monterey County, posing significant public health risks, particularly to vulnerable populations; and

WHEREAS, the California Budget Act of 2020 (AB 836) provided funding to mitigate adverse public health impacts from wildfire smoke through the creation of Clean Air Centers (CACs) that provide access to clean, filtered indoor air during smoke events; and

WHEREAS, the City of Soledad reached out to participate in a regional Clean Air Center program administered by Breathe California, in coordination with the Monterey Bay Air Resources District (MBARD), the California Air Pollution Control Officers Association (CAPCOA), and the California Air Resources Board (CARB); and

WHEREAS, participation in the Clean Air Center program will allow the City to deploy heavy-duty, portable air purification units at the Soledad Community Center during wildfire and other smoke events, and to store such units when not in use; and

WHEREAS, MBARD and CAPCOA will provide the portable air purification units and associated filters at no cost to the City, while the City will be responsible for operating, maintaining, and safely storing the equipment in accordance with the Memorandum of Understanding; and

WHEREAS, the Memorandum of Understanding between the City of Soledad and Breathe California outlines partner roles and responsibilities, including public access to the Clean Air Center, coordination during smoke events, and a five-year project operational period; and

WHEREAS, the City Council finds that entering into this Memorandum of Understanding will enhance the City's emergency preparedness and public health response during wildfire smoke and other air quality events and is consistent with the use of the Community Center as Resilience Center as outlined in the Strategic Plan; and

WHEREAS, the action authorized by this Resolution is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301 (Existing Facilities).

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Soledad approves the Memorandum of Understanding with Breathe California (Exhibit A) for participation in the Clean Air Center program, in substantial form and content as attached to this Resolution, subject to minor modifications approved by the City Manager and City Attorney.

BE IT FURTHER RESOLVED that the City Council of the City of Soledad authorizes and directs the City Manager to finalize and execute the Memorandum of Understanding and any related documents necessary to implement the Clean Air Center program in accordance with the approved terms.

PASSED AND ADOPTED by the City Council of the City of Soledad at a regular meeting duly held on the 14th day of January 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

BREATHE CALIFORNIA OF THE BAY AREA, GOLDEN GATE AND CENTRAL COAST AND THE CITY OF SOLEDAD MEMORANDUM OF UNDERSTANDING FOR CLEAN AIR CENTER AT THE SOLEDAD COMMUNITY CENTER

This Memorandum of Understanding (MOU) documents that City of Soledad (PARTNER) agrees to participate with Breathe California (Breathe), Monterey Bay Air Resources District (MBARD), California Air Pollution Control Officers Association (CAPCOA), and California Air Resources Board (CARB) in creating Clean Air Centers (CAC). The Soledad Community Center will serve as a public space, offering clean air in case of smoke events. Partner responsibilities are outlined in this document.

PURPOSE

CAPCOA, CARB, MBARD, and Breathe seek to provide increased accessibility to safe, breathable air to vulnerable populations in Santa Cruz, Monterey, and San Benito counties through the deployment of portable air purifiers into local community centers, churches, libraries, and businesses. Through this program, MBARD and CAPCOA have purchased and will provide heavy-duty portable air filtration machine(s) to PARTNER to help prepare wildfire smoke that has the potential to impact air quality. The program intends to join resources to protect public health and improve indoor air quality in communities that are most vulnerable to wildfire smoke. This MOU between Breathe California and PARTNER outlines the storage and deployment of air filtration machines to sheltering and evacuation centers and congregate facilities during smoke events of any kind.

BACKGROUND

Through funding from the California Budget Act of 2020 CA state grant AB 836 (Bill), the State was given resources to mitigate the adverse public health impacts due to wildfires and other smoke events by creating CACs. The CACs are intended for public use. These CACs will create public spaces with filtered air for vulnerable or at-risk individuals. Each CAC in the Counties of Santa Cruz, Monterey and San Benito will be fitted with a Smart Health Blast portable air purifier (Units). These CACs prioritize facilities located in or near historically underserved communities, identified by CAPCOA as those that fall in the top 25 percent of CalEnviroScreen 4.0, and areas with a cumulative smoke burden, identified as those with multiple days at or above an Air Quality Index value of 151 or higher.

INDEMNIFICATION

PARTNER shall indemnify, defend and hold harmless Breathe, its governing board, directors, officers, employees, and agents, and CARB, CAPCOA, MBARD, and their respective officers, employees, agents,

volunteers, and successors-in-interest (collectively, the "Indemnified Parties") against any claim for loss, injury, damage, expense or liability resulting from injury to or death of any person or loss of use of or property damage, arising from or related to the negligent performance of services under this MOU by PARTNER, its employees, subcontractors or agents, excepting only liability arising from the negligence or willful misconduct of the Indemnified Parties, or defect.

EQUIPMENT OWNERSHIP

Unless otherwise agreed to, MBARD shall be the legal owner of the equipment. The PARTNER shall not assign, mortgage, hypothecate or transfer its interest in the equipment without prior written approval from MBARD. There are 20 total Units to be distributed between San Benito, Santa Cruz, and Monterey counties. Units will be allocated by population size of each county. If excessive smoke events occur and a county needs additional Units, they will be reallocated through cooperative efforts between OES. If reallocated, PARTNERS are responsible to transport and distribute the number of requested Units.

TERMINATION

During the term of this MOU, Breathe and MBARD may terminate the MOU for any reason or no reason by giving written notice of termination to the PARTNER at least thirty (30) days before the effective date of termination. Such notice shall set forth the effective date of termination. Breathe and/or MBARD may cancel and terminate this MOU for good cause effective immediately upon written notice to PARTNER. "Good cause" includes the failure of PARTNER to perform the required services at the time and in the manner provided under this MOU.

SCOPE OF SERVICES

The PARTNER shall provide services and staff, otherwise do all things necessary for or incidental to the performance of work, as set forth below:

1. **Clean Air Center (CAC):** A designated indoor space where the public can find respite from wildfire smoke during poor air quality.
2. **Project Description:** Once portable air cleaners (Units) are deployed, the PARTNER shall operate and maintain the Units for 5 years after the deployment date. The Units shall be used during wildfire smoke events or other similar smoke events. As outlined in Special Conditions clause G, Units are to be shared as needed during smoke events, and the PARTNER will cooperate to transport Units when necessary. Breathe and MBARD will be notified by PARTNER when Units are operational. Breathe is to be contacted

within 10 days in case of damage, loss, theft, or problems with Units. PARTNER is financially responsible for Unit under all circumstances after initial deployment.

3. **Project Goal:** To set up a network of CACs where people in vulnerable communities can seek refuge during wildfire and other smoke events.
4. **Project Operational Period:** The project operational period is five years from the date the first Units are placed into service.
5. **Project Equipment:** The project equipment consists of:
    a. [Two] Smarter HEPA Smart Health Blast portable air cleaners (Units) with HEPA and carbon filters, Model CMKQ101.4
        i. Units are labeled with inventory number code(s) [TBD] located on the back of each Unit.
    b. [2 each per Unit] HEPA replacement filters
    c. [2 each per Unit] Carbon replacement filters

SPECIAL CONDITIONS

a. PARTNER shall deploy Project Equipment in CACs during a wildfire or other smke events, within 24 hours of notification by a County Health Official, MBARD, or Breathe representative when PM2.5 exceeds 151 on the Air Quality Index over multiple days as indicated by the MBARD air monitoring or sensor networks, or more frequently as needed.
b. PARTNER shall provide free access to the public at CACs during wildfire and other smoke events during the Project Operational Period.
c. PARTNER shall always acknowledge the CARB and CAPCOA as a Project funding source throughout the Project's Operational Period. PARTNER shall use CARB and Breathe's approved CAC logo for the Project. The required documentation and materials are specified in Attachment [X].
d. PARTNER will be responsible for repair or replacement if any Unit(s) are damaged, lost or stolen while under PARTNER's oversight. PARTNER shall report to MBARD or Breathe within 10 days if a Unit is damaged, lost, or stolen. The report must include the MBARD inventory number.
e. PARTNER will designate a jurisdiction liaison and provide that liaison's contact information to Breathe. The liaison is responsible for notifying Breathe when the Units are deployed or in use. PARTNER is solely responsible for the action and expense of operating and maintaining the Project Equipment pursuant to manufacturer specifications. PARTNER is solely responsible for

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safely storing the Project Equipment. PARTNER will train staff on how to operate and maintain the Units per manufacturer specifications.

f. PARTNER is responsible for all transportation of Units unless otherwise specified by MBARD or Breathe.

g. At the direction of Breathe or MBARD, PARTNER shall cooperate with other CACs within the counties of: SANTA CRUZ, MONTEREY, and SAN BENITO regarding sharing Units as needed for smoke events.

h. PARTNER shall not use the equipment outside the location of a CAC. Project Equipment shall only be used during a smoke event. Project Equipment may be operated during business hours if the PARTNER is a designated permanent CAC.

i. PARTNER shall operate the Units for CACs at a minimum during normal business hours of the facility and provide access to the public.

j. PARTNER shall maintain an inventory and asset-tag Project Equipment and guarantee that they will be accessible and serviceable during wildfire or other smoke events throughout the Project Operational Period.

k. PARTNER shall schedule quarterly (every 3 months) phone calls with Breathe throughout the project's operational period.

l. All Units and unused filters shall be returned to Breathe within 30 days of the Project's Operational Period or termination of this MOU.

m. The PARTNER shall implement and operate the Project for the entire Project Operational Period. The PARTNER shall notify Breathe of any changes to the operational status of the Project immediately.

n. PARTNER shall ensure that the Soledad Community Center where CACs are installed are secure and in compliance with all Local, State, and Federal regulations and/or requirements

o. PARTNER is required to acknowledge CAPCOA as the Project funding source during the Project Operational Period. Examples of documentation and material acknowledgment may include the following: photographs of Project Equipment operated as part of the Project with CAC logos attached; documentation of the use of the logo on the PARTNER's website, promotional materials, and on brochures, handbooks, and maps that promote or inform the public about the Project services; and copies of press releases and newsletter articles related to the Project.

p. At the direction of MBARD and Breathe, PARTNER agrees to allow staff and third-party representatives of CAPCOA, CARB, or MBARD to inspect the Units. PARTNER further agrees to cooperate fully with such inspections and audits, including providing a timely copy of any

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Project Records related to performance of this MOU request by CAPCOA, CARB, MBARD or Breathe.

ACKNOWLEDGEMENTS

All facilities where CACs can operate in [PARTNER NAME/COUNTY] are listed below. All transportation of Units will be done by [PARTNER] or facility accepting the Unit.

CAC LOCATION NAME, ADDRESS, DATE DEPLOYED

1. _____
2. _____
3. _____
4. _____
5. _____
6. _____
7. _____

BREATHE CA CONTACT

Name: _____

Number: _____

MBARD CONTACT

Name: _____

Number: _____

PARTNER CONTACT

Name: _____

Number: _____

Hours: _____

INDIVIDUAL IN CHARGE

Name: _____

Number: _____

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<u>"Cheat Sheet" For Operating and Maintaining Units</u>

- The Units should be placed in a location where air can circulate freely, ideally away from walls. It should be at least 6 inches away from any walls and placed in heavy traffic areas.
- When in motion during transportation, filters can move out of place. Be sure to check for filter displacement after transportation.
- The Units weigh around 70lbs. It is recommended that two people move the Units when transportation is needed.
- Back up filters are provided through CA AB 836 Grant. However, carbon filters do not need to be replaced regularly. Carbon filters tend to work best over time. They have a lifespan of about 34 months (about 3 years), but it is recommended to use real-life testing on these filters to determine when a filter change is necessary. To test your carbon filter, use the HEPA filter calculator from Smart Air. Scan the QR code to be directed to the site.

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AGENDA ITEM NO. 1.

CITY OF SOLEDAD
STAFF REPORT

SUBJECT: **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**

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: **January 14, 2026**

Recommendation

It is recommended that the City Council of the City of Soledad consider waiver of reading, adopt and reading 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. 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.

Executive Summary

The City of Soledad is advancing a series of zoning amendments to comply with State housing laws, implement Housing Element programs, and support the objectives of the Regional Early Action Planning (REAP 2.0) grant program. Collectively known as the Housing Implementation Zoning Amendments, these ordinances are intended to remove regulatory barriers, facilitate infill and affordable housing development, and streamline local development procedures. Each amendment

addresses specific Housing Element program requirements and ensures the City's Zoning Code promotes housing production across all income levels. These updates were generated in consultation with Placeworks Inc. to help Soledad meet regional housing targets under the 6th Cycle Regional Housing Needs Allocation (RHNA) and maintain compliance with the California Department of Housing and Community Development (HCD). The proposed amendments were initially reviewed by the Soledad Planning Commission on November 20, 2025, and recommended for adoption by City Council. The proposed ordinance was presented to the City Council for introduction and first reading on December 17, 2025, and is now presented for review and consideration of approval.

It is recommended that this item be continued to the City Council meeting of February 4, 2026, to allow staff additional time to review and respond to a public comment letter received from the California Housing Defense Fund (CalHDF) on December 17, 2025, right before the holiday break.

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 prior to consideration by the City Council. On November 20, 2025, the Planning Commission reviewed the proposed ordinances and recommended adoption of the 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; 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. The introduction and first reading by title only occurred on December 17, 2025, during which the City Council had the opportunity to review the proposed changes and ask questions to Staff. At this time, the proposed ordinance is being presented to the Council as a recommendation for adoption. 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.

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 designed 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).

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 homeownership 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. 777 – Accessory Dwelling Units (ADUs)

Ordinance No. 777 addresses Housing Element Program 2.1.3 by updating regulations for Accessory Dwelling Units (ADUs) and Junior ADUs (JADUs) to reflect current State law, including AB 68, SB 9, and other related legislation. The ordinance is intended to facilitate the development of ADUs as a practical and cost-effective way to increase housing availability, particularly for lower-income households and smaller households. The amendments provide clear definitions for ADUs and JADUs, establish by-right approval for compliant units, and codify development standards for height, setbacks, maximum unit size, and lot coverage. Parking requirements are revised to reduce or eliminate unnecessary obligations, particularly for units located near transit, lowering barriers to construction. Outdated owner-occupancy requirements have been removed in accordance with State law, further simplifying the development process.

By modernizing ADU regulations, this ordinance encourages small-scale, infill residential development that is compatible with existing neighborhoods while expanding affordable housing opportunities. The updates support the Housing Element's goals to streamline approvals, remove regulatory barriers, and increase the supply of flexible housing types. The ordinance also aligns with REAP 2.0 objectives by promoting gentle density and sustainable development strategies in residential areas.

