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

WEDNESDAY, OCTOBER 15, 2025

CITY HALL, COUNCIL CHAMBERS - 248 MAIN STREET, SOLEDAD, CA 93960

6:00 PM

The public meeting will open at 6:00 p.m.

https://cityofsoledad.zoom.us/j/82008070400
Or Call:
1-669-900-6833 and use Meeting ID: 820 0807 0400

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

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

I. CALL TO ORDER

II. ROLL CALL

III. PLEDGE OF ALLEGIANCE

IV. ADDITIONS/MODIFICATIONS TO THE AGENDA

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. PRESENTATIONS

Cemetery Boardmember Desiree Barba will present a verbal update on the Soledad Cemetery District.

VII. 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 10/01/2025

COUNCIL ACTION: _____

2. Warrants

Attachments:
Staff Report
09/25/2025 - 10/07/2025

COUNCIL ACTION: _____

3. Resolution No. 6285, a Resolution of the City Council of the City of Soledad Approving the Purchase of One (1) Pre-Owned Tractor for the Water Reclamation Facility from Pacific Ag Rental in the Amount of $152,950 and Authorizing the City Manager to Execute the Purchase

Attachments:
Staff Report
Resolution No. 6285
Attachment A

COUNCIL ACTION: _____

4. Resolution No. 6291, A Resolution of the City Council of the City of Soledad Approving a Purchase of 300 Trojan Ultraviolet (UV) Lamps from Trojan Technologies in the Amount of $133,455.45

Attachments:
Staff Report
Resolution No. 6291
Request for Purchase

COUNCIL ACTION: _____

5. Resolution No. 6292, A Resolution of the City Council of the City of Soledad Authorizing the City Manager to Execute Amendment No. 3 to the Professional Services Agreement with Benitez Security Services, Inc., Extending the Term Through December 5, 2025, and Increasing the Total Contract Amount to Not Exceed $155,520

Attachments:
Staff Report
Resolution No. 6292
Exhibit A
Attachment 1
Attachment 2

COUNCIL ACTION: _____

6. Resolution No. 6293, A Resolution of the City Council of the City of Soledad Approving a Contract Change Order No. 2 for Construction Services with Zara Construction for the Amount of $106,902.60 for a Total Not-To-Exceed Amount of $327,890.60 for Pedestrian Safety Improvement Project (HSIP 10) and Authorizing the City Manager to Execute said Contract Change Order on Behalf of the City of Soledad

Attachments:
Staff Report
Resolution No. 6293
Exhibit A

COUNCIL ACTION: _____

VIII. PUBLIC HEARING

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

1. Public Hearing to Consider Waiver of Reading, Adoption, and Read by Title Only Ordinance No. 773, An Ordinance of the City Council of the City of Soledad Announcing Findings and Approving a Planned Unit Development (PUD-23001) and Vesting Tentative Subdivision Map (TM-23002) to Allow a 4.05 Acre Subdivision Located on the East Side of Orchard and Cedar Lane in the R-3 Residential High Density Zoning District (APN 022-522-037)

Attachments:
Staff Report
Attachment 1 - Ordinance No. 773
Attachment 2 - 10/15/25 - Parcel B Staff Report
Exhibit A - PUD-23001 & TM-23002 Conditions of Approval
Exhibit B - VTM Civil Plan Set
Exhibit C - Entitlement Packet
Presentation

COUNCIL ACTION: _____

IX. BUSINESS

1. Discussion and Direction Regarding Retail and Commercial Map and Storefront Marketing Initiative

Attachments:

Staff Report
Retail Map Presentation

COUNCIL ACTION: _____

2. Receive a Presentation on the Soledad Wastewater Reclamation Facility (WRF) Assessment and Improvements Project

Attachments:
Staff Report
WRF Asessment Presentation October 2025

COUNCIL ACTION: _____

3. Resolution No. 6294, A Resolution of the City Council of the City of Soledad Accepting a Water & Energy Efficient Grant (WEEG) Grant No. R24AP00470-00 in the Amount of $1,402,531 from the United States Bureau of Reclamation for Soledad's Smart Metering and Water Use Efficiency Project

Attachments:
Staff Report
Resolution No. 6294
Exhibit A - NOA

COUNCIL ACTION: _____

4. Resolution No. 6295, A Resolution of the City Council of the City of Soledad Approving a Memorandum of Understanding (MOU) between the City of Soledad and the Soledad Chamber of Commerce

Attachments:
Staff Report
Resolution No. 6295
Exhibit A

COUNCIL ACTION: _____

5. Receive a Report and Provide Direction an a Possible Downtown Specific Plan Amendment to Allow Veterinary Clinic Services

Attachments:
Staff Report
Attachment 1- DSP Amendment- Zones

COUNCIL ACTION: _____

X. MAYOR'S REPORTS AND ACKNOWLEDGEMENTS

XI. COUNCILMEMBERS' REPORTS AND ACKNOWLEDGEMENTS

XII. COUNCILMEMBERS' PRAISES

XIII. CITY MANAGER'S REPORT

XIV. FUTURE AGENDA ITEMS

XV. ADJOURNMENT

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

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

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

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

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

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

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CERTIFICATION

I, Megan Hunter, City Clerk of the City of Soledad, do hereby certify that a copy of the foregoing Joint City Council/Successor Agency Regular Meeting Agenda was posted at City Hall by Friday, October 10, 2025, at 5:00 p.m.

Megan Hunter _____ 10/10//2025

Megan Hunter, City Clerk/Manager

COUNCIL COMMUNICATION

SUBJECT: **Minutes**

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

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

THROUGH: **Megan Hunter, City Manager**

MEETING DATE: **October 15, 2025**

Minutes

City of Soledad
Joint City Council/Successor Agency/Housing Authority/Successor Housing Agency/
Regular Meeting
October 01, 2025

CALL TO ORDER

Mayor Velazquez called the Joint City Council/ Successor Agency/ Housing Authority/ Successor Housing Agency/ Regular Meeting to order at 6:04 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

*Mayor Pro Tem Fernando Cabrera attended from a remote location: 730 Andalucia Dr. Soledad, CA 93960

THE FOLLOWING COUNCILMEMBER WAS ABSENT

None

PLEDGE OF ALLEGIANCE

Beatriz Trujillo led the Pledge of Allegiance.

ADDITIONS/MODIFICATIONS TO THE AGENDA

Item No. C-10 will not move forward during this meeting, but will be continued to the 10/15/2025 Regular City Council meeting.

> Resolution No. 6285, a Resolution of the City Council of the City of Soledad Approving the Purchase of One (1) Pre-Owned Tractor for the Water Reclamation Facility from Pacific Ag Rental in the Amount of $152,950 and Authorizing the City Manager to Execute the Purchase

PUBLIC COMMENT

The Hispanic Mission Methodist Church of Soledad presented a Certificate of Appreciation to the City of Soledad in recognition of the City's support in establishing the Community Garden of Hope through the Community Grants Program.

Vanessa Velazquez from Liberty Chapel Community Church expressed the need to initiate a conversation regarding the future planning of Liberty Chapel’s Harvest Night 2026 and future events beyond 2026.

Oralia Guzman, representing the local youth football teams, expressed hope that the City could assist with providing portable lighting at the park where the teams practice. With the recent time change, daylight is fading earlier, making the park increasingly dark and challenging for evening practices.

YOUTH COUNCIL REPORT

1. Soledad Youth Council Update and Introduction of 2025-26 Youth Commissioners

Youth Commissioners Giovani Bravo, Marilyn Ramirez, and Cindy Alcaraz were in attendance to provide the report. Park and Recreation Director Jessica Potts was also in attendance.

COUNCIL PRESENTATIONS

1. A Proclamation of the City Council of the City of Soledad recognizing October 2025 as National Breast Cancer Awareness Month and presented to the Soledad Police Department.

The Soledad Police Department accepted the proclamation. Both Victim Assistance Advocate Caitlan Zamudio and Patrol Sergeant Jorge Arreola thanked the council for the recognition and proclamation.

2. A proclamation of the City Council of the City of Soledad recognizing October 2025 as Substance Use Prevention Month and presented to Central Coast Overdose Prevention Peer Support

Central Coast Overdose Prevention Peer Support Specialist Hector Perez thanked the Soledad City Council for the proclamation and for allowing the Central Coast Overdose Prevention to work in the City.

3. A Proclamation of the City Council of the City of Soledad recognizing October 2025 as Domestic Violence Awareness Month

Members of Lideres Campesinas thanked the council for the proclamation and look forward to the event scheduled for October 17th, 2025.

4. A Proclamation of the City Council of the City of Soledad recognizing October 13th, 2025, as Indigenous Peoples' Day

Monterey County Centro Binacional para el Desarrollo Indigena Oaxaqueño Senior Programs Manager Andrea Diaz Aquino and other members of the group thanked the council for the proclamation.

5. A Proclamation of the City Council of the City of Soledad Proclaiming October 2025 as LGBTQ History Month

This proclamation has been read into the record and will be published on the City of Soledad's website, along with all other proclamations.

Councilmember Ansaldo-Sánchez shared a story of his friend, Tiffany Kerlee, who lost her life to Domestic Violence.

CONSENT CALENDAR

Item C-10 will be continued to the 10/15/2025 Regular City Council meeting.

Councilmember Ansaldo-Sánchez requested to have a separate discussion regarding item no. C-13.

Mayor Velazquez requested to have a separate discussion regarding item no. C-13.

There were no public comments.

Motion: Councilmember Ansaldo-Sánchez motioned to approve items C-1, C-2, C-3, C-4, C-5, C-6, C-7, C-8, C-9, C-11, C-12, C-14, and C-15. Motion was seconded by Councilmember Bañuelos and passed by unanimous vote:

Action

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

C-1. Minutes of 08/20/2025 and 09/03/2025

C-2. Warrants of 08/26/2025

C-3. Human Resources Activity Report

C-4. Public Works Activity Report

C-5. Parks and Recreation Activity Report

Councilmember Bañuelos thanked the Community Center staff for all the programs that are available.

C-6. Police Department Activity Report

Councilmember Bañuelos thanked the Soledad Police Department for all of their good work.

C-7. Fire Department Activity Report

C-8. Community & Economic Development Department Activity Report

C-9. Resolution No. 6283, A Resolution of the City Council of the City of Soledad Adopting Paid Holiday Calendars for Year 2026

C-11. City Hall Holiday Office Closure from December 24, 2025, through January 01, 2026

C-12. Resolution No. 6286, A Resolution of the City Council of the City of Soledad Dispensing with Bidding Procedures Pursuant to Soledad Municipal Code Section 3.24.04A and Authorizing the Purchase of Two (2) Poweredge R670 Smart Selection Servers from BlueAlly in the Amount Not to Exceed $60,000 to Support Supervisory Control and Data Acquisition (SCADA) System Software for Water and Wastewater Systems and Facilities

C-14. Resolution No. 6288, A Resolution of the City Council of the City of Soledad Approving the Consulting Services Agreement with Wallace Group for Construction Management and Inspection Services for the Front Street Landscape Project and Authorizing the City Manager to Execute said Agreement in an Amount not to Exceed $65,450

C-15. Resolution No. 6289, A Resolution of the City Council of the City of Soledad Declaring Surplus Equipment and Authorizing the Sale, Donation or Disposal of Such Property.

Motion: Councilmember Ansaldo-Sánchez motioned to approve Resolution No. 6287. Motion was seconded by Mayor Velazquez and carried by unanimous vote:

Action

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

C-13. Resolution No. 6287, A Resolution of the City Council of the City of Soledad Approving Sponsorship and Street Closure of Front Street Between Main Street and Soledad Street for the 6th Annual Spook Fest

Councilmember Ansaldo-Sánchez indicated that he does not support the city paying for Benetiz Security. He believes community groups should not rely on city resources or staff for their events. He does not support three city staff attending and prefers limited involvement. He supports discounted fees, but not waived fees, for recognized nonprofits. He indicated that he was open to allowing the Chamber to bring in vendors to offset city costs incurred for the event.