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 Council raised several questions related to parking and fire sprinkler requirements. Pursuant to State law, certain types of ADUs, such as Junior Accessory Dwelling Units (JADUs) and attached ADUs, are not required to provide off-street parking. However, for detached ADUs, off-street parking is required when the property is not located within one-half mile of a public transportation stop, consistent with State ADU regulations. These standards are intended to balance housing production with neighborhood parking considerations while maintaining compliance with State law.

The Council also discussed fire sprinkler requirements for ADUs. Under State ADU law, if the primary dwelling unit is not equipped with fire sprinklers, the ADU is not required to install fire sprinklers. This provision is further supported by the California Fire Code, which exempts residential accessory structures from fire sprinkler requirements when the main dwelling unit does not have sprinklers. Collectively, these exemptions are intended to reduce development costs and help incentivize ADU construction as a means of alleviating California's ongoing housing crisis.

As part of the discussion, the City Council expressed interest in further exploring potential incentives or development standard amendments to address parking concerns and requested a closer review of ADU development within the City of Soledad.

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.

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 requires additional time to evaluate and address the concerns raised prior to final City Council action. Therefore, it is recommended that this item be continued to the City Council meeting on February 4, 2026, to adequately respond and if necessary, propose revisions to the ordinances.

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.

Alternatives

- Adopt and read by title only Ordinance Nos. 776, 777, and 778 as presented; or
- Adopt and read by title only Ordinance Nos. 776, 777, 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, 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). 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):
Presentation
Exhibit- A. Ord 776
Exhibit- B. Ord 777
Exhibit C. Ord 778
Attachment 1- PC Resolutions No. 2025-08, 2025-09, and 2025-10
Attachment 2 - Letter from CalHDF

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)

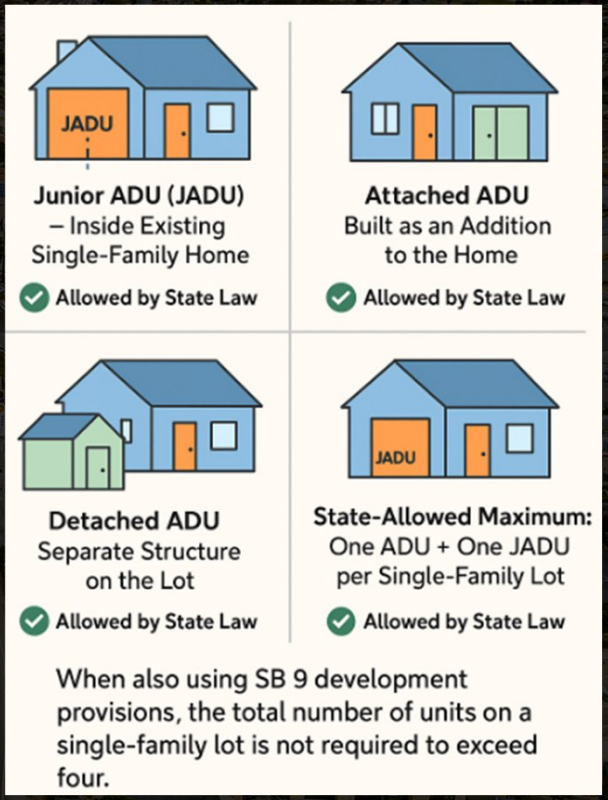
R-1 standards for lot sizes were changed from 6,000 sq ft to 5,000 sq ft

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!

Exhibit A

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**.**

Exhibit A

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

Exhibit B

ORDINANCE NO. 777

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SOLEDAD AMENDING CHAPTER 17.38- SPECIAL STANDARDS AND REQUIREMENTS, SECTION 17.38.260 - SECOND 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

WHEREAS, in 2023, the City of Soledad adopted the 2023–2031 Housing Element of the General Plan, which establishes the City's policies, programs, and objectives for addressing housing needs for all income levels and ensuring compliance with State housing law; and

WHEREAS, the Housing Element includes Program 2.1.3, which directs the City to update its regulations governing Accessory Dwelling Units (ADUs) to encourage their development as a strategy to expand affordable housing opportunities, streamline approvals, and facilitate compliance with State law; and

WHEREAS, the Housing Element identifies the removal of regulatory barriers, simplification of development standards, and alignment of local zoning with State ADU requirements as critical to meeting the City's housing goals; and

WHEREAS, Chapter 17.38 of the Soledad Municipal Code regulates Second Residential Units, and the City desires to update these provisions to implement State law, including the provisions of Senate Bill 9, Assembly Bill 68, and related legislation governing ADUs, junior ADUs, and other accessory residential units; and

WHEREAS, the proposed amendments provide clear development standards for ADUs, including but not limited to maximum unit size, parking requirements, setbacks, height limitations, and permitting procedures, while maintaining neighborhood compatibility; and

WHEREAS, the City's amendments are intended to promote housing choice, increase the availability of affordable housing, and ensure consistency with the City of Soledad 6th Cycle Housing Element; and

WHEREAS, the City now desires to amend Chapter 17.38 , Section 17.38.260 – Second Residential Units of Title 17 of the Soledad Municipal Code to incorporate the above-referenced changes and ensure compliance with State law and the City's Housing Element objectives.

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 17.38 – Second Residential Units of Title 17-Zoning of the Soledad Municipal Code is hereby amended as follows:

17.38.260 ~~Second residential units~~ Accessory Dwelling Units

~~A. Second Residential UnitAccessory Dwelling Unit Defined. Generally, "second residential unitsaccessory dwelling units" mean an attached or a detached residential dwelling unit that provides complete, independent living facilities for one or more persons, and is located on a lot with a proposed or existing primary residence. It shall include permanent provisions for living, sleeping, eating, cooking, and sanitation on the same parcel as the single-family or multifamily dwelling is, or will be, situated. An accessory dwelling unit also includes an efficiency unit and a manufactured home, as defined in Section 18007 of the Health and Safety Code. either "accessory dwelling unit" or "junior accessory dwelling unit" pursuant to the provisions in Section 65852.2 of the Government Code. Detailed definitions are included in Section 17.04.030 (definitions).~~

A. ~~B.~~ Locations Permitted. Accessory dwelling units and junior accessory dwelling units are allowed in districts zoned to allow single-family or multifamily uses, subject to the permit requirement of applicable zone districts and compliance with the development standards of this section ~~chapter~~. No more than two units (including accessory dwelling units and junior dwelling units) on a parcel created through a lot split, pursuant to Government Code 65852.21 and 66411.7, shall be allowed.

B. ~~C~~. Permit Required. An accessory dwelling unit or junior accessory dwelling unit may be attached to or detached from an existing or proposed single-family or multifamily dwelling upon the issuance of a permit in accordance with this section ~~chapter~~. An attached accessory dwelling unit may also be attached to or placed within garages, storage areas or similar uses, or an accessory structure. The planning director shall approve a permit for an accessory dwelling unit and/or junior accessory dwelling unit meeting the development standards of this ~~chapter~~ section and consistent with Title 7, Division 1, Chapter 13 ~~Section 65852.2~~ of the Government Code.

1. Processing of Permit. A permit application for an accessory dwelling unit or a junior accessory dwelling unit shall be considered and approved ministerially without discretionary review or a hearing, in accordance with Section 65901 or 65906 of the Government Code and all local ordinance provisions regulating the issuance of variances or special-use permits, as follows.
    a. On Single-Family Lots.
        i. ~~An attached accessory dwelling unit or junior accessory dwelling unit shall be allowed subject to all of thethe following:~~

            i. ~~(A)~~ One accessory dwelling unit ~~or~~ and one junior accessory dwelling unit per lot ~~is~~ within the proposed or existing conditioned space of a single-family dwelling; or the accessory dwelling unit ~~or junior accessory dwelling unit~~ is within an

existing accessory structure that meets specified requirements such as exterior access and setbacks for fire and safety.
~~(B) The unit may include an expansion of the primary residence of not more than one hundred fifty square feet beyond the current physical dimensions of the existing accessory structure solely to accommodate ingress and egress.~~
~~(C) The unit has exterior access from the proposed or existing single-family dwelling.~~
~~(D) The side and rear setbacks are sufficient for fire and safety.~~

~~(E) The junior accessory dwelling unit complies with the requirements of Section 66333 of the Government Code.~~

ii. A detached, new construction, accessory dwelling unit on a lot with a proposed or existing single-family dwelling that does not exceed four-foot side and rear yard setbacks.

~~One detached, new construction, accessory dwelling unit that does not exceed four-foot side and rear yard setbacks for a lot with a proposed or existing single-family dwelling.~~

~~The unit shall be no more than one thousand two hundred square feet.~~

b. On Multi-Family Lots.

i. An attached accessory dwelling unit shall be allowed subject to the following:

(A) Multifamily structures may be allowed accessory dwelling units in a total amount of up to twenty-five percent of the number of total principal units entitled on the property. At least one accessory dwelling unit must be allowed.

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

ii. A detached, new construction, accessory dwelling unit shall be allowed subject to the following:

(1) Up to two detached accessory dwelling units are allowed on a lot that has a proposed multifamily dwelling, or

~~(2)~~ Up to eight detached accessory dwelling units are allowed on a lot with an existing multifamily dwelling, not to exceed the number of existing units on the lot. ~~The accessory dwellings are subject to four-foot side and rear yard setbacks and height restrictions provided in Section 17.38.260.E.2.c, as applicable.~~

iii. ~~No more than two accessory dwelling units may be detached from a primary multifamily structure~~

2. The city shall not require, as a condition for ministerial approval of a permit application for the creation of an accessory dwelling unit or a junior accessory dwelling unit, the correction of nonconforming zoning conditions.

3. Timing.

   a. The city shall act on the application to create an accessory dwelling unit or a junior accessory dwelling unit within sixty days from the date the city receives a completed application if there is an existing single-family or multifamily dwelling on the lot. If the city does not act within sixty days, the application shall be deemed approved.

   b. If the permit application to create an accessory dwelling unit or a junior accessory dwelling unit is submitted concurrently with a permit application to create a new single-family dwelling on the lot, the city may delay acting on the permit application for the accessory dwelling unit or the junior accessory dwelling unit until the city acts on the permit application to create the new single-family dwelling, but the application to create the accessory dwelling unit or junior accessory dwelling unit shall be considered without discretionary review or hearing.

   c. If the applicant requests a delay, the sixty-day time period shall be tolled for the period of the delay.

   ~~d. If the city denies an application for the accessory dwelling unit or junior accessory dwelling unit, the city will provide in writing a full set of comments within sixty days to the applicant from the date they received a completed application with a list of items that are defective or deficient and a description of how the application can be remedied by the applicant.~~

4. The city shall not issue a certificate of occupancy for an accessory dwelling unit before the certificate of occupancy is issued for the primary residence.

C. ~~D.~~ Junior Accessory Dwelling Units. In addition to complying with Section ~~65852.2~~ 66333 of the Government Code, junior accessory dwelling units shall comply with the following:

1. When a junior accessory dwelling unit is permitted, the owner must reside on the property. The owner may reside in either the remaining portion of the structure or the newly created junior accessory dwelling unit. Owner-occupancy shall not be required if the owner is a governmental agency, land trust, housing organization, or other 501(c)(3) organization.

2. Junior accessory dwelling units must be accompanied by a proposed or existing single-family dwelling on a lot zoned for single-family use. A junior accessory dwelling unit must be within the walls of the primary single-family dwelling, including, but not limited to, an attached garage. ~~A junior accessory dwelling unit may not be detached from the proposed or existing primary residence.~~

3. ~~A junior accessory dwelling unit shall include a separate entrance from the main entrance to the proposed or existing primary residence.~~ The maximum number of junior accessory dwelling units shall be one per lot when accompanied by a proposed or existing single-family dwelling. The junior accessory dwelling unit may be in addition to an existing or proposed detached accessory dwelling unit or an existing or proposed attached accessory dwelling unit. In no case shall the total number of primary dwelling and accessory dwelling units/junior dwelling units exceed four on any given lot zoned for single-family residential uses.

4. ~~3.~~ A junior accessory dwelling unit shall include a separate entrance from the main entrance to the proposed or existing primary residence.

5. ~~4.~~ A junior accessory dwelling unit shall include an efficiency kitchen, which shall include:
   a. A cooking facility with appliances; and
   b. A food preparation counter and storage cabinets that are of useable size.

~~5. Parking shall not be required as a condition to permit a junior accessory dwelling unit.~~

6. Sanitation facilities may be separate or shared with the primary dwelling. If shared with the primary dwelling, the junior dwelling units shall provide an interior entry to the living area of the primary dwelling, separate from the exterior access required to the junior dwelling unit.

7. ~~6.~~ No subdivision of this municipal code shall be interpreted to prohibit the requirement of an inspection, including the imposition of a fee for that inspection, to determine if a junior accessory dwelling unit complies with applicable development standards.

8. ~~7.~~ Prior to the issuance of a building permit for a junior accessory dwelling unit, the owner of the lot or parcel on which it is to be constructed shall record a deed restriction in a form satisfactory to the city attorney that includes the following:

    a. A prohibition of the sale of the junior accessory dwelling unit separately from the sale of the primary residence, including a statement that the deed restriction may be enforced against future purchasers; and
    b. A restriction on the size and attributes of the junior accessory dwelling unit that conforms with Section 66333(c) ~~65852.2~~ of the Government Code that regulates accessory dwelling units.