City Manager Hunter, Community & Economic Development Department Director Beatriz Trujillo, and Senior Planner Ariana Mora clarified that the department was co-sponsoring the event with the Chamber of Commerce as a way to bring activity to the Downtown. The item required council approval because of the street closure, but normally, departments partner with organizations for events without necessarily requiring council approval. The staff agreed to fund security because this is a newer requirement from the Police Department due to staffing shortages that require added security instead of reliance on police officers. However, the Soledad Chamber will try to fundraise to pay for private security.

Mayor Velazquez stressed the need for transparency and fairness across all events. She would like to have an accurate count of staff involved and the true in-kind costs. She supports clear, consistent criteria for fee waivers and staff use. She agrees with one law enforcement officer present but feels the organization should not fund the security. She is concerned about setting a precedent and perceived favoritism.

Mayor Pro Tem Cabrera supports sponsorship limits but wants a written policy. He emphasizes avoiding favoritism or targeting groups. He agrees with Mayor Velazquez that the money being used is public money but adds that it should be used for public benefit without fear or scrutiny for certain groups.

Motion: Mayor Pro Tem Cabrera motioned to approve Resolution No. 6287, with the future direction that staff should prepare sponsorship criteria. Councilmember Ansaldo-Sánchez seconded motion with a friendly amendment adding that staff should work with the Chamber to explore ways that they could cover security costs.

Councilmember Ansaldo-Sánchez clarified that the event can proceed this year as is, but the City should establish clear sponsorship guidelines moving forward.

Motion: Mayor Pro Tem Cabrera motioned to approve Resolution No. 6287. Motion was seconded by Councilmember Ansaldo-Sánchez with the mentioned friendly amendment and carried by unanimous vote:

Action

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

PUBLIC HEARING NO. 1

PH-1. Resolution No. 6284, A Resolution of the City Council of the City of Soledad Adopting the Soledad Parks and Recreation Master Plan

Parks and Recreation Director Jessica Potts presented the staff report and PowerPoint presentation.

The Public Hearing was opened at: 7:55 p.m.

There were no public comments.

The Public Hearing was closed at: 7:56 p.m.

Councilmember Bañuelos asked if the Master Plan includes maintenance for existing parks. City Manager Hunter confirmed it does and said residents can report specific issues via an iWork's form. A community workshop for Toledo Basin is scheduled for October 21.

Councilmember Ansaldo-Sánchez proposed adding a rose garden, Japanese garden, park lighting, solar-powered charging stations, and pet-friendly spaces or ordinances.

Councilmember Caldera suggested keeping parks open rather than locked. Hunter responded that some fields need periodic closures for rest and sports maintenance.

Mayor Pro Tem Cabrera supported diverse plantings, using numerical demographics, honoring residents over 100, and wind-powered park features. He noted park access is uneven across the city and recommended building a stronger grant-writing team. He also suggested adding amenities like indoor soccer and a Ninja Obstacle Course.

Mayor Velazquez called for more adult fitness equipment, community gardens, better lighting, and a long-term maintenance plan. She emphasized inclusive park design and engagement from youth and seniors. She also supported partnerships for trails and hikes and recommended involving MST in planning.

Motion: Mayor Pro Tem Cabrera motioned to approve Resolution No. 6284 with modifications under the five different goals. Motion was seconded by Councilmember Banuelos and carried by unanimous vote:

Action

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

BUSINESS

B-1. Introduction, Waiver of Reading, and First Reading by Title Only of Ordinance No. 733, An Ordinance of the City Council of the City of Soledad Announcing Findings and Approving a Planned Unit Development (PUD-23001) and Vesting Tentative Subdivision Map (TM-23002) to Allow a 4.05 Acre Subdivision Located on the East Side of Orchard and Cedar Lane in the R-3 Residential High Density Zoning District (APN 022-522-037)

Senior Planner Ariana Mora presented the staff report and PowerPoint presentation.

Property Developer Laith Agha and architect at RRM Design Group Randy Russom gave further clarification of the item.

There were no public comments.

Senior Planner Ariana Mora said that out of the sixty-one total units, twelve will be affordable units, and the rest will be market rate. All of the homes are meant to serve as entry-level homes.

Councilmembers had numerous questions and concerns regarding the item.

Community & Economic Development Director Beatriz Trujillo provided clarification and answers to the many questions and concerns raised by the council.

City Attorney Mike Roriquez stated that there will be opportunities to discuss affordable housing when the Affordable Housing Plan comes back to the Council for consideration.

Motion: Councilmember Bañuelos motioned to approve the Introduction, Waiver of Reading, and First Reading by Title Only of Ordinance No. 733. Motion was seconded by Councilmember Caldera and carried by the following vote:

Action

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

B-2. Referral from Mayor Velazquez Requesting that City Council Consider Supporting Proposition 50, the Use of Legislative Congressional Redistricting Map Amendment

City Manager Hunter presented the staff report. Councilmembers had numerous comments regarding the item. There were no public comments.

Motion: Councilmember Bañuelos motioned to approve Resolution No. 6290. Motion was seconded by Councilmember Ansaldo-Sánchez and carried by the following vote:

Action

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

MAYOR'S REPORTS AND ACKNOWLEDGEMENTS

Mayor Velazquez had five items to report:
1. On 09/30, she participated in a panel called Beyond The Bridge – A Solution to Homelessness, organized by Dorothy's Place
2. On 09/27, she attended the groundbreaking event for the Recycled Water Project.
3. On 10/01, she met with Supervisor Lopez.
4. She gave a shoutout to Soledad High School senior students for their interview process.
5. She thanked Tri-Cities and volunteers for the City-wide cleanup event.

COUNCILMEMBERS' REPORTS AND ACKNOWLEDGEMENTS

Mayor Pro Tem Cabrera had ten items to report:
1. On 09/04, he attended the Legislative Committee.
2. On 09/08, he attended the MST Board meeting.
3. On 09/09, he attended the Soledad Strategic Planning meeting.
4. On 09/19, he attended the POW/MIA ceremony.
5. On 09/24, he attended the Affordable Housing Sub Committee.
6. On 09/06, he attended the COPA meeting in Greenfield.
7. On 09/27, he attended the groundbreaking event for the Recycled Water Project.
8. On 09/27, he attended a conference in the City of Gonzales regarding for Parents with children with special needs.
9. On 09/30, he attended an agenda briefing meeting with City Manager Hunter.
10. On 10/01, he was interviewed by a Soledad High School senior.

Councilmember Caldera had five items to report:
1. On 09/09, he attended the Strategic Planning session at Soledad City Hall.
2. On 09/27, he attended the groundbreaking event for the Recycled Water Project.
3. On 09/27, he met with volunteers at the Soledad High School who were helping with the City-wide Cleanup Day.
4. On 09/30, he attended an agenda briefing meeting with City Manager Hunter.
5. On 09/26, he attended a student interview for their high school project.

Councilmember Ansaldo-Sánchez had eleven items to report:
1. On 09/09, he attended the Strategic Planning meeting.
2. On 09/10, he attended the AMBAG Board of Directors meeting.
3. On 09/19, he attended the POW/MIA ceremony.
4. On 09/20, he attended the grand opening of Tractor Supply.
5. On 09/23, he had a phone interview with Soledad High School students.
6. On 09/27, he attended the groundbreaking event for the Recycled Water Project.
7. On 09/29, he attended an agenda briefing meeting with City Manager Hunter.
8. On 09/28, he attended the Oaxaca By The Sea event.
9. On 09/30, he attended the Beyond the Bridge film screening.
10. He announced that on 10/01, Jane Goodall was a British primatologist, ethologist, and anthropologist, and who was known as the expert of chimpanzees, passed away on this day at 91 years old.
11. He announced that 10/13 – 10/17 is undocumented student action week.

Councilmember Bañuelos had sixteen items to report:
1. On 09/08, she attended the Strategic Planning meeting.
2. On 09/10, she attended the Historical Society meeting.
3. On 09/18, she attended the Citizens Advisory Committee.
4. On 09/11, she attended the Cemetery Board meeting.
5. On 09/11, she attended the 9-11 Ceremony.
6. On 09/13, she spoke to employees at the soft opening of Tractor Supply.
7. On 09/08, she attended the Central Coast Procurement Expo in Salinas.
8. On 09/18, she attended the Salinas Valley Recycle meeting in Gonzales.
9. On 09/18, she attended a Zoom interview with Soledad High School students.
10. She attended the Veterans Parade Committee.
11. On 09/23, she met with Mary and Associates regarding Salinas Valley Recycling.
12. On 09/24, she attended the Housing Sub Committee meeting.
13. On 09/25, she attended a Zoom interview with Soledad High School students.
14. On 09/30, she attended the Beyond the Bridge film screening.
15. On 10/01, she attended an agenda briefing meeting with City Manager Hunter.

16. She announced that Life and Art display with be doing displays at the Board of Supervisors Chamber, Soledad Post Office, and Supervisor Lopez's office in King City.

CITY MANAGERS REPORT

City Manager Hunter had six items to report:
1. The acceptance of a grant for the Smart-metering Program will come to the council on October 15. However, the staff would delay implementation until the government shutdown ends.
2. She attended the Beyond the Bridge film screening and believes Housing-First works and is consistent with the Lead Me Home Plan, which the council adopted.
3. On 10/21, there will be a Community workshop at the Soledad Community Center regarding Toledo Basin.
4. On 10/17, the Police Department is partnering with Lideres Campasinas and will have a resource table at Cesar Chavez Park.
5. She spoke to Vanessa Velasquez from Liberty Chapel Community Church regarding the Harvest Fest event, which will be held at the Liberty Chapel Community Church instead of the Community Center this year.

FUTURE AGENDA ITEMS

Councilmember Ansaldo-Sánchez had two requests:
1. He would like to bring back the City Council Policies and Procedures.
2. He would like to have a presentation update from the Cemetery Board.

Mayor Pro Tem Cabrera made one request:
1. He expressed his happiness for his wife, who was nominated as Veteran of the Year.

Mayor Velazquez had two requests:
1. She would also like to bring back the City Council Policies and Procedures.
2. She would like to make sure the Sponsorship item comes back by December.

Councilmember Bañuelos had no request.

Councilmember Caldera had no request.

ADJOURNMENT

Meeting adjourned at 10:37 p.m.