D. ~~E.~~ Development Standards. ~~The following development standards shall apply to all second residential unitsaccessory dwelling units.~~

1. ~~The living area of a detached accessory dwelling unit shall not exceed one thousand two hundred square feet. The increased floor area of an attached accessory dwelling unit shall not exceed fifty percent of the existing primary residence's living area, with a maximum increase in floor area of one thousand two hundred square feet.~~ Attached Dwelling Units.

    a. Floor Area.

        i. An attached accessory dwelling unit shall have a minimum floor area of at least 150 square feet.

        ii. If the accessory dwelling unit expands the existing primary dwelling more than one hundred fifty square feet, then the floor area shall not exceed fifty percent of the existing primary residence's living area, as long as an accessory dwelling unit with one bedroom or fewer is allowed to be at least eight hundred fifty square feet or an accessory dwelling unit with more than one bedroom is allowed to be at least one thousand square feet.

    b. Minimum Setbacks

        i. The minimum side, street side, and rear yard setback shall be four feet, except when converting or replacing an existing attached accessory structure that is less than four feet from the side, street side, or rear yard.

        ii. No setback shall be required for an existing living area or accessory structure or a structure constructed in the same location and to the same dimensions as an existing structure that is converted to an accessory dwelling unit or a portion of an accessory dwelling unit, and a setback of no more than four feet from the side and rear lot lines shall be required for an accessory dwelling unit that is not converted from an existing structure or a new structure constructed

in the same location and to the same dimensions as an existing structure.

c. Maximum Height

i. The maximum height of attached accessory dwelling units shall be two stories and twenty-five feet, or the maximum height specified by the base zone district for the primary dwelling, whichever is lower.

ii. An attached accessory dwelling unit that is interior to a primary dwelling that is converted shall not exceed the height of the primary dwelling.

d. Parking Requirements. No parking shall be required for an attached accessory dwelling unit.

e. Attached accessory dwelling units shall comply with all applicable base zone district objective development standards, including limits on lot coverage, objective design standards, floor area ratio, open space, front setbacks, and minimum lot size unless application of any one or more of these standards precludes construction of at least an eight hundred square foot attached accessory dwelling unit with four feet side and rear yard setbacks.

2. Detached Accessory Dwelling Units

a. Floor Area

i. The minimum floor area for a detached accessory dwelling unit shall be one hundred fifty square feet, and the total floor area shall not exceed one thousand two hundred square feet (when the detached accessory dwelling unit is accompanied by an existing or proposed single-family dwelling).

b. Minimum Setbacks

i. The minimum side, street side, and rear-yard setback shall be four feet, except when converting or replacing an existing accessory structure that is less than four feet from the side, street side, or rear yard.

ii. No setback shall be required for an existing living area or accessory structure or a structure constructed in the same location and to the same dimensions as an existing structure that is converted to an accessory dwelling unit or a portion of an accessory dwelling unit, and a setback of no more than four feet from the side and rear lot lines shall be required for an accessory dwelling unit that is not

converted from an existing structure or a new structure constructed in the same location and to the same dimensions as an existing structure.

c. Maximum Height

i. For one-story detached accessory dwelling units, the maximum height shall be sixteen feet.

ii. Where the detached accessory dwelling unit is within a one-half-mile walking distance of a major transit stop or a high-quality transit corridor, as defined in Section 21155 of the California Public Resources Code, or within an existing or proposed multifamily dwelling of more than one story, the maximum height shall be eighteen feet.

iii. For two-story detached accessory dwelling units, the maximum height shall be twenty-five feet.

iv. Height Exceptions.

(A) An additional two feet in height shall be allowed to accommodate a roof pitch on an accessory dwelling unit that is aligned with the roof pitch of the primary dwelling unit.

(B) When an existing accessory structure is converted to a detached accessory dwelling unit, the maximum height may exceed the limits of subparagraph c.(i.) to an amount equal to the height of the existing accessory structure to be converted.

d. Parking.

i. Requirements. A maximum of one parking space shall be required per accessory dwelling unit or per bedroom, whichever is less. These spaces may be provided as tandem parking on a driveway or in front and/or rear setback areas.

ii. Exemptions. No additional off-street parking spaces shall be required for accessory dwelling units in locations meeting any of the following criteria:

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

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

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

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

(E) There is a car-share vehicle within one block of the accessory dwelling unit.

(F) When a permit application for the accessory dwelling unit is submitted with a permit application to create a new single-family dwelling or a new multifamily dwelling on the same lot, provided that the accessory dwelling unit or the parcel satisfies any other criteria listed in Section 66322(a) of Government Code.

e. Detached accessory dwelling units shall comply with all applicable base zone district objective development standards, including lot coverage, floor area ratio, open space, front setbacks, and minimum lot size, unless the application of any one or more of these standards precludes construction of at least an eight hundred square foot detached accessory dwelling unit.

3. Junior Accessory Dwelling Units

a. Floor Area. The minimum floor area shall be one hundred fifty square feet, and the maximum shall be five hundred square feet.

b. Parking. Parking shall not be required as a condition to permit a junior accessory dwelling unit.

c. Exterior Access. Access shall be provided to the junior accessory dwelling unit independent from the primary dwelling.

4. General Development and Operational Standards

a. When a garage, carport, uncovered parking space, or covered parking structure is removed in conjunction with the construction or conversion of a detached or attached accessory dwelling unit, replacement parking is not required.

b. A demolition permit for a detached garage that is to be replaced with a detached or attached accessory dwelling unit shall be reviewed with the application for the accessory dwelling unit and issued at the same time.

~~2. A second residential unit shall not exceed sixteen feet in height and shall be set back at least four feet from side and rear property lines.~~

~~3. No setback shall be required for an existing living area, garage, or other accessory structure that is converted to a second residential unit (or portion of accessory dwelling unit) with the same dimensions as the existing structure, and a setback of five feet from the side and rear lot lines shall be required for a second residential unit that is constructed above a garage.~~

~~4. Except as otherwise provided in this chapter, the second residential unit shall not increase an existing or create a new encroachment upon any required front, side, or rear yard space, increase building height or coverage beyond the standards prescribed for the district in which it is located, or decrease the distance between structures that is required.~~

~~5. No passageway or entrance within view of a street shall be required in conjunction with the construction of a second residential unit.~~

~~6. A second residential unit shall include a maximum of one bathroom, one kitchen, and one living or dining room.~~

~~7. Both the existing or proposed single-family or multifamily residence and the second residential unit shall contain laundry connections within them.~~

E. ~~8.~~ Fees.

1. ~~a.~~ Notwithstanding any provision to the contrary contained in this code (or in any code adopted by reference in this code), an accessory dwelling unit may be connected to the city sewerage system through a side sewer shared with the existing residence on the site, or it may have its own side sewer. In either case, the connection of the accessory dwelling unit to the city sewerage system is subject to the requirements of this Section 17.38.~~270260~~, including obtaining applicable permits, payment of connection charges (where applicable), and payment of user charges. Accessory dwelling units shall not be considered new residential uses for the purposes of calculating connection fees or capacity charges for utilities, including water, electricity, sewer, and other utilities as defined. Separate metering of utilities is not required for attached or detached accessory dwelling units ~~second residential units~~ unless they are constructed with a new primary dwelling.

2. ~~b.~~ A property owner may be required by the city to conduct and pay for a camera inspection of existing sewer or water pipes on the property to confirm they are working condition before adding a detached accessory dwelling unit ~~ADU~~, new square footage to an existing building to add an accessory dwelling unit ~~ADU~~ or converting non-conditioned space to an accessory dwelling unit ~~ADU~~.

3. ~~c.~~ Fees will be charged for the construction of accessory dwelling units ~~second residential units~~ in accordance with Title 14 of the City of Soledad Municipal Code

and state law. The city, special district, or water corporation shall not impose any impact fee upon the development of an accessory dwelling unit ~~second residential unit~~ less than seven hundred fifty square feet. Impact fees include school fees. School districts are authorized (Section 17620 of the Education Code) but do not have to levy impact fees for ~~ADUs~~ accessory dwelling units greater than five hundred square feet. Accessory dwelling unit ~~ADUs~~ less than five hundred square feet are not subject to school impact fees. Any impact fees charged for an accessory dwelling unit of seven hundred fifty square feet or more shall be charged proportionately in relation to the square footage of the primary dwelling unit.

4. ~~d.~~ A connection fee shall not be collected for water, sewer, power, or other ~~utility~~ utilities for a junior accessory dwelling unit.

F. ~~9.~~ Fire Sprinklers

1. Fire sprinklers are not required for ~~second residential~~ accessory dwelling units if they are not required for the existing or proposed single-family or multifamily residence.
    a. For purposes of fire or life protection regulations, a junior accessory dwelling unit shall not be considered a separate or new dwelling unit.

G. Occupancy. Owner occupancy is not required on a property with an accessory dwelling unit.

H. Rental and Sale Limitations.

1. Rental Limitation. Rental of the accessory dwelling units created pursuant to this section shall be for a term longer than 30 days.

2. Sale and Conveyance.
    a. An ~~second residential unit~~ accessory dwelling unit ~~may be rented, but it~~ shall not be offered for sale apart from the principal unit, nor shall the lot or parcel be subdivided to create a separate building site unless approved pursuant to the subdivision ordinance of this city. ~~No second residential unit may be offered for rental terms of less than thirty days.~~

    b. Notwithstanding Section 17.38.26~~7~~0.H~~E~~.2~~10~~.~~a~~b, the city may, by ordinance, allow an accessory dwelling unit to be sold or conveyed separately from the primary residence to a qualified buyer if all of the following apply:

        i. The property was built or developed by a qualified nonprofit corporation.

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

iii. The property is held pursuant to a recorded tenancy in common agreement that includes all the following provisions:

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

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

(C) A requirement that the qualified buyer occupy the accessory dwelling unit or primary dwelling as the buyer's principal residence.

(D) Affordability restrictions on the sale and conveyance of the accessory dwelling unit or primary dwelling that ensures the property will be preserved for low-income housing for forty-five years for owner-occupied housing units and will be sold or resold to qualified buyer.

(E) If the tenancy in common agreement is recorded after December 31, 2021, it shall also include all of the following:

(1) Delineation of all areas of the property that are for the exclusive use of a cotenant. Each cotenant shall agree not to claim a right of occupancy to an area delineated for the exclusive use of another cotenant, provided that the latter cotenant's obligations to each of the other cotenants have been satisfied.

(2) Delineation of each cotenant's responsibility for the costs of taxes, insurance, utilities, general maintenance and repair, improvements, and any other costs, obligations, or liabilities associated with the property. This delineation shall only be binding on the parties to the agreement, and shall not supersede or obviate the liability, whether joint and several or otherwise, of the parties for any cost, obligation, or liability associated with the property where such liability is otherwise established by law or by agreement with a third party.

(F) Procedures for dispute resolution among the parties before resorting to legal action.

iv. A grant deed naming the grantor, grantee, and describing the property interests being transferred shall be recorded in the county in which the property is located. A preliminary change of ownership report shall be filed concurrently with this grant deed pursuant to Section 480.3 of the Revenue and Taxation Code.

v. Notwithstanding Section 17.38.260.E.1, if requested by a utility providing service to the primary residence, the accessory dwelling unit has a separate water, sewer, or electrical connection to that utility when an accessory dwelling unit is sold or conveyed separately from the primary residence. ~~Notwithstanding Section 17.38.270E.8.a, if requested by a utility providing service to the primary residence, the accessory dwelling unit has a separate water, sewer, or electrical connection to that utility when an accessory dwelling unit is sold or conveyed separately from the primary residence.~~

~~11.Except as otherwise provided in this chapter, second residential units shall comply with all uniform building codes adopted, and all other applicable laws, rules, and regulations. An accessory dwelling unit may consist of manufactured housing if such housing is permitted in the district in which it is proposed to be located and meets the standards for such housing.~~

~~12. Parking.~~

~~a. Parking provided shall not exceed one space per unit or per bedroom, whichever is less. Such additional space may be a tandem space in a driveway or off-street within setback areas provided in locations approved by the city. Tandem parking and the location of off-street parking within setback areas shall be approved by the city unless specific findings can be and are made that parking in setback areas or tandem parking is not feasible based on specific site or regional topographical or fire and life safety conditions.~~

~~b.If a garage, carport, or covered parking structure is demolished in conjunction with the construction of a second residential unit or is converted to a second residential unit, those off-street parking spaces are not required to be replaced.~~

~~c.No additional off-street parking spaces shall be required for second residential units in locations meeting the following criteria:~~

~~i.The unit is located within one-half-mile walking distance of public transit.~~

~~ii.The unit is located within a historic district.~~

~~iii.The accessory dwelling unit is part of a proposed or existing primary residence or accessory structure.~~

~~iv.On-street parking permits are required but not available to the occupant of the accessory dwelling unit.~~

~~v.There is a car-share vehicle located within one block of the accessory dwelling unit.~~

I. ~~Q.~~ Other Provisions.

1. This section shall not be considered in the application of any local ordinance, policy, or program to limit residential growth.

2. No other local ordinance, policy, or regulation shall be the basis for the delay or denial of a building permit or a use permit under Section 17.38.26~~7~~0.

3. Any covenant, restriction, or condition contained in any deed, contract, security instrument, or other instrument affecting the transfer or sale of any interest in a planned development, and any provision of a governing document, that either effectively prohibits or unreasonably restricts the construction or use of an accessory dwelling unit or junior accessory dwelling unit on a lot zoned for single-family residential use that meets the requirements of Sections 66314 or Section 66333 ~~65852.2 or 65852.22~~ of the Government Code~~,~~ is void and unenforceable.

4. Except as otherwise provided in this section, accessory dwelling units shall comply with all uniform building codes adopted and all other applicable laws, rules, and regulations. An accessory dwelling unit may consist of manufactured housing if such housing is permitted in the district in which it is proposed to be located and meets the standards for such housing.

5. Building code requirements for detached dwellings shall be applied to accessory dwelling units, except that the construction of an accessory dwelling units shall not constitute a Group R occupancy change under the building code, as described in Section 310 of the California Building Code (Title 24 of the California Code of Regulations), unless the city building and safety division makes a written finding based on substantial evidence in the record that the construction of the accessory dwelling unit could have a specific, adverse impact on public health and safety.

J. ~~G.~~ Code Enforcement.

1. The code enforcement officer shall from time to time conduct a review of accessory dwelling units ~~second residential units~~ within the city. The code enforcement officer or designee may enforce all provisions of this code and provisions of state law pertaining to the development, occupation, and maintenance of residential properties and accessory dwelling units, pursuant to the following provisions:

   a. A code enforcement officer may report:

      i. A change in ownership of the lot or parcel of land on which the residential units are situated.

      ii. A change in the occupancy of the residential units that is not in compliance with this section.

2. ~~1.~~ A code enforcement officer may issue to an owner of an accessory dwelling unit ~~second residential unit~~ a notice to correct a violation of any provision of any building standard or any failure to comply with this section. The code enforcement officer shall include in that notice a statement that the owner of the unit has a right to request a delay in enforcement pursuant to the following findings:
    a. ~~i.~~ The accessory dwelling unit ~~second residential unit~~ was built before January 1, 2020.

    b. ~~ii.~~ The accessory dwelling unit ~~second residential unit~~ was built on or after January 1, 2020; however, at the time the unit was built, the city had a noncompliant accessory dwelling unit ordinance, but the unit is compliant at the time the request is made.

3. The owner of an accessory dwelling unit ~~second residential unit~~ that receives a notice to correct violations or abate nuisances, as described in Section 17.38.26~~7~~0.~~G~~J, may submit an application to the city requesting that enforcement of the violation be delayed for up to five years, as long as the violation is not a health and safety issue as determined by the local agency, subject to compliance with Section 66331 of the Government Code and Sections 17980.12(a)-(c) of the Health and Safety Code. ~~on the basis that correcting the violation is not necessary to protect health and safety.~~

    a. The city shall grant an application described in Section 17.38.~~270~~260.~~G~~J.3~~.~~ if it is determined that correcting the violation is not necessary to protect health and safety. In making this determination, the zoning administrator shall consult with the code enforcement officer, building official, and/or the state fire marshal or designee pursuant to Section 13146 of the Health and Safety Code.

    b. The city shall not approve any applications pursuant to this section on or after January 1, 2030. However, any delay that was approved by the city before January 1, 2030, shall be valid for the full term of the delay that was approved at the time of the initial approval of the application pursuant to Section 17.38.~~270G.~~260. J.3(a).

If upon such review, it appears that in a particular case a violation of the provisions of this ~~chapter~~ section has occurred, the code enforcement officer may take such action as deemed necessary by the city attorney to correct any violation.

K. Compliance with State Law. This section is intended to comply with the requirements of Title 7, Division 1, Chapter 13 of ~~Section 65852.2 of~~ the Government Code and any amendments thereto. All accessory and junior accessory dwelling units approved by this section are deemed to not exceed the allowable density for the lot upon which the accessory dwelling unit ~~second residential unit~~ is located, and accessory and junior accessory

dwelling units are a residential use that is consistent with the existing general plan and zoning designations for the lot.

Section 3. CEQA. The amendments to Section 17.38.260 – Second residential units pertain to compliance to State Accessory Dwelling Units and compliance with the City of Soledad 6th Cycle Housing Element. 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 new significant 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.

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

Exhibit C

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.

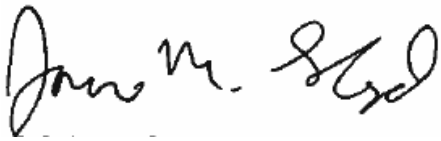
♦♦♦

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

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: **January 14, 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 to allow Small-Scale Veterinary Services as a minor use within the Downtown Core District.

These refinements are intended to resolve existing ambiguities in the Plan, ensure consistent application of land use standards, and provide clear pathways for small service-oriented businesses to operate within the downtown area. The proposed amendments were initially reviewed by the Soledad Planning Commission on November 20, 2025, and recommended for adoption by the City Council. The proposed ordinance was presented to the City Council for introduction and first reading on December 17, 2025, and is now being presented for review and consideration of approval.

Background

The Downtown Soledad Specific Plan (DSP) establishes five distinct zoning districts, each with tailored development standards and land use regulations designed to reinforce the intended character and function of the downtown area. Within these districts, land uses are classified as Permitted (P), Minor Use Permit (MUP), Conditional Use Permit (CUP), or Prohibited (-). Permitted uses are typically reviewed administratively, while MUPs and CUPs require ministerial or discretionary processes that include public noticing. This framework enables the City to manage growth, ensure land use compatibility, and maintain a balanced mix of commercial, residential, and light industrial uses in the Downtown.

In response to the City Council's interest in expanding access to animal services, staff initiated a review of how veterinary uses are regulated within the DSP. Because the proposed revisions represented a meaningful policy shift, staff presented the concept to the City Council on October 15, 2025. Following this discussion, the City Council directed staff to prepare amendments to the DSP that would create clearer land use distinctions for veterinary-related services and expand opportunities for small-scale, appointment-based veterinary care in the Downtown Soledad.

Consistent with this direction, staff is proposing Ordinance No. 774, which introduces amendments to the DSP to establish separate veterinary service and animal boarding use categories and to allow small-scale veterinary services in the Downtown Core District with appropriate limitations. Because the proposed ordinances include policy updates to the Downtown Specific Plan and the Soledad Municipal Code, the amendments are required to be reviewed by the Soledad Planning Commission prior to consideration by the City Council. On November 20, 2025, the Planning Commission reviewed the proposed ordinances and recommended adoption.

The introduction and first reading by title only occurred on December 17, 2025, during which the City Council had the opportunity to review the proposed changes and ask questions to Staff. At this time, the proposed ordinance is being presented to the Council as a recommendation for adoption. The proposed amendments are to be reviewed by the Council to consider whether they accurately reflect and implement the Council's direction, as previously noted.

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 undersupplied 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.

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 durations, 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 timeframes 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 administrative in nature and have been absorbed within the Community and Economic Development Department's existing departmental budget. No additional expenditures are anticipated.

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):
Exhibit A -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 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. 2025-11

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

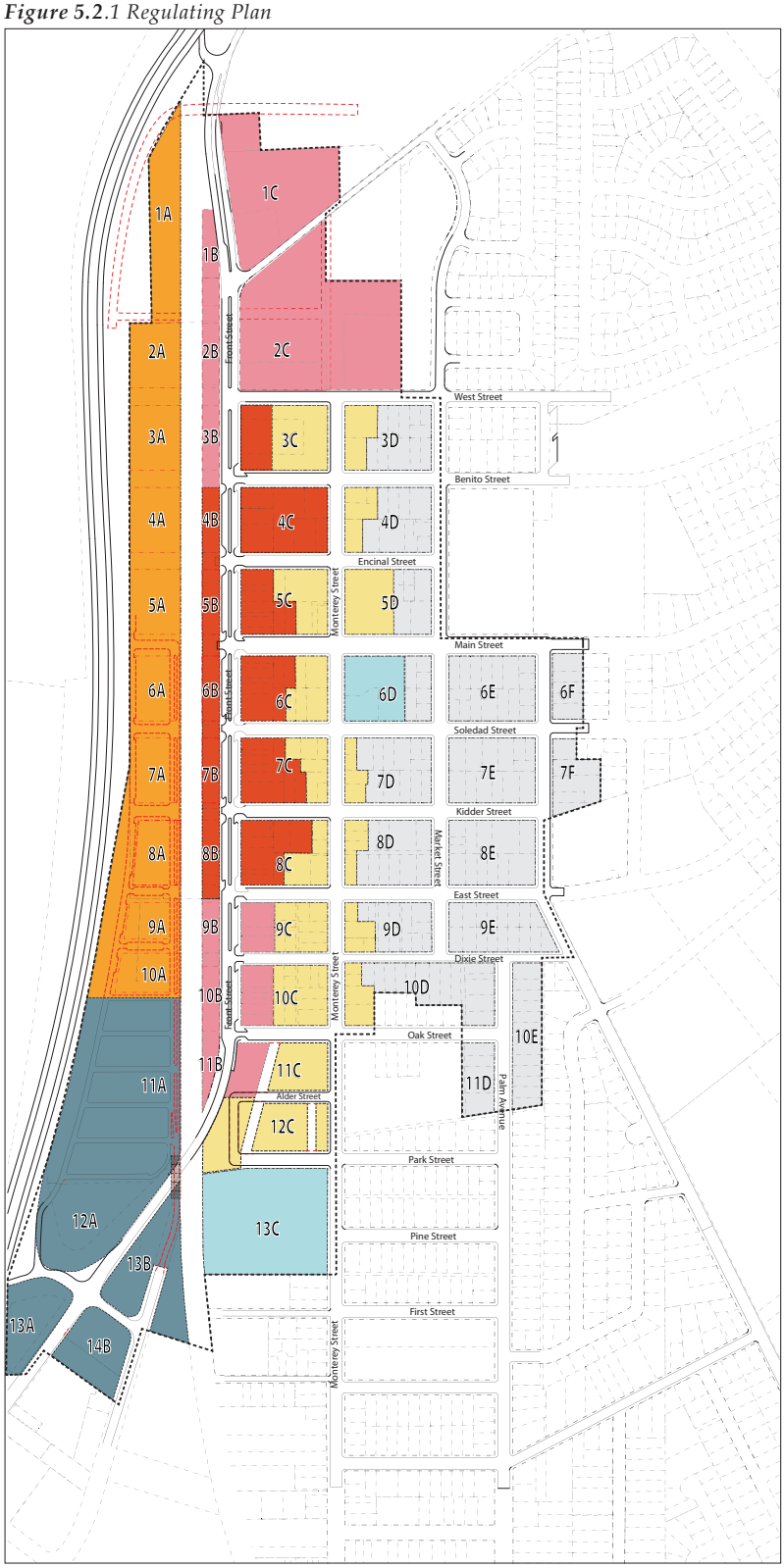
Key to Figure 5.2.1

- 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. 6320, A Resolution of the City Council of the City of Soledad Approving the Toledo Basin Park Preferred Concept Plan**

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

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

THROUGH: **Megan Hunter, City Manager**

MEETING DATE: **January 14, 2026**

Recommendation

It is recommended that the City Council consider and adopt Resolution No. 6320, A Resolution of the City Council of the City of Soledad "Approving the Toledo Basin Park Preferred Concept Plan" and receive a presentation from BFS Landscape Architects.

Executive Summary

The City of Soledad Parks and Recreation Department, in partnership with BFS Landscape Architects, has completed the Preferred Concept Design for the proposed Toledo Basin Park. This work represents approximately one year of community outreach and public engagement, resulting in a design refined through community feedback. Adoption of the Preferred Concept Plan will formally establish the vision and framework for the Toledo Basin Park and allow the City to move forward with funding efforts, partnerships, and future implementation activities. The Preferred Concept Plan serves as the blueprint for the project and reflects both community priorities and City-adopted planning goals.

Background

Toledo Basin Park has been identified as a future community park site intended to expand access to recreational amenities and green space for surrounding neighborhoods. The project was initiated in alignment with the City's adopted Parks and Recreation Master Plan, which prioritizes the development of new parks in underserved areas and emphasizes inclusive, multi-generational recreational opportunities.

Over the past year, the City conducted a comprehensive public engagement process that included a community survey, on-site outreach, and public workshops, attended by community members of all ages and demographics. Feedback from these sessions informed the development of the draft concept design, which was subsequently presented back to the community for additional input. This step-by-step process ensured transparency, responsiveness, and meaningful community participation in shaping the proposed park.

Review & Analysis

The Toledo Basin Park Preferred Concept Design reflects both the community input and City-adopted planning priorities. The proposed concept includes a mix of recreational, gathering, and wellness-oriented amenities intended to serve youth, families, seniors, and residents of all abilities. Intentional outreach and conversations with Soledad youth and families were conducted to help identify community needs and guide the overall layout, amenities, and character of the park space.

This project directly implements goals identified in the City's adopted Parks and Recreation Master Plan, which calls for the development of Toledo Basin Park through a phased approach beginning with concept planning and community engagement, followed by the pursuit of external funding prior to construction.

The Preferred Concept Plan also aligns with the City's newly adopted Strategic Plan, particularly goals related to Community Places, Health, Youth, Environmental Justice and Equity, and Mobility. The concept emphasizes physical activity, mental well-being, social connection, equitable access to public spaces, and improved neighborhood connectivity through walkable and bikeable features. Amenities within the concept are designed to provide safe and accessible spaces for youth and teens, gathering and recreational areas for residents of all ages, and opportunities to strengthen community connection through outdoor spaces.

Retention Basin Considerations

During the planning process, questions were raised regarding the potential to fill in the existing retention basin, as other parks in the community include large, excavated areas. This option was evaluated and determined to be cost-prohibitive. Filling the basin would require significant dirt import, grading, engineering, and drainage modifications, adding millions of dollars to the overall project cost.

Rather than substantially increasing costs, the Preferred Concept Plan intentionally leverages the existing basin's characteristics to maximize value. The basin's form provides natural wind protection, allowing for a broader range of amenities and activities that would otherwise be limited by wind exposure. In addition, the basin creates natural sound breaks and visual separation, offering areas of quiet, solitude, and respite within the park. These features enhance the park's functionality, comfort, and diversity of use without additional major construction costs.

Adoption of the Preferred Concept Plan confirms the City's commitment to a fiscally responsible and context-sensitive design that balances community desires, environmental conditions, and long-term feasibility. The plan establishes a clear and consistent framework that can be used to pursue funding and guide future project phases as resources become available.

Financial Considerations

City Council previously authorized a professional services agreement with BFS Landscape Architects for community outreach, conceptual design services, and optional 30 percent design documents for the Toledo Basin Park project. The total contract amount is $88,700, which includes:

- $33,200 for community outreach and conceptual design services, including reimbursable expenses;
- $45,000 for optional 30 percent design documents; and
- $10,500 for topographical survey services.

Costs associated with the Concept Design and outreach phase are funded through the City's Capital Improvement Program (CIP) and supported by Park Impact Fees. Adoption of the Preferred Concept Plan does not create a new fiscal obligation and does not authorize additional design or construction expenditures at this time.

Future project costs, including any additional design phases or construction, will be contingent upon the identification and securing of external funding sources.

Alternatives

- Adopt the Preferred Concept Plan as recommended.
- Provide direction to modify the Preferred Concept Design prior to adoption.
- Decline to adopt the Preferred Concept Design and provide an alternative direction to staff.

Planning/CEQA

The City of Soledad has determined that adoption of the Toledo Basin Park Preferred Concept Plan constitutes planning-level actions and are not a project as defined by the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15378. The proposed action does not have the potential to result in a direct or reasonably foreseeable physical change in the environment. Approval of the Preferred Concept Plan is intended solely to support grant and funding applications and do not commit the City to construction, implementation, or any specific design alternative. Environmental review will be conducted in compliance with CEQA as the project advances to future design and construction phases, at which time project-level impacts will be evaluated.

Public Notice Requirements

Not Applicable.

Attachment(s):
Resolution No. 6320
Toledo Basin Park-01-Preferred Concept Plan
Toledo Basin Park City Council PowerPoint Presentation

Attachment 1

RESOLUTION NO. 6320

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOLEDAD ADOPTING THE TOLEDO BASIN PARK PREFERRED CONCEPT PLAN

WHEREAS, the City of Soledad (the "City") adopted the Parks and Recreation Master Plan, which identifies Toledo Basin Park as a priority future community park intended to expand access to recreational amenities and green space; and

WHEREAS, the City of Soledad Parks and Recreation Department, in partnership with BFS Landscape Architects, has completed the Preferred Concept Plan following approximately one year of community outreach and public engagement; and

WHEREAS, the Preferred Concept Plan reflects community input and aligns with the City's Parks and Recreation Master Plan and Strategic Plan goals related to community places, health, youth, equity, and mobility; and

WHEREAS, adoption of the Preferred Concept Plan establishes the long-term vision and framework for Toledo Basin Park and provides a clear blueprint to support future funding efforts and project advancement; and

WHEREAS, adoption of the Preferred Concept Plan does not approve construction of the project and does not commit the City to future expenditures; and

WHEREAS, the City Council finds that adoption of the Toledo Basin Park Preferred Concept Plan is a planning-level action and is not a project under the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15378, as it does not result in a direct or reasonably foreseeable physical change in the environment, and environmental review will be conducted before any future construction approvals.