Minutes Approved: October 15, 2025

_____
ANNA M. VELAZQUEZ, Mayor/Chair

_____
MEGAN HUNTER, City Clerk

COUNCIL COMMUNICATION

SUBJECT: **Warrants**

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

FROM: **Mike Howard, Finance Director**

THROUGH: **Megan Hunter, City Manager**

MEETING DATE: **October 15, 2025**

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Bank Code: APRAB-Mechanics Bank						
Payment Type: EFT						
MITIERRA	MI TIERRA LINDA LLC	09/29/2025	EFT	0.00	3,600.00	10320
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
092525	Invoice	09/26/2025	October 2025 Rent A.A.W.R	0.00	1,800.00	
	122-0000-52190	RENT/UTILITY ASSISTANCE	October 2025 Rent A.A.W.R	1,800.00		
092525B	Invoice	09/26/2025	October 2025 Rent J.R.F	0.00	1,800.00	
	122-0000-52190	RENT/UTILITY ASSISTANCE	October 2025 Rent J.R.F	1,800.00		
ADQUAL	A&D AGRICULTURAL & SAFETY SUPPLIES	10/06/2025	EFT	0.00	126.51	10321
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
278403	Invoice	10/03/2025	Safety Vests / Caps	0.00	126.51	
	100-2100-52052	SAFETY EQUIPMENT	Safety Vests / Caps	56.75		
	310-0000-52052	SAFETY EQUIPMENT	Safety Vests / Caps	69.76		
ALLSAF	ALL SAFE INTEGRATED SYSTEMS	10/06/2025	EFT	0.00	105.00	10322
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
134321	Invoice	10/03/2025	255 Soledad St.	0.00	105.00	
	100-1400-52200	PROFESSIONAL SERVICES...	255 Soledad St.	105.00		
ANGJOH	ANGEL H. JOHNSTONE	10/06/2025	EFT	0.00	7,454.10	10323
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
092925	Invoice	10/03/2025	CDBG Grant - Activity Delivery	0.00	7,454.10	
	214-0000-52200	PROFESSIONAL SERVICES...	CDBG Grant - Activity Delivery	7,454.10		
BENITEZ	BENITEZ SECURITY SERVICE INC	10/06/2025	EFT	0.00	10,752.00	10324
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
3147	Invoice	10/03/2025	Security Encampment	0.00	5,376.00	
	121-0000-52200	PROFESSIONAL SERVICES...	Security Encampment	5,376.00		
3163	Invoice	10/03/2025	Security Encampment	0.00	5,376.00	
	121-0000-52200	PROFESSIONAL SERVICES...	Security Encampment	5,376.00		
CANNOA	CANNON CORPORATION	10/06/2025	EFT	0.00	15,299.56	10325
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
93117	Invoice	10/03/2025	Splash Pad SCADA Integration	0.00	1,958.06	
	651-0000-52522	PARK MAINTENANCE	Splash Pad SCADA Integration	1,958.06		
93161	Invoice	10/03/2025	Sewer Mains & Collection System	0.00	7,505.50	
	310-0000-57000	CAPITAL OUTLAY - IMPR...	Sewer Mains / Manhole Evaluati...	801.00		
	310-0000-57000	CAPITAL OUTLAY - IMPR...	Collection System Improv.	6,704.50		
93162	Invoice	10/03/2025	Well Upgrades No. 4	0.00	1,327.00	
	309-0000-57000	CAPITAL OUTLAY - IMPR...	Well Upgrades No. 4	1,327.00		
93189	Invoice	10/03/2025	Generator Upgrade CH/PD	0.00	2,677.50	
	211-0000-57000	CAPITAL OUTLAY - IMPR...	Generator Upgrade CH/PD	2,677.50		
93269	Invoice	10/03/2025	Water System Reliability	0.00	1,831.50	
	309-0000-57000	CAPITAL OUTLAY - IMPR...	Water System Reliability	1,831.50		
DTAINC	DAVID TAUSSIG AND ASSOCIATES, INC.	10/06/2025	EFT	0.00	22,000.00	10326

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		
2508226	Invoice	10/03/2025	Two Bonded AD's Admin Dimondridge/Vin...	0.00	12,000.00	
	647-0000-52200	PROFESSIONAL SERVICES...	Two Bonded AD's Admin Dimon...	4,000.00		
	649-0000-52200	PROFESSIONAL SERVICES...	Two Bonded AD's Admin Dimon...	4,000.00		
	650-0000-52200	PROFESSIONAL SERVICES...	Two Bonded AD's Admin Dimon...	4,000.00		
2508227	Invoice	10/03/2025	Diamond Ridge MAD + BAD Admin Services	0.00	4,000.00	
	649-0000-52070	DISTRICT ADMINISTRATI...	Diamond Ridge MAD + BAD Adm...	2,000.00		
	650-0000-52070	DISTRICT ADMINISTRATI...	Diamond Ridge MAD + BAD Adm...	2,000.00		
2508228	Invoice	10/03/2025	Orchard Villas MAD + BAD Admin Services	0.00	4,000.00	
	651-0000-52070	DISTRICT ADMINISTRATI...	Orchard Villas MAD + BAD Admi...	2,000.00		
	652-0000-52070	DISTRICT ADMINISTRATI...	Orchard Villas MAD + BAD Admi...	2,000.00		
2508229	Invoice	10/03/2025	Rancho San Vicente MAD Admin Services	0.00	2,000.00	
	647-0000-52070	DISTRICT ADMINISTRATI...	Rancho San Vicente MAD Admin...	2,000.00		
FASTEN	FASTENAL COMPANY	10/06/2025	EFT	0.00	640.42	10327
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
CASAL173995	Invoice	10/03/2025	Shop Restock Tools /Janitorial	0.00	237.70	
	310-0000-52051	TOOLS & MINOR EQUIPM...	Shop Restock Tools /Janitorial	189.80		
	310-0000-52518	FACILITIES EXPENSE	Shop Restock Tools /Janitorial	47.90		
CASAL173996	Invoice	10/03/2025	Water Electrolytes	0.00	135.60	
	310-0000-52052	SAFETY EQUIPMENT	Water Electrolytes	135.60		
CASAL174027	Invoice	10/03/2025	Shop Battery & Safety Glasses	0.00	267.12	
	310-0000-52051	TOOLS & MINOR EQUIPM...	Shop Battery & Safety Glasses	143.11		
	310-0000-52052	SAFETY EQUIPMENT	Shop Battery & Safety Glasses	124.01		
FIRST	FIRST ALARM	10/06/2025	EFT	0.00	2,137.35	10328
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
906374	Invoice	10/03/2025	Alarm Services	0.00	2,137.35	
	100-1200-52200	PROFESSIONAL SERVICES...	Alarm Services	621.03		
	100-2100-52520	MAINTENANCE AGREEM...	Alarm Services	173.67		
	100-2100-52520	MAINTENANCE AGREEM...	Alarm Services	125.65		
	100-8000-52520	MAINTENANCE AGREEM...	Alarm Services	199.98		
	309-0000-52520	MAINTENANCE AGREEM...	Alarm Services	350.14		
	310-0000-52520	MAINTENANCE AGREEM...	Alarm Services	525.20		
	312-0000-52520	MAINTENANCE AGREEM...	Alarm Services	26.73		
	410-0000-52520	MAINTENANCE AGREEM...	Alarm Services	114.95		
GOLDENVALLEY	GOLDEN VALLEY PUMPING CO	10/06/2025	EFT	0.00	300.00	10329
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
10664	Invoice	10/03/2025	Facility Expense	0.00	150.00	
	100-2200-52518	FACILITIES EXPENSE	Facility Expense	150.00		
10989	Invoice	10/03/2025	Grease Trap Services	0.00	150.00	
	100-2200-52518	FACILITIES EXPENSE	Grease Trap Services	150.00		
GREENS	GREEN'S ACCOUNTING	10/06/2025	EFT	0.00	11,227.10	10330
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
September 2025	Invoice	10/03/2025	Finance Services	0.00	11,227.10	
	100-1300-52200	PROFESSIONAL SERVICES...	Finance Services	2,219.00		
	100-8000-52042	POSTAGE, SHIPPING & FR...	Finance Services	132.10		
	309-0000-52200	PROFESSIONAL SERVICES...	Finance Services	2,219.00		
	310-0000-52200	PROFESSIONAL SERVICES...	Finance Services	2,219.00		
	311-0000-52200	PROFESSIONAL SERVICES...	Finance Services	2,219.00		
	410-0000-52200	PROFESSIONAL SERVICES...	Finance Services	2,219.00		

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
HARASS	HARRIS & ASSOCIATES	10/06/2025	EFT	0.00	7,526.25	10331

Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**	
69391	Invoice	10/03/2025	HSIP Cycle II	0.00	7,526.25
	412-0000-57000	CAPITAL OUTLAY - IMPR...	HSIP Cycle II	7,526.25	

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
MISLAW	MISSION LAWN AND GARDEN CARE	10/06/2025	EFT	0.00	7,260.00	10332

Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**	
8494	Invoice	10/03/2025	Landscape Maint. Stormwater	0.00	2,800.00
	651-0000-52516	LANDSCAPE MAINT. (EAS...	Landscape Maint. Stormwater	2,800.00	
8501	Invoice	10/03/2025	Liberty Ct. Maint.	0.00	400.00
	651-0000-52516	LANDSCAPE MAINT. (EAS...	Liberty Ct. Maint.	400.00	
8502	Invoice	10/03/2025	Gabilan - Metz Rd.	0.00	780.00
	651-0000-52516	LANDSCAPE MAINT. (EAS...	Gabilan - Metz Rd.	780.00	
8505	Invoice	10/03/2025	Fire Dept. Monthly Maint.	0.00	150.00
	100-1450-52518	FACILITIES EXPENSE	Fire Dept. Monthly Maint.	150.00	
8511	Invoice	10/03/2025	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	
8512	Invoice	10/03/2025	Gabilan Maint.	0.00	680.00
	410-0000-52531	STREET MAINTENANCE	Gabilan Maint.	680.00	
8517	Invoice	10/03/2025	Fall A - Weeds	0.00	800.00
	310-0000-52200	PROFESSIONAL SERVICES...	Fall A - Weeds	800.00	

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
CULLIG	QUALITY WATER ENTERPRISES, INC.	10/06/2025	EFT	0.00	190.56	10333

Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**	
1261094	Invoice	10/03/2025	Water Services	0.00	145.86
	100-2100-52520	MAINTENANCE AGREEM...	Water Services	43.76	
	309-0000-52520	MAINTENANCE AGREEM...	Water Services	102.10	
1262118	Invoice	10/03/2025	WWTP / Water System	0.00	44.70
	309-0000-52053	LAB ANALYSIS & TESTING	WWTP / Water System	22.35	
	310-0000-52053	LAB ANALYSIS & TESTING	WWTP / Water System	22.35	

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
WARBEY	ROBIN WARBEY	10/06/2025	EFT	0.00	10,730.00	10334

Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**	
3754	Invoice	10/03/2025	IT Services - August 2025	0.00	5,087.50
	100-1320-52200	PROFESSIONAL SERVICES...	IT Services - August 2025	5,087.50	
3766	Invoice	10/03/2025	IT Services - September 2025	0.00	5,642.50
	100-1320-52200	PROFESSIONAL SERVICES...	IT Services - September 2025	5,642.50	

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
ANDLOC	RUTH MARIA MILLA-LEON	10/06/2025	EFT	0.00	15.30	10335

Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**	
46597	Invoice	10/03/2025	Key Copies - CC	0.00	15.30
	100-8000-52518	FACILITIES EXPENSE	Key Copies - CC	15.30	

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
SAFEST	SAFESTORE, INC	10/06/2025	EFT	0.00	916.38	10336

Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**	
SS3122	Invoice	10/03/2025	Property/Evidence Supplies	0.00	916.38
	100-1400-52050	PROPERTY EVIDENCE RO...	Property/Evidence Supplies	916.38	

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
SHREDD	SHREDDING SOURCE SOLUTIONS	10/06/2025	EFT	0.00	75.00	10337

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		
9578	Invoice	10/03/2025	Shredding Service	0.00	75.00	
	100-1400-52200	PROFESSIONAL SERVICES...	Shredding Service	75.00		
SPECIALTIYCONST	SPECIALTY CONSTRUCTION INC	10/06/2025	EFT	0.00	140,935.54	10338
01	Invoice	10/03/2025	Recycled Water Proj Const Res.6232	0.00	140,935.54	
	213-0000-52200	PROFESSIONAL SERVICES...	Recycled Water Proj Const Res.6...	140,935.54		
TORPET	TORO PETROLEUM CORP.	10/06/2025	EFT	0.00	1,901.57	10339
0701899-IN	Invoice	10/03/2025	Diesel - Encampment	0.00	296.05	
	121-0000-52200	PROFESSIONAL SERVICES...	Diesel - Encampment	296.05		
0701927-IN	Invoice	10/03/2025	Fuel	0.00	304.68	
	100-1400-52085	FUEL	Fuel	304.68		
0701932-IN	Invoice	10/03/2025	Diesel - Encampment	0.00	347.85	
	121-0000-52200	PROFESSIONAL SERVICES...	Diesel - Encampment	347.85		
0701953-IN	Invoice	10/03/2025	Fuel	0.00	272.94	
	100-1400-52085	FUEL	Fuel	272.94		
0722730-IN	Invoice	10/03/2025	Fuel	0.00	338.66	
	100-1400-52085	FUEL	Fuel	338.66		
0722736-IN	Invoice	10/03/2025	Diesel - Encampment	0.00	341.39	
	121-0000-52200	PROFESSIONAL SERVICES...	Diesel - Encampment	341.39		
USABLU	USABLUE BOOK	10/06/2025	EFT	0.00	74.13	10340
INV00833911	Invoice	10/03/2025	Chlorine 3/8 Fittings	0.00	74.13	
	309-0000-52051	TOOLS & MINOR EQUIPM...	Chlorine 3/8 Fittings	74.13		
VOSTIS	VOSTI'S INC	10/06/2025	EFT	0.00	112.90	10341
276753-1	Invoice	10/03/2025	Fuel Filter	0.00	59.45	
	121-0000-52525	REPAIRS & MAINTENANCE..	Fuel Filter	59.45		
276780-1	Invoice	10/03/2025	Fuel Filter	0.00	53.45	
	121-0000-52525	REPAIRS & MAINTENANCE..	Fuel Filter	53.45		
			Total EFT:	**0.00**	**243,379.67**	

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Payment Type: Regular						
GRANIC	GRANIC, LLC	10/01/2025	Regular	0.00	-10,527.34	58210
GRANIC	GRANIC, LLC	10/01/2025	Regular	0.00	10,527.34	58482

Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**	
210958	Invoice	08/22/2025	Agreement/NonDept	0.00	9,617.16
	100-8000-52520	MAINTENANCE AGREEM...	Agreement/NonDept	9,617.16	
210959	Invoice	08/22/2025	Maintenance Agreement/NonDept.	0.00	910.18
	100-8000-52520	MAINTENANCE AGREEM...	Maintenance Agreement/NonD...	910.18	

AFLAC	AFLAC HEADQUARTERS	10/03/2025	Regular	0.00	2,373.25	58486

Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**	
INV0000859	Invoice	10/03/2025	AFLAC CONTRIBUTION	0.00	946.54
	100-0000-21140	AFLAC PAYABLE	AFLAC CONTRIBUTION	262.91	
	309-0000-21140	AFLAC PAYABLE	AFLAC CONTRIBUTION	187.98	
	310-0000-21140	AFLAC PAYABLE	AFLAC CONTRIBUTION	473.35	
	311-0000-21140	AFLAC PAYABLE	AFLAC CONTRIBUTION	15.45	
	312-0000-21140	AFLAC PAYABLE	AFLAC CONTRIBUTION	4.02	
	410-0000-21140	AFLAC PAYABLE	AFLAC CONTRIBUTION	2.83	
INV0000860	Invoice	10/03/2025	AFLAC CONTRIBUTION	0.00	1,426.71
	100-0000-21140	AFLAC PAYABLE	AFLAC CONTRIBUTION	716.65	
	309-0000-21140	AFLAC PAYABLE	AFLAC CONTRIBUTION	176.04	
	310-0000-21140	AFLAC PAYABLE	AFLAC CONTRIBUTION	501.75	
	311-0000-21140	AFLAC PAYABLE	AFLAC CONTRIBUTION	21.70	
	312-0000-21140	AFLAC PAYABLE	AFLAC CONTRIBUTION	3.75	
	410-0000-21140	AFLAC PAYABLE	AFLAC CONTRIBUTION	6.82	

CALIFS	CALIFORNIA STATE DISBURSEMENT UNIT	10/03/2025	Regular	0.00	725.07	58487

Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**	
INV0000863	Invoice	10/03/2025	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	10/03/2025	Regular	0.00	110.00	58488

Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**	
INV0000862	Invoice	10/03/2025	CAPITAL CAMPAIGN DONATION	0.00	110.00
	100-0000-21195	MISC. PAYROLL DEDUCTI...	CAPITAL CAMPAIGN DONATION	74.52	
	309-0000-21195	MISC. PAYROLL DEDUCTI...	CAPITAL CAMPAIGN DONATION	15.18	
	310-0000-21195	MISC. PAYROLL DEDUCTI...	CAPITAL CAMPAIGN DONATION	15.17	
	311-0000-21195	MISC. PAYROLL DEDUCTI...	CAPITAL CAMPAIGN DONATION	5.13	

VANTAG	MISSION SQUARE-303584	10/03/2025	Regular	0.00	11,204.16	58489

Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**	
INV0000858	Invoice	10/03/2025	EMPLOYEE DEDUCTION	0.00	540.32
	100-0000-21210	ICMA PAYABLE	EMPLOYEE DEDUCTION	170.87	
	309-0000-21210	ICMA PAYABLE	EMPLOYEE DEDUCTION	46.66	
	310-0000-21210	ICMA PAYABLE	EMPLOYEE DEDUCTION	299.36	
	311-0000-21210	ICMA PAYABLE	EMPLOYEE DEDUCTION	20.85	
	312-0000-21210	ICMA PAYABLE	EMPLOYEE DEDUCTION	2.58	
INV0000864	Invoice	10/03/2025	Directors' 7% Ret. Contr.	0.00	487.02
	100-0000-21171	PERS	Directors' 7% Ret. Contr.	249.29	
	309-0000-21171	PERS	Directors' 7% Ret. Contr.	95.09	
	310-0000-21171	PERS	Directors' 7% Ret. Contr.	95.09	
	311-0000-21171	PERS	Directors' 7% Ret. Contr.	47.55	

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
INV0000865	Invoice	10/03/2025	DEFERRED-EMPLOYEE PORTION	0.00	8,580.00	
100-0000-21145	DEFERRED COMP. PAYAB...		DEFERRED-EMPLOYEE PORTION		4,009.37	
309-0000-21145	DEFERRED COMP. PAYAB...		DEFERRED-EMPLOYEE PORTION		1,593.58	
310-0000-21145	DEFERRED COMP. PAYAB...		DEFERRED-EMPLOYEE PORTION		2,300.88	
311-0000-21145	DEFERRED COMP. PAYAB...		DEFERRED-EMPLOYEE PORTION		204.20	
312-0000-21145	DEFERRED COMP. PAYAB...		DEFERRED-EMPLOYEE PORTION		132.75	
410-0000-21145	DEFERRED COMP. PAYAB...		DEFERRED-EMPLOYEE PORTION		339.22	
INV0000866	Invoice	10/03/2025	DEFERRED-EMPLOYEE PORTION	0.00	1,596.82	
100-0000-21145	DEFERRED COMP. PAYAB...		DEFERRED-EMPLOYEE PORTION		1,596.82	
PRINCI	PRINCIPAL LIFE INSURANCE COMPANY	10/03/2025	Regular	0.00	3,725.81	58490
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
Account Number	**Account Name**		**Item Description**	**Distribution Amount**		
INV0000867	Invoice	10/03/2025	DENTAL INSURANCE	0.00	3,195.78	
100-0000-21160	MEDICAL INSURANCE PA...		DENTAL INSURANCE		1,666.54	
121-0000-21160	MEDICAL INSURANCE PA...		DENTAL INSURANCE		15.21	
122-0000-21160	MEDICAL INSURANCE PA...		DENTAL INSURANCE		12.45	
309-0000-21160	MEDICAL INSURANCE PA...		DENTAL INSURANCE		469.58	
310-0000-21160	MEDICAL INSURANCE PA...		DENTAL INSURANCE		880.30	
311-0000-21160	MEDICAL INSURANCE PA...		DENTAL INSURANCE		39.29	
312-0000-21160	MEDICAL INSURANCE PA...		DENTAL INSURANCE		34.13	
410-0000-21160	MEDICAL INSURANCE PA...		DENTAL INSURANCE		78.26	
531-0000-21160	MEDICAL INSURANCE PA...		DENTAL INSURANCE		0.02	
INV0000888	Invoice	10/03/2025	VISION INSURANCE	0.00	530.03	
402-0000-48011	CITY EMPLOYEE CONTRIB...		VISION INSURANCE		530.03	
SEIU L	SEIU LOCAL 521	10/03/2025	Regular	0.00	1,403.51	58491
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
Account Number	**Account Name**		**Item Description**	**Distribution Amount**		
INV0000883	Invoice	10/03/2025	EMPLOYEE CONTRIBUTION	0.00	23.00	
100-0000-21185	SEIU LOCAL 521		EMPLOYEE CONTRIBUTION		9.13	
309-0000-21185	SEIU LOCAL 521		EMPLOYEE CONTRIBUTION		1.03	
310-0000-21185	SEIU LOCAL 521		EMPLOYEE CONTRIBUTION		10.43	
312-0000-21185	SEIU LOCAL 521		EMPLOYEE CONTRIBUTION		0.47	
410-0000-21185	SEIU LOCAL 521		EMPLOYEE CONTRIBUTION		1.94	
INV0000884	Invoice	10/03/2025	EMPLOYEE CONTRIBUTION	0.00	1,380.51	
100-0000-21185	SEIU LOCAL 521		EMPLOYEE CONTRIBUTION		506.13	
309-0000-21185	SEIU LOCAL 521		EMPLOYEE CONTRIBUTION		280.15	
310-0000-21185	SEIU LOCAL 521		EMPLOYEE CONTRIBUTION		544.99	
311-0000-21185	SEIU LOCAL 521		EMPLOYEE CONTRIBUTION		13.72	
312-0000-21185	SEIU LOCAL 521		EMPLOYEE CONTRIBUTION		10.90	
410-0000-21185	SEIU LOCAL 521		EMPLOYEE CONTRIBUTION		24.62	
SPOA	SOLEDAD POLICE OFFICERS ASSOCIATION	10/03/2025	Regular	0.00	840.00	58492
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
Account Number	**Account Name**		**Item Description**	**Distribution Amount**		
INV0000887	Invoice	10/03/2025	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.	10/03/2025	Regular	0.00	13,647.49	58493