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

1. All of the recitals set forth above are true and correct to the best of the Council's knowledge and by this reference are adopted herein as findings.
2. The Council hereby adopts the Toledo Basin Park Preferred Concept Plan: and
3. The City Council authorizes City staff to utilize the adopted Preferred Concept Plan to pursue grant funding and other funding opportunities for the Toledo Basin Park Project.

PASSED AND ADOPTED by the City Council of the City of Soledad, at a regular meeting duly held on the 14th day of January 2026, by the following vote:

AYES, and in favor thereof Councilmembers:

NOES, Councilmembers:

ABSENT, Councilmembers:

ABSTAIN, Councilmembers:

_____
ANNA M. VELAZQUEZ, Mayor

ATTEST:

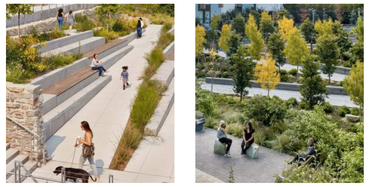
_____
MEGAN HUNTER, City Clerk

1 Entry Plaza with Tree Shading & Seating

2 Walking & Biking Loop with Shaded Fitness Nodes & Interpretive Signage along Existing Basin Rim

3 Small Community Center with Public Restrooms

4 Youth Plaza with Study Spaces, WiFi, & Seating



5 Terracing with Ramps, Seating, & Plantings

6 Amphitheater with Small Bandshell Structure

7 Central Plaza with Site Furnishings, Seating, & Shade Structures

8 Native Botanical Garden with Pedestrian Bridges over Stormwater Detention Area

9 Nature-Themed Inclusive Toddler, 2-5, & 5-12 Year-Old Play Areas with Rock Climbing Wall, Embankment Play, Fencing & Gates, & Shade Structures

10 Games Plaza with Multi-Sport Court (Pickup Basketball Half Courts, Volleyball, Wall Ball, and Tennis Practice Wall)

11 Accessible Parking (2 Spaces)

12 Existing & Future Neighborhood Connections

13 Vegetative Screening for Neighbor Privacy

14 Low-Impact Development Areas (Stormwater Management)

SCALE: 1"= 30'-0"

30 0 30 60

PREFERRED CONCEPT PLAN

TOLEDO BASIN PARK

SOLEDAD, CA

JANUARY 2026

24.038

bfs LANDSCAPE ARCHITECTS

TOLEDO BASIN PARK
PREFERRED CONCEPT PLAN

CITY COUNCIL REGULAR MEETING
JANUARY 14, 2026

CITY OF SOLEDAD EST. 1921 CALIFORNIA

bfs LANDSCAPE ARCHITECT

PROJECT LOCATION

bfs LANDSCAPE ARCHITECTS

SITE CHARACTER

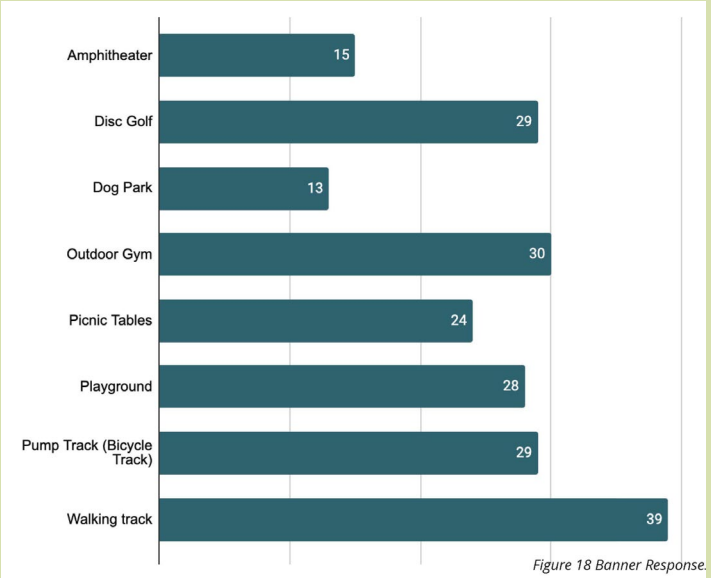
- 3.8 acres total
- Former stormwater detention basin – elevated "rim" along edges of site with a lower center and south perimeter
- Approx. 25' elevation difference from highest to lowest points across site
- Existing street parking and sidewalk along Gabilan Dr – sidewalk experiences 12' of elevation change across the site
- Existing neighborhood connections include:
  - Curb ramp and crosswalk at Toledo St
  - Sidewalk extension in greenspace to south

bfs LANDSCAPE ARCHITECTS

PROJECT BACKGROUND

- 2008 – Gabilan Park Plan by RHAA
  - Outreach concluded the community wanted the following amenities: play areas, sprayground, shade structures, picnic areas, BBQs, drinking fountains, restroom, seating, paths, plantings with seasonal interest, highlighting the mountain view, signage, fencing, and lighting.
- 2025 – City Parks & Recreation Master Plan
  - Outreach concluded the community wanted the following amenities: Walking track, outdoor gym, disc golf, pump track (bicycle track), playground, picnic tables, amphitheater, and dog park.
  - Recommendations included continuing to engage the community to refine priorities, utilizing the existing topography to protect from wind, and a childcare facility.

2008 Plan by RHAA



Parks & Rec Master Plan Outreach Responses

PROJECT APPROACH

Community Input (Rounds #1-2)

City Resources

Site Analysis

City Planning Initiatives

Programming & Amenities

Community Input (Round #3)

+

Concept Design Options

PREFERRED CONCEPT PLAN

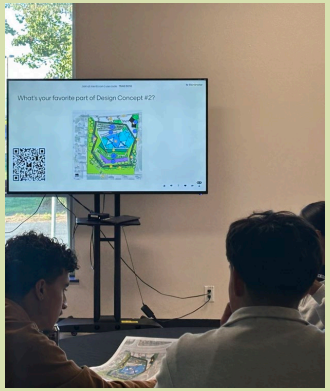
PROJECT SCHEDULE

Nov 2024 - Feb 2025	Community Outreach Round #1
Jan-Apr 2025	Site Mapping & Analysis + Costing Exercise to Fill Basin
Apr-Jun 2025	Community Outreach Round #2
Jul-Sep 2025	Processing Outreach, Site Analysis, & Concept Design Options Development
Oct-Nov 2025	Community Outreach Round #3
Nov-Dec 2025	Refine Design Options into Preferred Concept Plan
Jan 2026	Present Plan to City Council for Adoption
Jan-Mar 2026	**Develop Plans for City to Obtain Project Funding**
FUTURE, NOT IN CONTRACT	**Construction Drawings & Implementation**

bfs LANDSCAPE ARCHITECTS

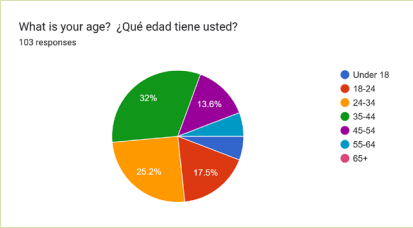
COMMUNITY OUTREACH

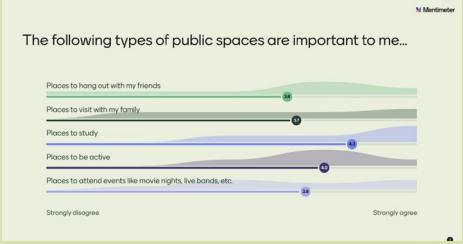
- In-Person Opportunities: Pop-Ups at senior luncheons and at the project site, Canvassing Orchard Lane Park, Workshops with general community and youth focus groups
  - Display boards for sticker dot voting and sticky note commenting
  - Conversational engagement and comment card option
  - Plan worksheet for programming sticker input and annotating
  - Design Option printouts and sticky notes for annotating in small groups
- Virtual Opportunities: Public online survey, Mentimeter survey component to youth workshop
- Spanish translation in-text and live by City Staff



OUTREACH HIGHLIGHTS

- 80+ attendees total at in-person events
- 103 online survey responses
- Responses confirmed and refined prior outreach efforts, but the youth focus group revealed different priorities for the youth plaza
- Community priorities:
  - Shade, lighting, sightlines, and windbreaks
  - Maximizing amenities, especially those not elsewhere in Soledad and to facilitate community gatherings
  - Balancing both passive and active recreation
  - Universal playground & accessibility
- Conceptual Design Options were received favorably, but there was a slight preference for Design Option #2 – with revisions, including to incorporate elements from Design Option #1





bfs LANDSCAPE ARCHITECTS

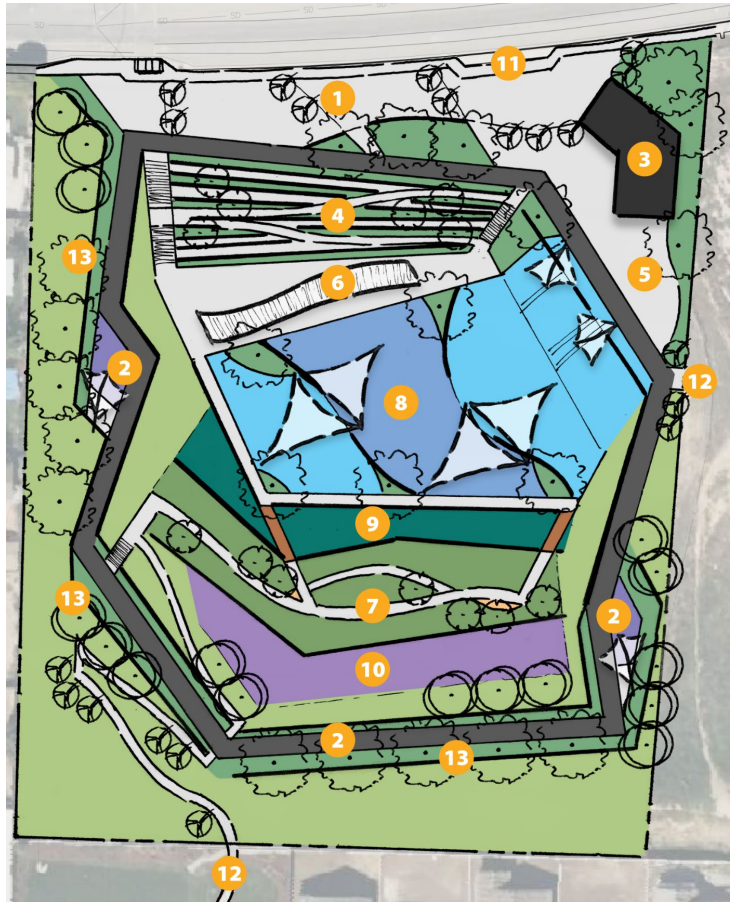
CONCEPT DESIGN OPTIONS DEVELOPMENT

Feasibility exercise looking at filling existing basin to create a sports field concluded <u>not feasible</u>:
High cost for a single use type and 25' elevation change in topography incompatible with required flatness.

DESIGN OPTION 1:

- Passive recreation focus
- Focuses on 'natural,' 'garden,' 'relaxing' community input
- Builds on spirit of past park design
- Shade more from trees than structures
- Fewer amenities, more flexible space by grading existing slopes
- Unique to plan: Amphitheater & Splashpad
- Decentralized in design: Play Areas, Native Botanical Garden, & L.I.D. Features

DESIGN OPTION 2:



- Active recreation focus
- Focuses on 'adventure,' 'colorful,' & 'unique' community input
- Builds on community input to highlight mountains & their forms
- More shade structures
- More amenities
- Retains more existing topography
- Unique to Plan: Fitness Circuit, Terracing, Games Plaza with Multi-Sport Court, tiering to separate amenity-dense design
- More centralized in design: Play Areas, Native Botanical Garden, & L.I.D. Features

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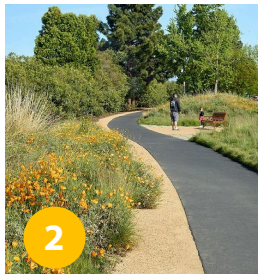
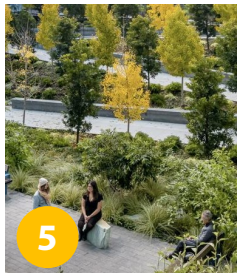
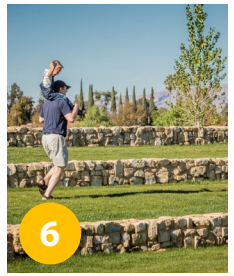
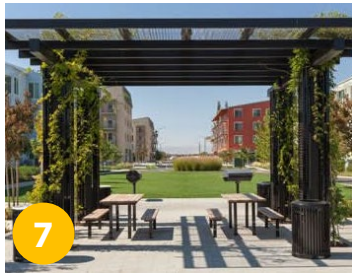
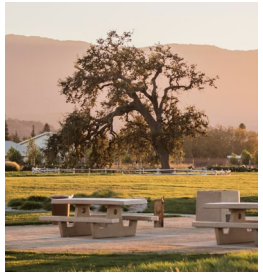
PREFERRED CONCEPT PLAN