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		
INV0000891	Invoice	10/03/2025	STATE TAX W/H	0.00	13,647.49	
	100-0000-21130	STATE TAX PAYABLE	STATE TAX W/H	9,145.73		
	121-0000-21130	STATE TAX PAYABLE	STATE TAX W/H	72.89		
	122-0000-21130	STATE TAX PAYABLE	STATE TAX W/H	86.93		
	309-0000-21130	STATE TAX PAYABLE	STATE TAX W/H	1,448.68		
	310-0000-21130	STATE TAX PAYABLE	STATE TAX W/H	2,257.00		
	311-0000-21130	STATE TAX PAYABLE	STATE TAX W/H	231.65		
	312-0000-21130	STATE TAX PAYABLE	STATE TAX W/H	94.82		
	410-0000-21130	STATE TAX PAYABLE	STATE TAX W/H	309.58		
	531-0000-21130	STATE TAX PAYABLE	STATE TAX W/H	0.21		
STPERS	STATE OF CALIFORNIA PERS	10/03/2025	Regular	0.00	57,173.28	58494
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
INV0000869	Invoice	10/03/2025	CHIEF & LIEUTENANT	0.00	1,624.63	
	100-0000-21171	PERS	CHIEF & LIEUTENANT	1,624.63		
INV0000870	Invoice	10/03/2025	City of Soledad Conf PEPRA	0.00	304.57	
	100-0000-21171	PERS	City of Soledad Conf PEPRA	152.31		
	309-0000-21171	PERS	City of Soledad Conf PEPRA	60.91		
	310-0000-21171	PERS	City of Soledad Conf PEPRA	60.91		
	311-0000-21171	PERS	City of Soledad Conf PEPRA	30.44		
INV0000871	Invoice	10/03/2025	EMPLOYEE CONTRIBUTION	0.00	10,344.74	
	100-0000-21171	PERS	EMPLOYEE CONTRIBUTION	4,529.37		
	121-0000-21171	PERS	EMPLOYEE CONTRIBUTION	140.93		
	122-0000-21171	PERS	EMPLOYEE CONTRIBUTION	115.31		
	309-0000-21171	PERS	EMPLOYEE CONTRIBUTION	1,357.10		
	310-0000-21171	PERS	EMPLOYEE CONTRIBUTION	3,476.85		
	311-0000-21171	PERS	EMPLOYEE CONTRIBUTION	176.16		
	312-0000-21171	PERS	EMPLOYEE CONTRIBUTION	125.89		
	410-0000-21171	PERS	EMPLOYEE CONTRIBUTION	422.77		
	531-0000-21171	PERS	EMPLOYEE CONTRIBUTION	0.36		
INV0000872	Invoice	10/03/2025	City of Soledad Regular Empl	0.00	10,937.86	
	100-0000-21171	PERS	City of Soledad Regular Empl	4,808.55		
	121-0000-21171	PERS	City of Soledad Regular Empl	144.76		
	122-0000-21171	PERS	City of Soledad Regular Empl	118.43		
	309-0000-21171	PERS	City of Soledad Regular Empl	1,456.44		
	310-0000-21171	PERS	City of Soledad Regular Empl	3,633.56		
	311-0000-21171	PERS	City of Soledad Regular Empl	212.16		
	312-0000-21171	PERS	City of Soledad Regular Empl	129.32		
	410-0000-21171	PERS	City of Soledad Regular Empl	434.27		
	531-0000-21171	PERS	City of Soledad Regular Empl	0.37		
INV0000873	Invoice	10/03/2025	City of Soledad Police	0.00	8,396.04	
	100-0000-21171	PERS	City of Soledad Police	8,396.04		
INV0000874	Invoice	10/03/2025	City of Soledad Conf. Employee	0.00	341.53	
	100-0000-21171	PERS	City of Soledad Conf. Employee	174.13		
	309-0000-21171	PERS	City of Soledad Conf. Employee	83.71		
	310-0000-21171	PERS	City of Soledad Conf. Employee	83.69		
INV0000875	Invoice	10/03/2025	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	57.39		
	312-0000-21171	PERS	City of Soledad Reg Managers	28.69		
	410-0000-21171	PERS	City of Soledad Reg Managers	45.90		
INV0000876	Invoice	10/03/2025	City of Soledad Managers	0.00	835.37	
	100-0000-21171	PERS	City of Soledad Managers	225.56		

Vendor Number	Vendor Name		Payment Date	Payment Type	Discount Amount	Payment Amount	Number
	309-0000-21171	PERS		City of Soledad Managers		208.85	
	310-0000-21171	PERS		City of Soledad Managers		208.85	
	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	
INV0000877	Invoice	10/03/2025	City of Soledad Police		0.00	628.53	
	100-0000-21171	PERS		City of Soledad Police		628.53	
INV0000878	Invoice	10/03/2025	City of Soledad Police		0.00	2,673.99	
	100-0000-21171	PERS		City of Soledad Police		2,673.99	
INV0000879	Invoice	10/03/2025	City of Soledad Police		0.00	1,584.83	
	100-0000-21171	PERS		City of Soledad Police		1,584.83	
INV0000880	Invoice	10/03/2025	City of Soledad Police		0.00	8,252.02	
	100-0000-21171	PERS		City of Soledad Police		8,252.02	
INV0000881	Invoice	10/03/2025	EMPLOYEE CONTRIBUTION		0.00	4,144.68	
	100-0000-21171	PERS		EMPLOYEE CONTRIBUTION		1,648.09	
	309-0000-21171	PERS		EMPLOYEE CONTRIBUTION		1,048.88	
	310-0000-21171	PERS		EMPLOYEE CONTRIBUTION		931.64	
	311-0000-21171	PERS		EMPLOYEE CONTRIBUTION		67.75	
	312-0000-21171	PERS		EMPLOYEE CONTRIBUTION		125.67	
	410-0000-21171	PERS		EMPLOYEE CONTRIBUTION		322.65	
INV0000882	Invoice	10/03/2025	City of Soledad Regular Empl		0.00	6,530.63	
	100-0000-21171	PERS		City of Soledad Regular Empl		2,652.63	
	309-0000-21171	PERS		City of Soledad Regular Empl		1,648.71	
	310-0000-21171	PERS		City of Soledad Regular Empl		1,478.09	
	311-0000-21171	PERS		City of Soledad Regular Empl		98.60	
	312-0000-21171	PERS		City of Soledad Regular Empl		182.94	
	410-0000-21171	PERS		City of Soledad Regular Empl		469.66	
	Void		10/03/2025	Regular	0.00	0.00	58495
SUNLIF	SUN LIFE ASSURANCE COMPANY OF CANADA		10/03/2025	Regular	0.00	2,347.29	58496

Payable #	Payable Type	Post Date	Payable Description		Discount Amount	Payable Amount
	Account Number	**Account Name**		**Item Description**	**Distribution Amount**	
INV0000868	Invoice	10/03/2025	LIFE, AD&D, LTD		0.00	1,100.48
	100-0000-21150	INSURANCE PAYABLE		LIFE, AD&D, LTD		623.87
	121-0000-21150	INSURANCE PAYABLE		LIFE, AD&D, LTD		6.64
	122-0000-21150	INSURANCE PAYABLE		LIFE, AD&D, LTD		5.44
	309-0000-21150	INSURANCE PAYABLE		LIFE, AD&D, LTD		146.84
	310-0000-21150	INSURANCE PAYABLE		LIFE, AD&D, LTD		244.06
	311-0000-21150	INSUARNCE PAYABLE		LIFE, AD&D, LTD		22.37
	312-0000-21150	INSURANCE PAYABLE		LIFE, AD&D, LTD		14.18
	410-0000-21150	INSURANCE PAYABLE		LIFE, AD&D, LTD		37.06
	531-0000-21150	INSURANCE PAYABLE		LIFE, AD&D, LTD		0.02
INV0000885	Invoice	10/03/2025	LIFE, AD&D, LTD		0.00	935.34
	100-0000-21150	INSURANCE PAYABLE		LIFE, AD&D, LTD		524.66
	121-0000-21150	INSURANCE PAYABLE		LIFE, AD&D, LTD		6.29
	122-0000-21150	INSURANCE PAYABLE		LIFE, AD&D, LTD		5.14
	309-0000-21150	INSURANCE PAYABLE		LIFE, AD&D, LTD		123.11
	310-0000-21150	INSURANCE PAYABLE		LIFE, AD&D, LTD		214.38
	311-0000-21150	INSUARNCE PAYABLE		LIFE, AD&D, LTD		17.99
	312-0000-21150	INSURANCE PAYABLE		LIFE, AD&D, LTD		12.09
	410-0000-21150	INSURANCE PAYABLE		LIFE, AD&D, LTD		31.66
	531-0000-21150	INSURANCE PAYABLE		LIFE, AD&D, LTD		0.02
INV0000886	Invoice	10/03/2025	SUPPLEMENTAL		0.00	311.47
	100-0000-21150	INSURANCE PAYABLE		SUPPLEMENTAL		175.65
	121-0000-21150	INSURANCE PAYABLE		SUPPLEMENTAL		2.23
	122-0000-21150	INSURANCE PAYABLE		SUPPLEMENTAL		1.82
	309-0000-21150	INSURANCE PAYABLE		SUPPLEMENTAL		45.38
	310-0000-21150	INSURANCE PAYABLE		SUPPLEMENTAL		62.14

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
	311-0000-21150 INSUARNCE PAYABLE		SUPPLEMENTAL		11.25	
	312-0000-21150 INSURANCE PAYABLE		SUPPLEMENTAL		4.36	
	410-0000-21150 INSURANCE PAYABLE		SUPPLEMENTAL		8.64	
AZCARES	Support Payment Clearinghouse	10/03/2025	Regular	0.00	601.38	58497

Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**	
INV0000861	Invoice	10/03/2025	CHILD SUPPORT CONTRIBUTION	0.00	601.38
	100-0000-21194	CHILD SUPPORT/GARNISH..	CHILD SUPPORT CONTRIBUTION	601.38	

4LEAF	4LEAF, INC.	10/03/2025	Regular	0.00	21,000.00	58498

Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**	
J4364B	Invoice	10/03/2025	Building Inspector II, Senior, Official, III	0.00	21,000.00
	100-1250-52200	PROFESSIONAL SERVICES...	Building Inspector II, Senior, Offi...	21,000.00	

ACCBUS	ACC BUSINESS	10/03/2025	Regular	0.00	2,048.49	58499

Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**	
7243496012	Invoice	10/03/2025	Internet	0.00	2,048.49
	100-2200-52400	UTILITIES	Internet	2,048.49	

ACCBUS	ACC BUSINESS	10/03/2025	Regular	0.00	1,353.09	58500

Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**	
4983117015	Invoice	10/03/2025	WWTP Internet Service	0.00	1,353.09
	310-0000-52410	TELEPHONE/DATA/PAGER	WWTP Internet Service	1,353.09	

ACCBUS	ACC BUSINESS	10/03/2025	Regular	0.00	2,020.58	58501

Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**	
7243496012 B	Invoice	10/03/2025	Internet PB	0.00	2,020.58
	100-2200-52400	UTILITIES	Internet PB	2,020.58	

ALCANA	ALCANTAR ACE HARDWARE	10/03/2025	Regular	0.00	2,516.15	58502

Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**	
8892	Invoice	10/03/2025	Facility	0.00	49.11
	100-2200-52518	FACILITIES EXPENSE	Facility	49.11	
9142	Invoice	10/03/2025	Los Coches Excavation	0.00	15.28
	121-0000-52200	PROFESSIONAL SERVICES...	Los Coches Excavation	15.28	
9153	Invoice	10/03/2025	Tools	0.00	36.03
	100-2200-52051	TOOLS & MINOR EQUIPM...	Tools	36.03	
9234	Invoice	10/03/2025	Facility	0.00	52.42
	100-2200-52518	FACILITIES EXPENSE	Facility	52.42	
9310	Invoice	10/03/2025	All Purpose Cleaners	0.00	12.87
	100-2100-52525	REPAIRS & MAINTENANCE..	All Purpose Cleaners	12.87	
9414	Invoice	10/03/2025	Facility Items	0.00	93.93
	100-1450-52518	FACILITIES EXPENSE	Facility Items	93.93	
9418	Invoice	10/03/2025	Quick Connect Coupling	0.00	8.29
	100-2100-52525	REPAIRS & MAINTENANCE..	Quick Connect Coupling	8.29	
9432	Invoice	10/03/2025	Facility	0.00	21.59
	100-2200-52518	FACILITIES EXPENSE	Facility	21.59	
9435	Invoice	10/03/2025	Rhino Mower - Hardware	0.00	40.04
	310-0000-52525	REPAIRS & MAINTENANCE..	Rhino Mower - Hardware	40.04	
9437	Invoice	10/03/2025	Spanner Wrenches - Shop	0.00	282.96
	310-0000-52051	TOOLS & MINOR EQUIPM...	Spanner Wrenches - Shop	282.96	

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
9438	Invoice	10/03/2025	Bypass Trailer - Drill Bit	0.00	81.90	
	310-0000-52134	COLLECTION SYSTEM MA...	Bypass Trailer - Drill Bit		81.90	
9439	Invoice	10/03/2025	Shop Restock - Tools & Supplies	0.00	36.83	
	310-0000-52051	TOOLS & MINOR EQUIPM...	Shop Restock - Tools & Supplies		36.83	
9440	Invoice	10/03/2025	Pre-K Program	0.00	24.00	
	100-2200-52031	PROGRAM SUPPLIES	Pre-K Program		24.00	
9449	Invoice	10/03/2025	Screen Vent	0.00	25.96	
	100-1500-52518	FACILITIES EXPENSE	Screen Vent		12.98	
	309-0000-52518	FACILITIES EXPENSE	Screen Vent		12.98	
9479	Invoice	10/03/2025	Bypass Trailer - Cable Ties	0.00	24.67	
	310-0000-52134	COLLECTION SYSTEM MA...	Bypass Trailer - Cable Ties		24.67	
9480	Invoice	10/03/2025	PVC Fittings Well #6	0.00	31.41	
	309-0000-52525	REPAIRS & MAINTENANCE..	PVC Fittings Well #6		31.41	
9493	Invoice	10/03/2025	PVC Fittings Well #6	0.00	5.64	
	309-0000-52525	REPAIRS & MAINTENANCE..	PVC Fittings Well #6		5.64	
9525	Invoice	10/03/2025	PVC Fitting PSI Gauge	0.00	28.38	
	309-0000-52525	REPAIRS & MAINTENANCE..	PVC Fitting PSI Gauge		28.38	
9533	Invoice	10/03/2025	Shop Restock Tools	0.00	53.83	
	310-0000-52051	TOOLS & MINOR EQUIPM...	Shop Restock Tools		53.83	
9535	Invoice	10/03/2025	Network Cable	0.00	26.84	
	310-0000-52040	OFFICE SUPPLIES	Network Cable		26.84	
9540	Invoice	10/03/2025	Jetter Sled Rope	0.00	48.05	
	310-0000-52134	COLLECTION SYSTEM MA...	Jetter Sled Rope		48.05	
9552	Invoice	10/03/2025	Fasteners	0.00	1.93	
	310-0000-52051	TOOLS & MINOR EQUIPM...	Fasteners		1.93	
9559	Invoice	10/03/2025	Doorknob	0.00	21.84	
	100-8000-52518	FACILITIES EXPENSE	Doorknob		21.84	
9561	Invoice	10/03/2025	Ext Cords UV Station	0.00	229.38	
	310-0000-52051	TOOLS & MINOR EQUIPM...	Ext Cords UV Station		229.38	
9562	Invoice	10/03/2025	Receiving Station Repairs	0.00	50.22	
	310-0000-52525	REPAIRS & MAINTENANCE..	Receiving Station Repairs		50.22	
9564	Invoice	10/03/2025	S. Vicente Storm Maintenance	0.00	101.32	
	310-0000-52134	COLLECTION SYSTEM MA...	S. Vicente Storm Maintenance		101.32	
9566	Invoice	10/03/2025	Irrigation Repair Parts	0.00	11.73	
	650-0000-52421	PARK/LANDSCAPE ELECTR...	Irrigation Repair Parts		11.73	
9584	Invoice	10/03/2025	RW - Materials	0.00	12.43	
	310-0000-52525	REPAIRS & MAINTENANCE..	RW - Materials		12.43	
9587	Invoice	10/03/2025	Lab Cleaning Supplies	0.00	36.88	
	310-0000-52053	LAB ANALYSIS & TESTING	Lab Cleaning Supplies		36.88	
9611	Invoice	10/03/2025	Restroom Supplies	0.00	69.33	
	100-2100-52525	REPAIRS & MAINTENANCE..	Restroom Supplies		69.33	
9614	Invoice	10/03/2025	Basting Mop	0.00	15.28	
	310-0000-52518	FACILITIES EXPENSE	Basting Mop		15.28	
9622	Invoice	10/03/2025	Shovel Paint	0.00	28.38	
	310-0000-52525	REPAIRS & MAINTENANCE..	Shovel Paint		28.38	
9627	Invoice	10/03/2025	Doorknob Replacement	0.00	69.90	
	121-0000-52525	REPAIRS & MAINTENANCE..	Doorknob Replacement		69.90	
9629	Invoice	10/03/2025	Tool - Electrician	0.00	436.99	
	310-0000-52051	TOOLS & MINOR EQUIPM...	Tool - Electrician		436.99	
9637	Invoice	10/03/2025	Screws	0.00	9.80	
	100-2100-52525	REPAIRS & MAINTENANCE..	Screws		9.80	
9642	Invoice	10/03/2025	Shovel Paint	0.00	14.19	

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
	310-0000-52525 REPAIRS & MAINTENANCE..		Shovel Paint		14.19	
9677	Invoice	10/03/2025	Motor Oil	0.00	20.95	
	309-0000-52080 FLEET SERVICES		Motor Oil		20.95	
9698	Invoice	10/03/2025	Electrician Tool	0.00	28.89	
	309-0000-52051 TOOLS & MINOR EQUIPM...		Electrician Tool		28.89	
9707	Invoice	10/03/2025	Wall Repairs	0.00	10.91	
	100-1400-52518 FACILITIES EXPENSE		Wall Repairs		10.91	
9711	Invoice	10/03/2025	Shop Stock Supplies	0.00	13.08	
	310-0000-52051 TOOLS & MINOR EQUIPM...		Shop Stock Supplies		13.08	
9754	Invoice	10/03/2025	Facility Repairs	0.00	32.08	
	100-2200-52525 REPAIRS & MAINTENANCE..		Facility Repairs		32.08	
9759	Invoice	10/03/2025	Texture Sponge and Spray	0.00	31.66	
	100-1400-52518 FACILITIES EXPENSE		Texture Sponge and Spray		31.66	
9762	Invoice	10/03/2025	Shop Tools & Janitorial Buiilding	0.00	254.76	
	310-0000-52051 TOOLS & MINOR EQUIPM...		Shop Tools		227.48	
	310-0000-52518 FACILITIES EXPENSE		Janitorial B. Building		27.28	
9769	Invoice	10/03/2025	Paint Brush	0.00	14.19	
	100-1400-52518 FACILITIES EXPENSE		Paint Brush		14.19	
	Void	10/03/2025	Regular	0.00	0.00	58503
ALL ST	All Star Elite Sports	10/03/2025	Regular	0.00	4,105.33	58504
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
5392	Invoice	10/03/2025	Soccer Jerseys	0.00	1,857.63	
	100-2200-52031 PROGRAM SUPPLIES		Soccer Jerseys	1,857.63		
5416	Invoice	10/03/2025	Soccer Jerseys	0.00	2,228.13	
	100-2200-52031 PROGRAM SUPPLIES		Soccer Jerseys	2,228.13		
5417	Invoice	10/03/2025	Soccer Jerseys	0.00	19.57	
	100-2200-52031 PROGRAM SUPPLIES		Soccer Jerseys	19.57		
AMAZON	AMAZON CAPITAL SERVICES	10/03/2025	Regular	0.00	1,396.25	58505
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
11YX-76G9-CFH3	Invoice	10/03/2025	Zester for Culinary, Little Einstein Materials	0.00	44.80	
	100-2200-52031 PROGRAM SUPPLIES		Zester for Culinary, Little Einstein..	44.80		
1CJ1-6HTJ-CPNN	Invoice	10/03/2025	HVAC Filters - Facilities	0.00	419.85	
	100-1450-52518 FACILITIES EXPENSE		HVAC Filters - FD	43.24		
	100-2200-52518 FACILITIES EXPENSE		HVAC Filters - CC	68.02		
	100-8000-52518 FACILITIES EXPENSE		HVAC Filters - CH	28.73		
	309-0000-52518 FACILITIES EXPENSE		HVAC Filters - WATER	55.97		
	310-0000-52518 FACILITIES EXPENSE		HVAC Filters - WWTP	223.89		
1CRK-YQYR-4M97	Invoice	10/03/2025	Underground Transmitter	0.00	415.15	
	310-0000-52051 TOOLS & MINOR EQUIPM...		Underground Transmitter	207.58		
	310-0000-52134 COLLECTION SYSTEM MA...		Underground Transmitter	207.57		
1DNP-MMWK-4...	Invoice	10/03/2025	Covers for GFI - S. Pump	0.00	58.40	
	310-0000-52525 REPAIRS & MAINTENANCE..		Covers for GFI - S. Pump	58.40		
1GQY-TVHW-G4...	Invoice	10/03/2025	Office / First Aid Supplies	0.00	51.74	
	100-8000-52040 OFFICE SUPPLIES		Office / First Aid Supplies	51.74		
1H43-1XHJ-GQHW	Invoice	10/03/2025	Pool Vehicle Key Tags	0.00	5.45	
	100-8000-52040 OFFICE SUPPLIES		Pool Vehicle Key Tags	5.45		
1LG4-HWTC-FR7D	Invoice	10/03/2025	Facility, Culinary & Office Supplies	0.00	215.89	
	100-2200-52031 PROGRAM SUPPLIES		Global Foodies Jr's Veggie Peeler...	61.91		
	100-2200-52040 OFFICE SUPPLIES		Office Supplies Sharpies, Ribbon,..	128.16		
	100-2200-52518 FACILITIES EXPENSE		Facility Expense HDMIs, Cleaner,...	25.82		
1MXM-1LTW-C4...	Invoice	10/03/2025	Office Supplies	0.00	48.07	

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
	100-2200-52040 OFFICE SUPPLIES		Office Supplies		48.07	
1VNX-NJQP-477H	Invoice	10/03/2025	Key Tags	0.00	4.91	
	310-0000-52518 FACILITIES EXPENSE		Key Tags		4.91	
1VY9-76DJ-HQMR	Credit Memo	10/03/2025	Label Return	0.00	-147.94	
	309-0000-52080 FLEET SERVICES		Label Return		-29.59	
	310-0000-52080 FLEET SERVICES		Label Return		-118.35	
1W9D-YPXQ-WY1J	Invoice	10/03/2025	Utility Cart for Maintenance	0.00	152.94	
	100-2200-52518 FACILITIES EXPENSE		Utility Cart for Maintenance		152.94	
1WL3-RMPH-D6...	Invoice	10/03/2025	Target Net	0.00	65.54	
	100-2200-52047 SPORTS EQUIPMENT		Target Net		65.54	
1WXF-971X-GVLQ	Invoice	10/03/2025	YHDP - Keyboard & Mouse	0.00	77.83	
	122-0000-52200 PROFESSIONAL SERVICES...		YHDP - Keyboard & Mouse		77.83	
1XWD-G3HR-7R...	Credit Memo	10/03/2025	Return - Special Event	0.00	-16.38	
	100-2200-52105 SPECIAL EVENTS		Return - Special Event		-16.38	
AMESUP	AMERICAN SUPPLY COMPANY	10/03/2025	Regular	0.00	458.25	58506
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**		**Distribution Amount**	
3071925	Invoice	10/03/2025	WWTP Janitorial Supplies Restock	0.00	169.28	
	310-0000-52518	FACILITIES EXPENSE	WWTP Janitorial Supplies Resto...		169.28	
3072480	Invoice	10/03/2025	Restroom Supplies	0.00	288.97	
	100-8000-52518	FACILITIES EXPENSE	Restroom Supplies		288.97	
ANALGE	ANALGESIC SERVICES, INC.	10/03/2025	Regular	0.00	91.75	58507
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**		**Distribution Amount**	
0002010719	Invoice	10/03/2025	Oxygen EMS - FD	0.00	91.75	
	431-0000-52041	OPERATIONAL SUPPLIES	Oxygen EMS - FD		91.75	
ANIMAL	ANIMAL DAMAGE MANAGEMENT, INC.	10/03/2025	Regular	0.00	200.00	58508
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**		**Distribution Amount**	
414035	Invoice	10/03/2025	Rodent Control Chavez/Vosti	0.00	200.00	
	100-2100-52518	FACILITIES EXPENSE	Rodent Control Chavez/Vosti		200.00	
AUTOZO	AUTOZONE LLC	10/03/2025	Regular	0.00	1,327.06	58509
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**		**Distribution Amount**	
06290128944	Invoice	10/03/2025	Steering System Replacement	0.00	1,000.99	
	100-2100-52080	FLEET SERVICES	Steering System Replacement		1,000.99	
06290130198	Invoice	10/03/2025	Engine Wax	0.00	26.48	
	100-1450-52525	REPAIRS & MAINTENANCE..	Engine Wax		26.48	
06290135272	Invoice	10/03/2025	TPMS Scanner	0.00	299.59	
	310-0000-52051	TOOLS & MINOR EQUIPM...	TPMS Scanner		299.59	
JBHEAT	BENJAMIN LARA CHAVEZ	10/03/2025	Regular	0.00	2,280.00	58510
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**		**Distribution Amount**	
ooo151	Invoice	10/03/2025	Ice Maker Repairs	0.00	250.00	
	100-1500-52518	FACILITIES EXPENSE	Ice Maker Repairs		125.00	
	309-0000-52518	FACILITIES EXPENSE	Ice Maker Repairs		125.00	
ooo152	Invoice	10/03/2025	A/C Repair	0.00	2,030.00	
	100-1400-52518	FACILITIES EXPENSE	A/C Repair		2,030.00	
PRIMO	BLUE TRITON BRANDS INC	10/03/2025	Regular	0.00	269.68	58511