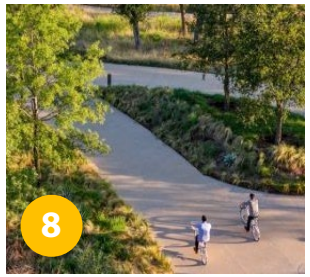


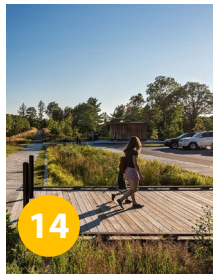


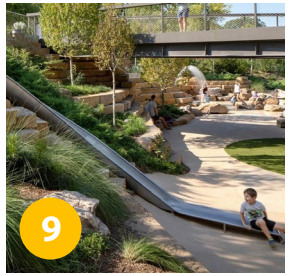


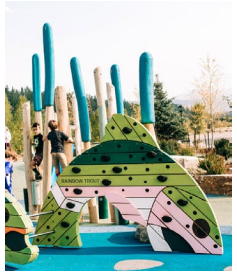


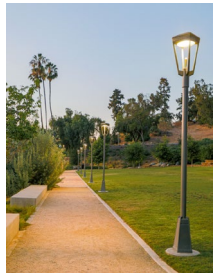












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THANK YOU

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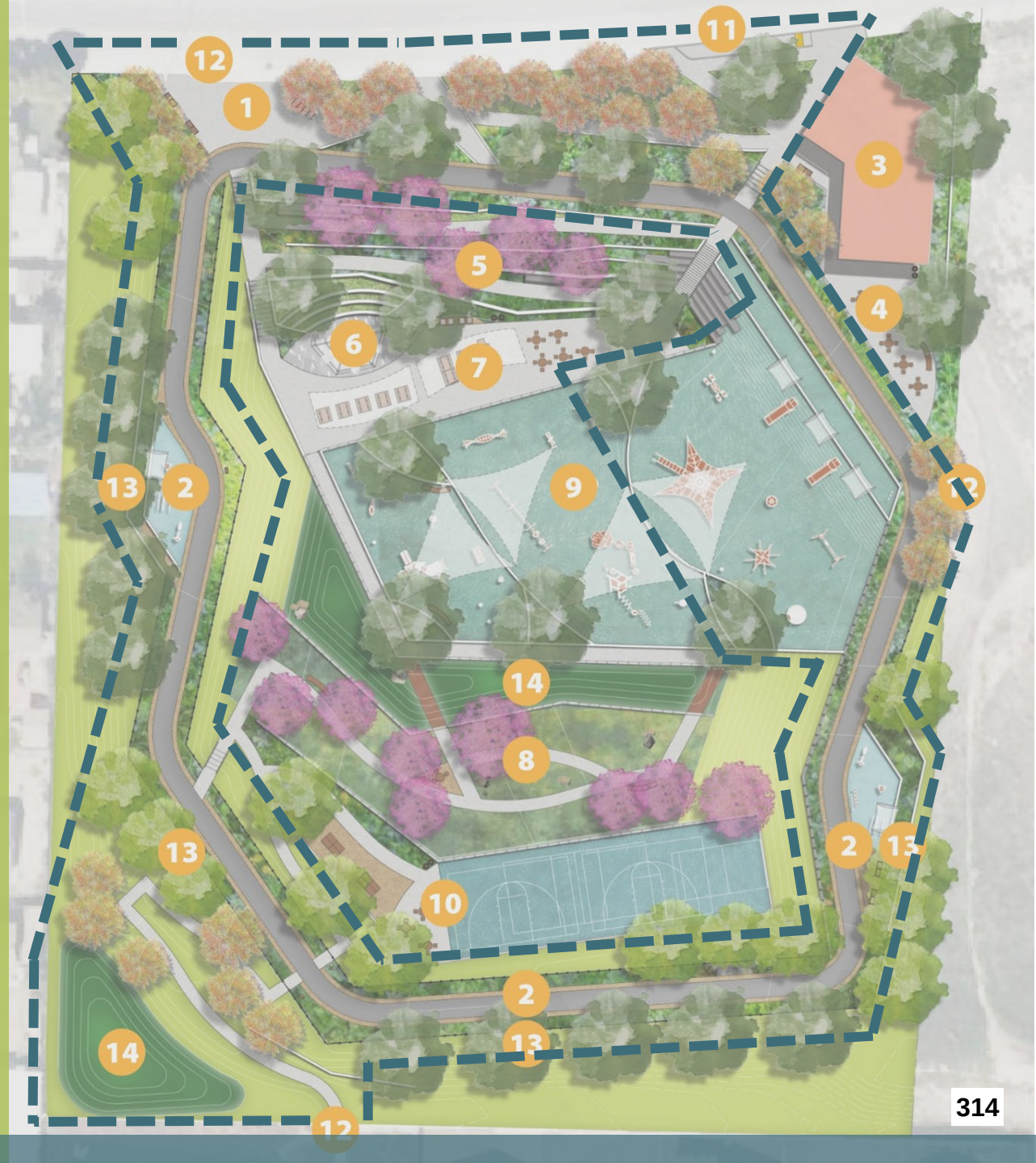
PREFERRED CONCEPT PLAN PHASING:

OPTION 1 (~$2.75M)

1. Entry plaza with tree shading & seating
2. Stabilized earthen trail loop with seating nodes (Excludes fitness, shade structures, & interpretive signs)
9. Portion of inclusive playgrounds, including 5-12 Play Area with Rock Climbing & Embankment Play (Assumes hydroseed flexible space for other play areas; Excludes shade structures)
11. Accessible parking (2 spaces)
12. Existing & future neighborhood connections
13. Vegetative buffer for neighbor privacy & noise pollution reduction

Sitework Not Enumerated & Soft Costs:

- Rough grading site for future improvements
- Utility connections & infrastructure (Includes limited irrigation, water, & stormwater infrastructure & electrical conduits; Excludes electrical connection & fixtures)
- Interim hydroseeding treatment across site (Excludes irrigation)
- Interim LID features
- Soft Costs: Construction documentation & review, Testing & inspections, Escalation & contingencies, Mobilization, SWPPP, etc.



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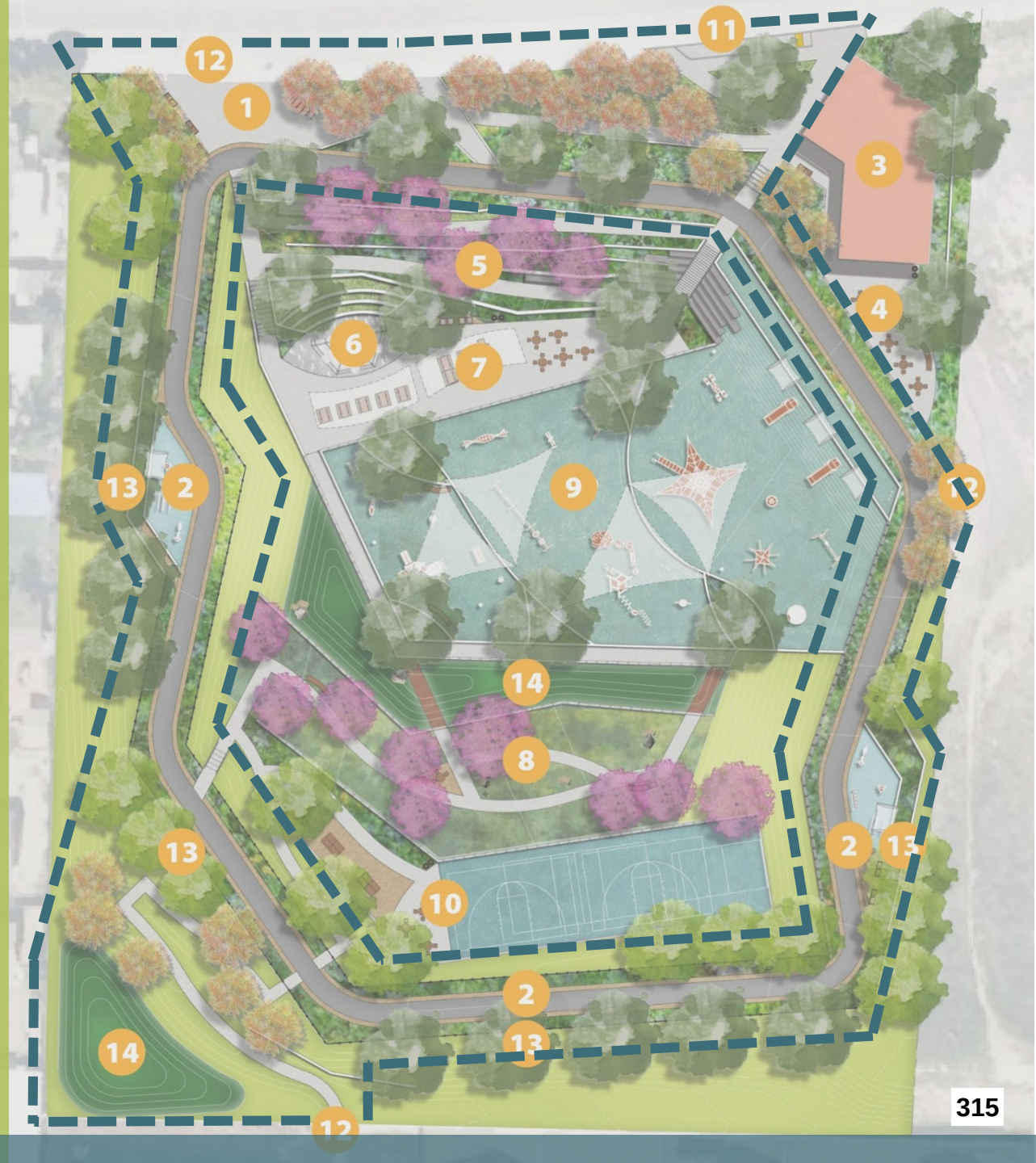
PREFERRED CONCEPT PLAN PHASING:
OPTION 2 (~$2M)

1. Entry plaza with tree shading & seating
2. Paved looped pathway with picnic nodes
   (Excludes fitness, shade structures, & interpretive signs)

11. Accessible parking (2 spaces)
12. Existing & future neighborhood connections
13. Vegetative buffer for neighbor privacy & noise pollution reduction

Sitework Not Enumerated & Soft Costs:

- Rough grading site for future improvements
- Utility connections & infrastructure
  (Includes limited irrigation, water, & stormwater infrastructure & electrical conduits; Excludes electrical connection & fixtures)
- Interim hydroseeding treatment across site (Excludes irrigation)
- Interim LID features
- Soft Costs: Construction documentation & review, Testing & inspections, Escalation & contingencies, Mobilization, SWPPP, etc.



bfs LANDSCAPE ARCHITECTS

AGENDA ITEM NO. 2.

CITY OF SOLEDAD
STAFF REPORT

SUBJECT: **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**

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

FROM: **Megan Hunter, City Manager**

THROUGH:

MEETING DATE: **January 14, 2026**

Recommendation

It is recommended that the City Council of the City of Soledad approve Resolution No.6321, "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 2025/26".

Executive Summary

The City of Soledad has experienced significant growth and increasing operational complexity over the past decade, while staffing levels have remained largely unchanged. Since the elimination of the Assistant City Manager (ACM) position in 2009 due to the recession, the City has relied heavily on consultants to address expanding administrative, financial, and strategic demands, resulting in higher long-term costs and reduced internal capacity. Recent turnover among key executives, coupled with the City Manager's operational responsibilities and the adoption of an ambitious five-year Strategic Plan, has further strained executive capacity and delayed critical initiatives. Reinstating the ACM position would restore balance to the City's leadership structure, provide continuity of operations, strengthen succession planning, and allow for the transition of key financial services in-house. By offsetting much of the cost through the elimination of contracted financial services, the ACM position represents a fiscally responsible investment that will enhance oversight, improve service delivery, reduce organizational risk, and better position the City to achieve its strategic and revenue-generating goals. If the position and salary scheduled are approved, the City Manager expects to hire an ACM by March/April.

Background

Historically, the City of Soledad maintained an Assistant City Manager (ACM) position. In 2007, Adela Gonzalez was appointed to the role and subsequently served as Interim City Manager before being appointed City Manager in 2008. Upon her appointment, the City backfilled the ACM position to

maintain executive capacity. However, in 2009, following the departure of the ACM and amid the Great Recession and uncertainty surrounding the future of redevelopment funding, the City made the difficult decision to eliminate the position.

Since that time, the City has recovered from the economic downturn and experienced significant growth. Between 2010 and 2020, Soledad's population increased by approximately 3,000 residents, and 648 new housing units were added. Despite this growth and the corresponding increase in service demands, City staffing levels have remained largely flat, increasing from 82 employees to only 85.8 employees today. As a result, City staff are being asked to manage substantially more work with limited additional resources.

This constrained capacity has led the City to rely increasingly on consultants and contracted services to address both operational and strategic needs. While necessary, this approach has become more costly over time and has reduced the City's ability to build institutional knowledge and achieve long-term efficiencies. Reestablishing the Assistant City Manager position would allow the City to rebuild internal leadership capacity, improve fiscal and operational oversight, better manage expenditures, and proactively pursue revenue opportunities. In addition, the ACM position would support the transition of key financial services in-house, strengthening internal controls and positioning the City for sustainable growth.

Review & Analysis

Since 2023, the City Manager has had to manage an extraordinary level of organizational disruption due to the departure of several key executives and managers, including two Community and Economic Development Directors, the IT Director, the Police Chief, the Community Engagement Manager, and most recently the Parks and Recreation Director. These departures required the City Manager to assume direct responsibility for multiple departments and critical operational functions, often on an interim basis.

This situation has significantly limited the City Manager's ability to focus on strategic leadership, policy implementation, and City Council priorities. In many cases, Council-directed projects and initiatives have been delayed simply due to a lack of executive capacity.

In addition to overseeing all City departments, the City Manager also serves in multiple statutory and operational roles, including City Clerk and Personnel Director. This concentration of responsibilities further compounds capacity challenges and creates organizational risk, particularly during periods of turnover or emergency.

Growing Administrative and Financial Complexity

Two of the City's most critical functions—legal services and financial management—are currently provided through contracted services. While this approach has been effective in the past, the City's financial and administrative operations have grown significantly in scope and complexity. The expansion of utility services, increased grant funding, a higher volume of contracts, and more complex invoicing, reporting, and compliance requirements now require a greater level of internal oversight, coordination, and accountability. Bringing these functions in-house would strengthen fiscal oversight, enhance internal controls and data security, and improve responsiveness to organizational needs. This approach is consistent with practices in nearly all Monterey County jurisdictions, with the exception of the smallest cities—Sand City, Del Rey Oaks, Gonzales, and King City. The addition of an Assistant City Manager would provide the leadership capacity necessary for the City of Soledad to transition these functions in-house and support the City's continued growth and operational demands.

In November 2025, the City Council adopted a comprehensive Strategic Plan exceeding 100 pages, with 179 objectives and hundreds of related actions to be implemented over the next five years. The City Manager is directly responsible for carrying out 54 of these objectives, many of which relate to economic development, housing, infrastructure, and core City Council priorities. Without additional executive support, the timely and effective implementation of the Strategic Plan is at risk.