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		
05I6710027081	Invoice	10/03/2025	Encampment Water	0.00	256.70	
	121-0000-52200	PROFESSIONAL SERVICES...	Encampment Water	256.70		
05I8720131987	Invoice	10/03/2025	Water For Gateway Center	0.00	5.99	
	100-1200-52040	OFFICE SUPPLIES	Water For Gateway Center	5.99		
05I8720133773	Invoice	10/03/2025	Water	0.00	6.99	
	100-2200-52040	OFFICE SUPPLIES	Water	6.99		
BURKE	BURKE, WILLIAMS & SORENSEN, LLP	10/03/2025	Regular	0.00	527.00	58512
350186	Invoice	10/03/2025	Personnel Rules Update	0.00	527.00	
	100-1310-52200	PROFESSIONAL SERVICES...	Personnel Rules Update	527.00		
CAROLL	CAROLLO ENGINEERS, INC.	10/03/2025	Regular	0.00	28,828.78	58513
FB71787 - 21	Invoice	10/03/2025	Recycled Water Conveyance	0.00	27,808.78	
	213-0000-52200	PROFESSIONAL SERVICES...	Recycled Water Conveyance	27,808.78		
FB71790 - 6	Invoice	10/03/2025	Main St. Sewer Pipeline	0.00	1,020.00	
	310-0000-57000	CAPITAL OUTLAY - IMPR...	Main St. Sewer Pipeline	1,020.00		
CINTAS	CINTAS CORPORATION NO. 3	10/03/2025	Regular	0.00	173.56	58514
4244143603	Invoice	10/03/2025	Parks/St. Uniforms	0.00	91.53	
	100-1400-52520	MAINTENANCE AGREEM...	Parks/St. Uniforms	6.94		
	100-1500-52520	MAINTENANCE AGREEM...	Parks/St. Uniforms	2.25		
	100-2100-52520	MAINTENANCE AGREEM...	Parks/St. Uniforms	44.43		
	311-0000-52520	MAINTENANCE AGREEM...	Parks/St. Uniforms	0.76		
	312-0000-52520	MAINTENANCE AGREEM...	Parks/St. Uniforms	8.39		
	410-0000-52520	MAINTENANCE AGREEM...	Parks/St. Uniforms	28.76		
4244862577	Invoice	10/03/2025	Parks/St. Uniforms	0.00	82.03	
	100-1400-52520	MAINTENANCE AGREEM...	Parks/St. Uniforms	6.22		
	100-1500-52520	MAINTENANCE AGREEM...	Parks/St. Uniforms	2.02		
	100-2100-52520	MAINTENANCE AGREEM...	Parks/St. Uniforms	39.82		
	311-0000-52520	MAINTENANCE AGREEM...	Parks/St. Uniforms	0.68		
	312-0000-52520	MAINTENANCE AGREEM...	Parks/St. Uniforms	7.52		
	410-0000-52520	MAINTENANCE AGREEM...	Parks/St. Uniforms	25.77		
CPM	COMMERCIAL PUMP & MECHANICAL, INC	10/03/2025	Regular	0.00	38,105.28	58515
25021-2	Invoice	10/03/2025	EQ Pump #3	0.00	6,295.00	
	310-0000-52525	REPAIRS & MAINTENANCE..	EQ Pump #3	6,295.00		
25021-3	Invoice	10/03/2025	EQ Pump #3	0.00	17,845.42	
	310-0000-52525	REPAIRS & MAINTENANCE..	EQ Pump #3	17,845.42		
25026-2	Invoice	10/03/2025	Repair Pump & Motor Well #6	0.00	13,964.86	
	309-0000-57000	CAPITAL OUTLAY - IMPR...	Repair Pump & Motor Well #6	13,964.86		
CSC OF	CSC OF SALINAS	10/03/2025	Regular	0.00	93.03	58516
001100795	Invoice	10/03/2025	Oil Gauge - Flush Truck	0.00	93.03	
	310-0000-52134	COLLECTION SYSTEM MA...	Oil Gauge - Flush Truck	93.03		
CSG CO	CSG CONSULTANTS, INC.	10/03/2025	Regular	0.00	9,450.00	58517

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		
63011	Invoice	10/03/2025	Combination Building Inspector	0.00	8,925.00	
	100-1250-52200	PROFESSIONAL SERVICES...	Combinatio Building Inspector	8,925.00		
63012	Invoice	10/03/2025	Fire Inspections	0.00	525.00	
	100-1250-52200	PROFESSIONAL SERVICES...	Fire Inspections	525.00		
CYPRESSCOAST	CYPRESS COAST FENCE	10/03/2025	Regular	0.00	1,250.00	58518
25-9-24	Invoice	10/03/2025	Fence Rental - Encampment	0.00	1,250.00	
	121-0000-52200	PROFESSIONAL SERVICES...	Fence Rental - Encampment	1,250.00		
ATLASLAND	DAVID NACHAZEL	10/03/2025	Regular	0.00	2,250.00	58519
759	Invoice	10/03/2025	Land Survey 990 Los Gatos	0.00	2,250.00	
	121-0000-52200	PROFESSIONAL SERVICES...	Land Survey 990 Los Gatos	2,250.00		
DEPJUS	DEPARTMENT OF JUSTICE-STATE OF CA.	10/03/2025	Regular	0.00	386.00	58520
815378	Invoice	06/30/2025	Live Scan Fees	0.00	386.00	
	100-1400-52200	PROFESSIONAL SERVICES...	Live Scan Fees	386.00		
EMCPLA	EMC PLANNING GROUP INC.	10/03/2025	Regular	0.00	326.10	58521
16-001-95	Invoice	06/30/2025	Miramonte	0.00	326.10	
	120-0000-52200	PROFESSIONAL SERVICES...	Miramonte	326.10		
EVERBA	EVERBANK, N.A.	10/03/2025	Regular	0.00	164.89	58522
10486556	Invoice	10/03/2025	Lease - Copy/Machine	0.00	164.89	
	100-1400-52230	LEASE CONTRACTS	Lease - Copy/Machine	164.89		
FEDEXF	FEDEX FREIGHT	10/03/2025	Regular	0.00	913.23	58523
8103992186	Invoice	10/03/2025	Freight Shipping - KSB Inc	0.00	563.52	
	310-0000-52042	POSTAGE, SHIPPING & FR...	Freight Shipping - KSB Inc	563.52		
8103992245	Invoice	10/03/2025	Freight Shipping - KSB Inc	0.00	349.71	
	310-0000-52042	POSTAGE, SHIPPING & FR...	Freight Shipping - KSB Inc	349.71		
FERGUSONUS	FERGUSON US HOLDINGS, INC	10/03/2025	Regular	0.00	11,770.51	58524
1904168	Invoice	10/03/2025	5/8 Neptune Meter Plus Terminals	0.00	3,441.38	
	309-0000-52521	METER REPAIR/REPLACE...	5/8 Neptune Meter	3,441.38		
1904168-1	Invoice	10/03/2025	Batteries	0.00	2,932.65	
	309-0000-52521	METER REPAIR/REPLACE...	Batteries	2,932.65		
1904598	Invoice	10/03/2025	1" Neptune Meters	0.00	1,720.69	
	309-0000-52521	METER REPAIR/REPLACE...	1" Neptune Meters	1,720.69		
1904598-1	Invoice	10/03/2025	Batteries	0.00	977.55	
	309-0000-52521	METER REPAIR/REPLACE...	Batteries	977.55		
1904608	Invoice	10/03/2025	1" Neptune Meters	0.00	1,720.69	
	309-0000-52521	METER REPAIR/REPLACE...	1" Neptune Meters	1,720.69		

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
1904608-1	Invoice 10/03/2025 Batteries			0.00	977.55	
	309-0000-52521 METER REPAIR/REPLACE...		Batteries	977.55		
CIT	FIRST-CITIZENS BANK & TRUST CO	10/03/2025	Regular	0.00	143.60	58525
Payable #	**Payable Type** **Post Date** **Payable Description**			**Discount Amount**	**Payable Amount**	
	Account Number **Account Name**		**Item Description**	**Distribution Amount**		
47733883	Invoice 10/03/2025 Copier Lease			0.00	143.60	
	100-2200-52230 LEASE CONTRACTS		Copier Lease	143.60		
GRADEB	GRADE BREAK ENGINEERING INC.	10/03/2025	Regular	0.00	1,322.16	58526
Payable #	**Payable Type** **Post Date** **Payable Description**			**Discount Amount**	**Payable Amount**	
	Account Number **Account Name**		**Item Description**	**Distribution Amount**		
54-1543 CM	Invoice 10/03/2025 Wast St. Proj. Pot Hole			0.00	1,322.16	
	410-0000-57000 CAPITAL OUTLAY - IMPR...		Wast St. Proj. Pot Hole	1,322.16		
GRAINE	GRAINGER	10/03/2025	Regular	0.00	182.75	58527
Payable #	**Payable Type** **Post Date** **Payable Description**			**Discount Amount**	**Payable Amount**	
	Account Number **Account Name**		**Item Description**	**Distribution Amount**		
9600532833	Invoice 10/03/2025 Electrician Insulating Gloves			0.00	82.99	
	310-0000-52052 SAFETY EQUIPMENT		Electrician Insulating Gloves	82.99		
9643296958	Invoice 10/03/2025 Shop Tools Restock			0.00	35.81	
	310-0000-52051 TOOLS & MINOR EQUIPM...		Shop Tools Restock	35.81		
9643482038	Invoice 10/03/2025 Shop Tools			0.00	28.68	
	310-0000-52051 TOOLS & MINOR EQUIPM...		Shop Tools	28.68		
9651887599	Invoice 10/03/2025 Paper Powels - Trailer Bathroom			0.00	35.27	
	310-0000-52518 FACILITIES EXPENSE		Paper Powels - Trailer Bathroom	35.27		
GREENR	GREEN RUBBER-KENNEDY AG	10/03/2025	Regular	0.00	850.51	58528
Payable #	**Payable Type** **Post Date** **Payable Description**			**Discount Amount**	**Payable Amount**	
	Account Number **Account Name**		**Item Description**	**Distribution Amount**		
CM300834	Credit Memo 10/03/2025 Parts - Return			0.00	-707.40	
	310-0000-52525 REPAIRS & MAINTENANCE..		Parts - Return	-707.40		
G-435944	Invoice 10/03/2025 UV Station - Chlorine Dosing			0.00	136.93	
	310-0000-52525 REPAIRS & MAINTENANCE..		UV Station - Chlorine Dosing	136.93		
G-435972	Invoice 10/03/2025 UV Station Chlorine Lights			0.00	58.26	
	310-0000-52525 REPAIRS & MAINTENANCE..		UV Station Chlorine Lights	58.26		
G-436113	Invoice 10/03/2025 Grit Drainage			0.00	136.42	
	310-0000-52525 REPAIRS & MAINTENANCE..		Grit Drainage	136.42		
G-436190	Invoice 10/03/2025 Gaskets for Stock - Shop			0.00	1,022.59	
	310-0000-52525 REPAIRS & MAINTENANCE..		Gaskets for Stock - Shop	1,022.59		
G-436482	Invoice 10/03/2025 Pressure Gauge - Flush Truck			0.00	102.04	
	310-0000-52134 COLLECTION SYSTEM MA...		Pressure Gauge - Flush Truck	102.04		
G-436503	Invoice 10/03/2025 S. Vicente - Fittings			0.00	101.67	
	310-0000-52134 COLLECTION SYSTEM MA...		S. Vicente - Fittings	101.67		
HACH C	HACH COMPANY	10/03/2025	Regular	0.00	4,567.00	58529
Payable #	**Payable Type** **Post Date** **Payable Description**			**Discount Amount**	**Payable Amount**	
	Account Number **Account Name**		**Item Description**	**Distribution Amount**		
14651632	Invoice 10/03/2025 Field Service Technician			0.00	4,567.00	
	310-0000-52525 REPAIRS & MAINTENANCE..		Field Service Technician	4,567.00		
HILLYA	HILLYARD, INC.	10/03/2025	Regular	0.00	147.10	58530
Payable #	**Payable Type** **Post Date** **Payable Description**			**Discount Amount**	**Payable Amount**	
	Account Number **Account Name**		**Item Description**	**Distribution Amount**		
605947795	Invoice 10/03/2025 Janitorial			0.00	147.10	
	100-2200-52518 FACILITIES EXPENSE		Janitorial	147.10		
HOMEDE	HOME DEPOT CREDIT SERVICES	10/03/2025	Regular	0.00	303.94	58531