Key projects have already been delayed due to limited executive capacity, including:

- The Miramonte Development Agreement
- Fleet Management Plan
- Comprehensive Grants Management System
- Citywide Facility Assessments

In addition, the City Manager's limited availability has constrained proactive economic development efforts, such as recruiting major retailers and employers, activities that peer cities' managers are able to prioritize. Similarly, the City's capital campaign has stalled due to insufficient time to engage potential major donors. With additional capacity, the City Manager could directly support revenue-generating efforts without incurring comparable consulting costs.

Role and Value of the Assistant City Manager

Reestablishing the Assistant City Manager (ACM) position would significantly rebalance the City's executive workload and strengthen overall organizational effectiveness. While the position represents an additional salary cost, the investment is expected to be largely offset through increased operational efficiency, reduced reliance on consultants, improved contract and grant management, and enhanced revenue generation and cost recovery.

The ACM would serve as the designated Acting City Manager when the City Manager is unavailable, providing continuity of leadership and decision-making. Currently, the City Manager has had to assign this responsibility to various executive staff on an ad hoc basis, limiting continuity and placing additional strain on an already overextended Executive Team. Establishing a permanent ACM ensures consistent leadership coverage and allows the City to respond more effectively during absences, emergencies, or periods of transition.

In addition, the ACM position strengthens the City's succession planning. It creates a clear pathway for internal leadership development and provides the City with a qualified executive who could serve as an interim or permanent City Manager should the need arise, reducing organizational risk and recruitment costs.

The ACM would oversee core administrative functions, including Finance, Utility Administration, and Human Resources, and would be responsible for several critical initiatives such as:

- Fleet Maintenance Plan
- Utility rate updates
- Comprehensive re-evaluation of City fees
- Health benefits administration and oversight of the MBASIA insurance pool
- Oversight of CAL FIRE and Monterey County 911 contracts

The ACM would also play a key role in supporting Public Works and Community Development by improving grant management, reimbursement tracking, developer accounts, and invoicing processes. This support would directly improve cash flow, compliance, and project delivery.

Information Technology would ultimately transition to the ACM's oversight once the City Manager completes ongoing networking projects and the onboarding of a new IT Manager, ensuring a smooth and stable transition.

Cost Management and Fiscal Responsibility
To minimize the net fiscal impact of creating the ACM position, staff proposes eliminating the contracted Finance Director position. Under this model, the Assistant City Manager would oversee financial services and bring most functions back in-house, with the exception of payroll, which would remain outsourced at an estimated annual cost of $25,000–$30,000.

Terminating the Finance Director contract is projected to result in annual savings of approximately $150,000–$175,000, significantly offsetting the cost of the ACM position while improving internal coordination and accountability.

Regional Context
It is important to note that the City of Soledad previously operated successfully with an Assistant City Manager, and most cities in Monterey County currently maintain an ACM position, including Carmel-by-the-Sea, Marina, Monterey, Seaside, and Salinas. While other South County cities do not have an ACM, Soledad is more populous, manages a higher volume of complex projects, and is the only South County city operating a water reclamation facility, factors that substantially increase administrative and operational demands.

In terms of compensation, the proposed compensation of $234,623 is consistent with multiple jurisdictions in the region with Assistant City Managers. For ease of comparison, the top step is shown on an annual basis.

Jurisdiction	**Salary**
Carmel by the Sea	$244,927
Hollister	$231,842
Marina	$247,644
Monterey	$259,704
Seaside	$246,992
Watsonville	$232,440

The proposed salary range maintains the required 5% differential between the Assistant City Manager and the City Manager. However, in anticipation that comparable cities will soon implement cost-of-living adjustments, it is recommended that the ACM salary be adjusted to $241,662, reflecting a 3% increase consistent with the City Manager's adjustment while preserving the contractual 5% differential. As noted above, the Assistant City Manager will directly oversee the Finance Department and effectively serve in a dual executive–director role. The scope and complexity of these responsibilities support the recommended compensation level.

Conclusion
Given the City's growth, complexity, staffing constraints, and ambitious Strategic Plan, reestablishing the Assistant City Manager position is both necessary and prudent. This position would restore balance to the City's executive structure, improve service delivery, reduce reliance on consultants, enhance revenue-generating opportunities, and ensure the City is positioned to meet both current demands and future challenges.

Financial Considerations

The fully loaded annual cost of the Assistant City Manager position is estimated at approximately $300,000. Establishing this position would allow the City to discontinue its contracted financial services, while continuing to contract out payroll services. This change would result in an estimated annual savings of $175,000, yielding a net incremental cost of approximately $125,000 per year.

Importantly, this investment would provide the City with approximately 70% of a full-time equivalent (FTE) of executive-level financial and administrative oversight, compared to the approximately 30% of a Finance Director's time currently received through contracted services. This represents a substantial increase in internal capacity, institutional knowledge, and operational continuity.

If an Assistant City Manager is hired during the current fiscal year, the estimated cost for the remainder of the year is approximately $36,500. At this time, these costs are expected to be absorbed through existing salary savings and would not require a budget amendment for FY 2025–26.

By increasing executive-level capacity, the City anticipates freeing up City Manager time to focus on revenue-generating and strategic initiatives, including economic development, grant acquisition, partnerships, expenditure reduction, and improved contract oversight. Over time, these benefits are expected to partially offset the net cost of the position while strengthening the City's overall financial and operational performance.

Alternatives

- Adopt the resolution as proposed.
- Modify the resolution.
- Do not adopt the resolution. This is not recommended as without additional staffing support implementation of many actions in the Strategic Plan may be delayed.

Planning/CEQA

The reinstatement of the Assistant City Manager position and related amendments to the Salary Schedule are administrative in nature and do not constitute a "project" under the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15061(b)(3), and therefore no further environmental review is required.

Public Notice Requirements

Not required.

Attachment(s):
Resolution No. 6321
Exhibit A
Attachment No. 1

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

WHEREAS, the City of Soledad previously maintained an Assistant City Manager (ACM) position, which was eliminated in 2009 due to the Great Recession and uncertainty surrounding redevelopment funding; and

WHEREAS, since that time, the City has recovered economically and experienced significant growth, including an increase of approximately 3,000 residents and the addition of 648 housing units, while City staffing levels have remained largely unchanged; and

WHEREAS, the City has experienced increasing administrative, financial, and operational complexity, including expanded utility services, increased grant activity, higher contract volumes, and more complex compliance and reporting requirements; and

WHEREAS, recent turnover among key executive and management positions has significantly limited the City Manager's capacity to focus on strategic leadership, policy implementation, and City Council priorities; and

WHEREAS, in November 2025, the City Council adopted a comprehensive five-year Strategic Plan with 179 objectives, many of which are assigned directly to the City Manager and are at risk of delay without additional executive capacity; and

WHEREAS, the City has increasingly relied on consultants and contracted services to address capacity constraints, resulting in higher long-term costs and reduced internal institutional knowledge; and

WHEREAS, adding the Assistant City Manager as a full-time position would restore balance to the City's executive structure, improve fiscal and operational oversight, enhance succession planning, provide continuity of leadership, and allow for the transition of key financial services in-house; and

WHEREAS, most cities in Monterey County maintain an Assistant City Manager position, and Soledad's size, complexity, and unique operational responsibilities justify comparable executive staffing; and

WHEREAS, the added cost of the Assistant City Manager position would be approximately $125,000 per year, but is expected to be substantially offset by eliminating the contracted Finance Director position, resulting in improved coordination, accountability, and fiscal management; and

WHEREAS, the proposed compensation for the Assistant City Manager maintains the required 5% differential from the City Manager's salary, is consistent with regional market comparables, and reflects the scope and complexity of the position's responsibilities; and

WHEREAS, upon approval of this action, the City Manager anticipates recruiting and hiring an Assistant City Manager by March or April 2026.

WHEREAS, the reinstatement of the Assistant City Manager position and related amendments to the Salary Schedule are administrative in nature and do not constitute a "project" under the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15061(b)(3), and therefore no further environmental review is required.

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

1. The Assistant City Manager classification is hereby reinstated.
2. The Assistant City Manager position is added to the City's Staffing Allocation Plan.
3. Amendment No. 3 to the Fiscal Year 2025/2026 Salary Schedule is hereby approved, establishing the Assistant City Manager salary consistent with the terms presented to the City Council.
4. The City Manager is authorized to take all necessary actions to implement this resolution, including recruitment and appointment of the Assistant City Manager.

PASSED AND ADOPTED at a regular meeting of the City Council of the City of Soledad duly held on the 14th day of January 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

Approved with FY 2025/26 Budget - 6/18/25
Reso. No. 6245/ SA-2025-01
Amendment No. 1 - Reso. No. 6304 - 2026 Minimum wage increase.
Amendment No. 2 - Reso. No. 6314 - PW Director COLA
Amendment No. 3 - Reso. No. 6321 - ACM

EXHIBIT "A"

Section One of Classification and Compensation Plan
SUMMARY OF JOB CLASSIFICATIONS AND SALARY SCHEDULE

					FOUR AND ONE-HALF PERCENT STEP ADVANCEMENT								
					MONTHLY SALARY								
Classification	**FLSA Exempt Status**	**See Footnote**	**Salary Range**	**Salary Schedule**	**Step 1**	**Step 2**	**Step 3**	**Step 4**	**Step 5**	**Step 6**	**Step 7**	**Step 8**	**# Auth. Positions**
ELECTED OFFICIAL													
Mayor and City Council	N/A		N/A	N/A	Mayor; $1,050/month and City Council; $950/month								5.00
COUNCIL ELECTED OFFICIAL													
Planning Commission	N/A		N/A	N/A	$150/meeting								5.00
TRANSACTIONS AND USE TAX OVERSIGHT COMMITTEE													
Committee Member	N/A	(3)	N/A	N/A	$50/meeting								*7.00*
EXECUTIVE MANAGEMENT GROUP (EM)													
City Manager	Exempt	(4)	N/A	N/A	$20,581.166/month								1.00
Assistant City Manager	***Exempt***	***(9)***	***N/A***	***N/A***	***$16,395.50***	***$17,133.30***	***$17,904.30***	***$18,709.99***	***$19,551.94***				***1.00***
Director of Information Technology	Exempt	(1)	78	EM	$11,411.27	$11,924.78	$12,461.40	$13,022.16	$13,608.16				0.00
Parks and Recreation Director	Exempt	(1)	78	EM	$11,411.27	$11,924.78	$12,461.40	$13,022.16	$13,608.16				1.00
Community & Economic Development Director	Exempt	(1)	91	EM	$13,463.18	$14,069.02	$14,702.13	$15,363.73	$16,055.09				1.00
Public Works Director	Exempt	(8)	96	EM	$14,646.49	$15,305.59	$15,994.34	$16,714.08	$17,466.22				1.00
Police Chief	Exempt	(1)	86	EM	$15,235.36	$15,920.95	$16,637.40	$17,386.08	$18,168.45				1.00
UNREPRESENTED CONFIDENTIAL GROUP (CF)													
Administrative Assistant (Confidential)		(1)	52	CF	$5,065.08	$5,293.01	$5,531.20	$5,780.10	$6,040.20				0.80
Police Administrative Services Manager	Exempt	(1)	55	CF	$6,423.76	$6,712.83	$7,014.91	$7,330.58	$7,660.46				1.00
Executive Assistant to the City Manager		(1)	58	CF	$6,913.57	$7,224.68	$7,549.80	$7,889.54	$8,244.57				1.00
Management Analyst	Exempt	(1)	62	MM	$8,011.19	$8,371.69	$8,748.42	$9,142.09	$9,553.49				3.00
Human Resources Manager	Exempt	(1)	70	CF	$8,690.82	$9,081.91	$9,490.60	$9,917.67	$10,363.97				1.00
Information Technology Manager	Exempt	(5)	70	CF	$8,690.82	$9,081.91	$9,490.60	$9,917.67	$10,363.97				1.00
Community Engagement Manager	Exempt	(1)	70	CF	$8,690.82	$9,081.91	$9,490.60	$9,917.67	$10,363.97				1.00
Public Works Manager	Exempt	(1)	71	CF	$9,874.25	$10,318.59	$10,782.93	$11,268.16	$11,775.23				2.00
Water Resources Manager	Exempt	(1)	88	CF	$12,189.72	$12,738.26	$13,311.48	$13,910.50	$14,536.47				1.00
Police Lieutenant	Exempt	(1)	90	CF	$12,314.26	$12,868.40	$13,447.48	$14,052.61	$14,684.98				1.00
Deputy Police Chief	Exempt	(1)	83	CF	$12,718.61	$13,290.95	$13,889.04	$14,514.05	$15,167.18				1.00
PROFESSIONAL/MID-MGMT (MM)													
Police Records Supervisor		(1)	47	MM	$5,554.54	$5,804.49	$6,065.69	$6,338.65	$6,623.89				1.00
Property and Evidence Supervisor		(1)	47	MM	$5,554.54	$5,804.49	$6,065.69	$6,338.65	$6,623.89				1.00
Information Technology Technician		(1)	47	MM	$5,554.54	$5,804.49	$6,065.69	$6,338.65	$6,623.89				1.00
Economic Development Coordinator	Exempt	(1)	52	MM	$6,276.97	$6,549.06	$6,854.61	$7,163.07	$7,485.41				1.00
Community Engagement Coordinator	Exempt	(1)	52	MM	$6,276.97	$6,549.06	$6,854.61	$7,163.07	$7,485.41				1.00
Homeless Services Coordinator (Grant-Funded through 6/30/27)	Exempt	(1)	52	MM	$6,276.97	$6,549.06	$6,854.61	$7,163.07	$7,485.41				**
Associate Planner	Exempt	(1)	52	MM	$6,276.97	$6,549.06	$6,854.61	$7,163.07	$7,485.41				1.00
Recreation Supervisor	Exempt	(1)	55	MM	$6,300.24	$6,583.75	$6,880.02	$7,189.62	$7,513.16				1.00
Assistant Engineer		(1)	66	MM	$6,852.97	$7,161.36	$7,483.62	$7,820.38	$8,172.30				1.00
Utility Maintenance Supervisor		(1)	59	MM	$7,443.61	$7,778.57	$8,128.61	$8,494.40	$8,876.65				1.00
Wastewater Collections System Supervisor		(1)	59	MM	$7,443.61	$7,778.57	$8,128.61	$8,494.40	$8,876.65				1.00
Water Reclamation Shift Supervisor		(1)	59	MM	$7,443.61	$7,778.57	$8,128.61	$8,494.40	$8,876.65				2.00
Senior Planner	Exempt	(1)	67	MM	$8,036.29	$8,397.92	$8,775.83	$9,170.74	$9,583.43				**
Engineering Project Manager	Exempt	(6)	67	MM	$8,036.29	$8,397.92	$8,775.83	$9,170.74	$9,583.43				1.00
Associate Civil Engineer	Exempt	(1)	78	MM	$9,183.64	$9,596.90	$10,028.76	$10,480.06	$10,951.66				0.00
Water Reclamation Chief Plant Operator	Exempt	(1)	72	MM	$9,541.03	$9,970.38	$10,419.05	$10,887.91	$11,377.86				1.00

Approved with FY 2025/26 Budget - 6/18/25
Reso. No. 6245/ SA-2025-01
Amendment No. 1 - Reso. No. 6304 - 2026 Minimum wage increase.
Amendment No. 2 - Reso. No. 6314 - PW Director COLA
Amendment No. 3 - Reso. No. 6321 - ACM

EXHIBIT "A"

Section One of Classification and Compensation Plan
SUMMARY OF JOB CLASSIFICATIONS AND SALARY SCHEDULE

					FOUR AND ONE-HALF PERCENT STEP ADVANCEMENT								
					MONTHLY SALARY								
Classification	**FLSA Exempt Status**	**See Footnote**	**Salary Range**	**Salary Schedule**	**Step 1**	**Step 2**	**Step 3**	**Step 4**	**Step 5**	**Step 6**	**Step 7**	**Step 8**	**# Auth. Positions**
CLASSIFIED (CL)													
Maintenance Worker		(1)	38	CL	$4,703.29	$4,914.94	$5,136.11	$5,367.24	$5,608.76				7.00
Customer Service Utility Billing Technician		(1)	39	CL	$4,818.01	$5,034.82	$5,261.38	$5,498.15	$5,745.56				2.00
Administrative Assistant		(1)	39	CL	$4,818.01	$5,034.82	$5,261.38	$5,498.15	$5,745.56				1.00
Recreation Program Coordinator		(1)	39	CL	$4,818.01	$5,034.82	$5,261.38	$5,498.15	$5,745.56				2.00
Senior Maintenance Worker		(1)	41	CL	$5,058.91	$5,286.56	$5,524.45	$5,773.05	$6,032.84				1.00
Mechanic/Maintenance Worker		(1)	43	CL	$5,311.85	$5,550.89	$5,800.68	$6,061.71	$6,334.48				1.00
Community Services Officer		(1)	46	CL	$5,334.71	$5,574.78	$5,825.64	$6,087.80	$6,361.75				3.00
Victim Assistance Advocate		(1)	46	CL	$5,334.71	$5,574.78	$5,825.64	$6,087.80	$6,361.75				1.00
~~Building Permit Technician~~		(1)	~~48~~	~~CL~~	~~$5,331.67~~	~~$5,571.59~~	~~$5,822.32~~	~~$6,084.32~~	~~$6,358.11~~				~~0.00~~
Development Services Technician		(1)	48	CL	$5,331.67	$5,571.59	$5,822.32	$6,084.32	$6,358.11				2.00
Utility Maintenance Mechanic		(1)	49	CL	$5,738.07	$5,996.28	$6,266.12	$6,548.09	$6,842.76				2.00
Fleet Mechanic		(1)	50	CL	$5,766.20	$6,025.68	$6,296.83	$6,580.19	$6,876.30				1.00
Electrician		(1)	51	CL	$6,456.59	$6,747.14	$7,050.76	$7,368.04	$7,699.60				1.00
Senior Utility Maintenance Mechanic		(1)	51	CL	$6,456.59	$6,747.14	$7,050.76	$7,368.04	$7,699.60				1.00
Water Systems Operator		(1)	51	CL	$6,456.59	$6,747.14	$7,050.76	$7,368.04	$7,699.60				4.00
Executive Assistant		(1)	53	CL	$6,202.18	$6,481.28	$6,772.94	$7,077.72	$7,396.22				1.00
Water Reclamation Operator-In-Training		(1)	38	CL	$4,703.29	$4,914.94	$5,136.11	$5,367.24	$5,608.76				6.00
Water Reclamation Operator I		(1)	45	CL	$5,577.44	$5,828.43	$6,090.71	$6,364.79	$6,651.21				
Water Reclamation Operator II		(1)	51	CL	$6,456.59	$6,747.14	$7,050.76	$7,368.04	$7,699.60				
POLICE SERGEANT (PS)													
Police Sergeant*		(2)	59	PS	$10,018.71	$10,469.56	$10,940.68	$11,433.02	$11,947.50	$12,485.14	$13,046.97	$13,634.08	4.00
POLICE OFFICER (PO)													
Police Officer		(2)	45	PO	$7,289.52	$7,617.55	$7,960.34	$8,318.55	$8,692.89				13.00
Police Officer II*		(2)	45	PO	$7,289.52	$7,617.55	$7,960.34	$8,318.55	$8,692.89	$9,084.07	$9,492.85	$9,920.03	
SEASONAL/PART-TIME (HOURLY RATE)													
Police Cadet - Trainee					$27.00								
Intern/Youth Commissioner		(7)			$16.90	$17.66	$18.46	$19.29	$20.15				
Facility Custodial Lead					$18.00	$18.81	$19.66	$20.54	$21.47				
Recreation Instructor		(7)			$18.50	$19.33	$20.20	$21.11	$22.06				
Recreation Leader II		(7)			$17.40	$18.18	$19.00	$19.86	$20.75				
Recreation Leader I		(7)			$16.90	$17.66	$18.46	$19.29	$20.15				
Recreation Program Assistant					$20.00	$20.90	$21.84	$22.82	$23.85				
Program Instructor II					$24.00	$25.08	$26.21	$27.39	$28.62				
Program Instructor III					$27.00	$28.22	$29.48	$30.81	$32.20				
												Total Authorized Positions:	**103.80**
												Total FTEs:	**86.80**

Footnotes:
* Upon completion of Employee's 5th year of service in Police Officer or Police Sergeant classification, Employee will be eligible to receive 3 future step increases

(1) Pursuant to Resolution No. 6245/ SA-2025-01, effective 7/5/25, three and one-quarter percent (3.25%) COLA increase for certain Executive Management classifications, Unrepresented and Confidential classifications, Professional/Mid-Management Unit classifications, and General Unit classification.

(2) Pursuant to Resolution No. 6245/ SA-2025-01, effective 7/5/25, three and one-half percent (3.5%) COLA increase for Police Sergeant and Police Officer classifications.

(3) Pursuant to Resolution No. 6141, Council approved compensation for the City of Soledad Transactions and Use Tax Oversight Committee in the amount of fifty dollars ($50) for each committee meeting attended.

(4) Pursuant to Resolution No. 6275, Council approved compensation for City Manager retroactive to 5/15/25.

(5) Pursuant to Resolution No. 6282, Council approved Information Technology Manager classification and Salary Range. Director of Information Technology to remain unfunded.

(6) Pursuant to Resolution No. 6282, Council approved reclassifying one (1) Assistant Engineer position to Engineering Project Manager.

(7) Pursuant to Resolution No. 6304, Council approved 2026 minimum wage increase.

(8) Pursuant to Resolution No. 6314, effective 1/3/26, three and one-quarter percent (3.25%) COLA increase for Public Works Director position.

(9) Pursuant to Resolution No. 6321, Council approved reinstatement of the ACM classification, one (1) additional FTE, and Salary Schedule.

CITY OF SOLEDAD **Amended: 1/14/26**
FLSA: EXEMPT

ASSISTANT CITY MANAGER

DEFINITION

Under general administrative direction, assists the City Manager in planning, organizing, managing, and overseeing all City functions and operations; coordinates assigned activities with City departments, officials, outside agencies, and the public; fosters cooperative working relationships among City departments and various community and regulatory agencies; provides highly responsible and complex administrative support to the City Manager and City Council; May serve as acting City Manager during the City Manager's absence, as designated; performs related work as required. At the discretion of the City Manager provides direct oversight of the Finance, Human Resources, and Information Technology Departments and other City departments as assigned.

SUPERVISION RECEIVED AND EXERCISED

Receives administrative and general policy direction from the City Manager. Exercises general direction and supervision over management, supervisory, professional, technical and clerical staff through subordinate levels of supervision.

CLASS CHARACTERISTICS

This single-position classification assists the City Manager in the overall administration and management of all City operations and services. The Assistant City Manager provides executive-level support and leadership and is responsible for overseeing assigned internal administrative functions, which may include Finance, Human Resources and other departments as designated.

The classification works closely with the City Manager, City Council, and department directors, and other stakeholders to coordinate projects, analyze information, and advance organizational objectives. Successful performance of the work requires broad knowledge of municipal operations, public administration, finance, human resources, public policy, as well as clear understanding of the roles and responsibilities of an elected City Council. This position is responsible for planning, coordinating, and overseeing complex programs, projects, and initiatives that often cross departmental lines. . This class performs the duties of the City Manager in the City Manager's absence.

EXAMPLES OF ESSENTIAL JOB FUNCTIONS (Illustrative Only)

Management reserves the right to add, modify, change or rescind the work assignments of different positions and to make reasonable accommodations so that qualified employees can perform the essential functions of the job.

- Assists the City Manager in the development, direction, coordination, and implementation of the City's Strategic Plan, policies, procedures, and performance standards for the City.
- Oversees the internal administrative functions including the Finance and Human Resources Departments and at the discretion of the City Manager may provide direct oversight to other city departments.
    - Finance Department: Leads the development and administration of the City's budget under the direction of the City Manager; Guides departments in forecasting funding needs for

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staffing equipment and supplies; Manages the City's digital finance and payroll system and monitors employee use; monitors and approves expenditures and oversees the preparation and implementation of budget adjustments.

- Human Resources Department: Manages the City's human resources functions including recruitment, selection, benefits administration, worker's compensation training, and personnel records management.

- Contributes to the overall quality of the City's service by developing, reviewing and implementing policies and procedures to meet legal requirements and City needs; evaluates the efficiency and effectiveness of service delivery methods and procedures; assesses the distribution of work, support systems, and internal reporting relationships; identifies opportunities for improvement; directs the implementation of change.
- Manages staff selection, training, development, evaluation, and discipline; offers policy guidance and interpretation.
- Serves on the labor negotiations team and negotiates contracts and agreements with employee association representatives.
- Implements directives and policies issued by the City Manager; coordinates with City departments to ensure effective execution; identifies and resolves organizational and operational challenges; ensures the successful completion of assigned initiatives and projects.
- Conducts citywide organizational and operational studies and investigations; recommends modifications to programs, policies, and procedures as appropriate.
- Participates on boards, commissions and professional committees as assigned; attends professional meetings; stays abreast of current trends, innovations, and best practices in government administration.
- Prepares, reviews, and presents various staff reports, management and information updates, and reports on special projects to the City Manager, City Council, and the public.
- Responds to public inquiries and complaints and assists with resolutions and alternative recommendations; responds to sensitive inquiries on behalf of the City Manager as appropriate.
- Serves as acting City Manager in the City Manager's absence.
- Performs other duties as assigned.

QUALIFICATIONS

Knowledge of:

- Administrative principles and practices, including goal setting, financial analysis and taxation, program development, implementation and evaluation, and supervision of staff, either directly or through subordinate levels of supervision.
- Principles, practices, and procedures of public administration in a municipal setting.
- Functions, services, and funding sources of a municipal government.
- Functions, authority, responsibilities, and limitations of an elected City Council.
- Applicable Federal, State, and local laws, codes, ordinances, and regulations.
- Principles and practices of municipal budget development, administration, and accountability.
- Principles, practices, and legal elements of California economic and community development and redevelopment.
- Current social, political, and economic trends affecting City government and service provision.
- Principles practice and procedures related to human resources administration.
- Techniques for providing a high level of customer service to the public and City staff, in person and over the telephone.

Ability to:

- Develop and implement goals, objectives, policies, procedures, work standards, and internal controls for the City and assigned program areas.
- Prepare and administer large and complex budgets; allocate limited resources in a cost effective manner.
- Interpret, apply, and ensure compliance with Federal, State, and local policies, procedures, laws, and regulations.
- Plan, organize, direct, and coordinate the work of management, supervisory, professional, and technical personnel; delegate authority and responsibility.
- Research, analyze, and evaluate new service delivery methods, procedures, and techniques.
- Effectively administer special projects with contractual agreements and ensure compliance with stipulations.
- Prepare clear and concise reports, correspondence, policies, procedures, and other written materials.
- Effectively represent the City in meetings with governmental agencies, community groups, and various businesses, professional, and regulatory organizations, and in meetings with individuals.
- Organize and prioritize a variety of projects and multiple tasks in an effective and timely manner; organize own work, set priorities, and meet critical time deadlines.
- Operate modern office equipment, including computer equipment and specialized software applications programs.
- Use English effectively to communicate in person, over the telephone, and in writing.
- Use tact, initiative, prudence, and independent judgment within general policy, procedural, and legal guidelines.
- Establish and maintain effective working relationships with those contacted in the course of the work.

Education and Experience:

Any combination of training and experience that would provide the required knowledge, skills and abilities is qualifying. A typical way to obtain the required qualifications would be:

Equivalent to graduation from an accredited four-year college or university with major coursework in business, accounting, finance, planning, or public administration, or a related field, and seven (7) years of increasingly responsible administrative experience, including three (3) years of management and supervisory experience. Possession of a Master's Degree is highly desirable.

License:

- Valid California class C driver's license with satisfactory driving record.

PHYSICAL DEMANDS

Must possess mobility to work in a standard office setting and use standard office equipment, including a computer; to operate a motor vehicle and to visit various City and meeting sites; vision to read printed materials and a computer screen; and hearing and speech to communicate in person, before groups and over the telephone. This is primarily a sedentary office classification although standing in work areas and walking between work areas may be required. Finger dexterity is needed to access, enter and retrieve data using a computer keyboard, typewriter keyboard or calculator and to operate standard office equipment. Positions in this classification occasionally bend, stoop, kneel, reach, push and pull drawers open and closed to retrieve and file information. Employees must possess the ability to lift, carry, push, and pull materials and objects necessary to perform job functions.

ENVIRONMENTAL ELEMENTS

Employees work in an office environment with moderate noise levels, controlled temperature conditions and no direct exposure to hazardous physical substances. Employees may interact with upset staff and/or public and private representatives in interpreting and enforcing departmental policies and procedures.