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		
092125	Invoice	10/03/2025	Credit Card Purchases	0.00	303.94	
	100-2100-52051	TOOLS & MINOR EQUIPM...	Screwdriver	29.44		
	100-2100-52525	REPAIRS & MAINTENANCE..	Bathroom Scale	32.75		
	309-0000-52051	TOOLS & MINOR EQUIPM...	Hepa Filter	37.47		
	309-0000-52051	TOOLS & MINOR EQUIPM...	Shovels - Recycled Water Groun...	65.42		
	310-0000-52051	TOOLS & MINOR EQUIPM...	Orange Buckets	19.56		
	310-0000-52051	TOOLS & MINOR EQUIPM...	CLR Remover	53.88		
	310-0000-52051	TOOLS & MINOR EQUIPM...	Shovels - Recycled Water Groun...	65.42		
HYDROT	HYDRO TURF INC.	10/03/2025	Regular	0.00	1,414.23	58532
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
I807524	Invoice	10/03/2025	Parks Irrigation Sprinklers	0.00	500.58	
	100-2100-52525	REPAIRS & MAINTENANCE..	Parks Irrigation Sprinklers	500.58		
I807528	Invoice	10/03/2025	Valve Box Replacement Covers	0.00	375.92	
	100-2100-52525	REPAIRS & MAINTENANCE..	Valve Box Replacement Covers	375.92		
I807529	Invoice	10/03/2025	Safety Helmet	0.00	537.73	
	100-2100-52052	SAFETY EQUIPMENT	Safety Helmet	537.73		
INFOSE	INFOSEND, INC	10/03/2025	Regular	0.00	5,155.38	58533
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
291244	Invoice	10/03/2025	Utility Bill Mailing	0.00	2,500.68	
	309-0000-52042	POSTAGE, SHIPPING & FR...	Utility Bill Mailing	833.56		
	310-0000-52042	POSTAGE, SHIPPING & FR...	Utility Bill Mailing	833.56		
	311-0000-52042	POSTAGE, SHIPPING & FR...	Utility Bill Mailing	833.56		
296288	Invoice	10/03/2025	Utility Bill Mailing	0.00	2,654.70	
	309-0000-52042	POSTAGE, SHIPPING & FR...	Utility Bill Mailing	884.90		
	310-0000-52042	POSTAGE, SHIPPING & FR...	Utility Bill Mailing	884.90		
	311-0000-52042	POSTAGE, SHIPPING & FR...	Utility Bill Mailing	884.90		
BARRON	IVAN BARRON	10/03/2025	Regular	0.00	86.00	58534
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
101525	Invoice	10/03/2025	Meeting - Going From Buddy to Boss	0.00	86.00	
	310-0000-52091	TRAVEL, MEETINGS & TRA..	Meeting - Going From Buddy to ...	86.00		
CENSIG	JULIO GIL	10/03/2025	Regular	0.00	112.53	58535
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
7945	Invoice	10/03/2025	Decals	0.00	112.53	
	100-1400-52080	FLEET SERVICES	Decals	112.53		
KELLYP	K.P. PRODUCTIONS, INC	10/03/2025	Regular	0.00	300.00	58536
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
101425	Invoice	10/03/2025	Musician for South County Senior Social	0.00	300.00	
	100-2200-52200	PROFESSIONAL SERVICES...	Musician for South County Senio...	300.00		
LASVIVIENDAS	LAS VIVIENDAS, INC	10/03/2025	Regular	0.00	140.33	58537
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
82081	Invoice	10/03/2025	HOA #82081 Workforce Housing	0.00	140.33	
	100-1200-52400	UTILITIES	HOA #82081 Workforce Housing	140.33		
LAWPRO	LAWSON PRODUCTS	10/03/2025	Regular	0.00	15.44	58538

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		
9312848073	Invoice	10/03/2025	Lens Cleaning Wipes	0.00	15.44	
	310-0000-52052	SAFETY EQUIPMENT	Lens Cleaning Wipes	15.44		
WILDHORSE	M-K-S DODSON INC	10/03/2025	Regular	0.00	200.00	58539
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
I020763	Invoice	10/03/2025	Encampment Propane	0.00	100.00	
	121-0000-52200	PROFESSIONAL SERVICES...	Encampment Propane	100.00		
I020764	Invoice	10/03/2025	Encampment Propane	0.00	100.00	
	121-0000-52200	PROFESSIONAL SERVICES...	Encampment Propane	100.00		
MOBAUN	MONTEREY BAY AIR RESOURCES DISTRICT	10/03/2025	Regular	0.00	1,866.00	58540
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
091825	Invoice	10/03/2025	Emergency Generator Permit July-June 20...	0.00	1,866.00	
	100-1400-52518	FACILITIES EXPENSE	Emergency Generator Permit Jul...	1,866.00		
MOBAAN	MONTEREY BAY ANALYTICAL SERVICES	10/03/2025	Regular	0.00	11,188.30	58541
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
2507SOL-WW	Invoice	10/03/2025	WW Monitoring 7/25	0.00	11,188.30	
	310-0000-52053	LAB ANALYSIS & TESTING	WW Monitoring 7/25	11,188.30		
MCHDAB	MONTEREY COUNTY HEALTH DEPARTMENT	10/03/2025	Regular	0.00	2,000.00	58542
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
091725	Invoice	10/03/2025	Health Dept Retainer	0.00	2,000.00	
	100-1400-52520	MAINTENANCE AGREEM...	Health Dept Retainer	2,000.00		
MONTPE	MONTEREY PENINSULA ENGINEERING	10/03/2025	Regular	0.00	43,663.69	58543
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
09-02	Invoice	10/03/2025	Fire App Bay - Bldg.	0.00	43,663.69	
	211-0000-57000	CAPITAL OUTLAY - IMPR...	Fire App Bay - Bldg.	43,663.69		
MOTEL6	MOTEL 6	10/03/2025	Regular	0.00	13,170.36	58544
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
9436ACK886	Invoice	10/03/2025	Motel Voucher	0.00	3,919.75	
	121-0000-52190	RENT/UTILITY ASSISTANCE	Motel Voucher	3,919.75		
9436ACL170	Invoice	10/03/2025	Motel Voucher	0.00	156.79	
	121-0000-52190	RENT/UTILITY ASSISTANCE	Motel Voucher	156.79		
9436ACM019	Invoice	10/03/2025	Motel Voucher	0.00	2,038.27	
	121-0000-52190	RENT/UTILITY ASSISTANCE	Motel Voucher	2,038.27		
9436ACM021	Invoice	10/03/2025	Motel Voucher	0.00	2,038.27	
	121-0000-52190	RENT/UTILITY ASSISTANCE	Motel Voucher	2,038.27		
9436ACM023	Invoice	10/03/2025	Motel Voucher	0.00	2,979.01	
	121-0000-52190	RENT/UTILITY ASSISTANCE	Motel Voucher	2,979.01		
9436ACM025	Invoice	10/03/2025	Motel Voucher	0.00	2,038.27	
	121-0000-52190	RENT/UTILITY ASSISTANCE	Motel Voucher	2,038.27		
MPEXPR	MP EXPRESS, INC.	10/03/2025	Regular	0.00	445.95	58545
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
79522	Invoice	10/03/2025	Stickers	0.00	445.95	
	100-1400-52135	CRIME PREVENTION	Stickers	445.95		

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
OREAUT	O'REILLY AUTO PARTS	10/03/2025	Regular	0.00	1,420.76	58546

Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount
	Account Number	Account Name	Item Description	Distribution Amount	
3566-260625	Invoice	10/03/2025	Entry Gate Repair - PD	0.00	32.26
	100-1400-52525	REPAIRS & MAINTENANCE..	Entry Gate Repair - PD	32.26	
3566-263575	Invoice	10/03/2025	Brake Cleaner	0.00	46.55
	100-2100-52525	REPAIRS & MAINTENANCE..	Brake Cleaner	46.55	
3566-266868	Invoice	10/03/2025	Tie Rod	0.00	167.15
	100-2100-52080	FLEET SERVICES	Tie Rod	167.15	
3566-266925	Invoice	10/03/2025	Tire Sensor	0.00	46.34
	100-8000-52518	FACILITIES EXPENSE	Tire Sensor	46.34	
3566-267163	Invoice	10/03/2025	Tire Sensor	0.00	74.68
	100-8000-52518	FACILITIES EXPENSE	Tire Sensor	74.68	
3566-267172	Credit Memo	10/03/2025	Tire Sensor Returned	0.00	-46.34
	100-8000-52518	FACILITIES EXPENSE	Tire Sensor Returned	-46.34	
3566-267203	Invoice	10/03/2025	Light Bulb	0.00	9.28
	100-2100-52080	FLEET SERVICES	Light Bulb	9.28	
3566-267204	Invoice	10/03/2025	Generator Coolant Charge	0.00	75.35
	121-0000-52525	REPAIRS & MAINTENANCE..	Generator Coolant Charge	75.35	
3566-267211	Invoice	10/03/2025	Fuel Filter Returned	0.00	14.03
	121-0000-52525	REPAIRS & MAINTENANCE..	Fuel Filter Returned	14.03	
3566-267291	Invoice	10/03/2025	Hub Assembly	0.00	430.84
	310-0000-52080	FLEET SERVICES	Hub Assembly	430.84	
3566-267299	Invoice	10/03/2025	Generator Service	0.00	105.38
	121-0000-52525	REPAIRS & MAINTENANCE..	Generator Service	105.38	
3566-267367	Credit Memo	10/03/2025	Fuel Filter Return	0.00	-14.03
	121-0000-52525	REPAIRS & MAINTENANCE..	Fuel Filter Return	-14.03	
3566-267380	Invoice	10/03/2025	Headlight Bulb	0.00	98.07
	100-2100-52080	FLEET SERVICES	Headlight Bulb	98.07	
3566-267839	Invoice	10/03/2025	Extraction Screw Back Flow	0.00	5.12
	309-0000-52051	TOOLS & MINOR EQUIPM...	Extraction Screw Back Flow	5.12	
3566-267914	Invoice	10/03/2025	Engine Service	0.00	105.38
	121-0000-52525	REPAIRS & MAINTENANCE..	Engine Service	105.38	
3566-267968	Invoice	10/03/2025	Mowers Preventive Maint.	0.00	67.70
	100-2100-52525	REPAIRS & MAINTENANCE..	Mowers Preventive Maint.	67.70	
3566-268048	Invoice	10/03/2025	Oil Change	0.00	86.10
	309-0000-52080	FLEET SERVICES	Oil Change	86.10	
3566-268065	Invoice	10/03/2025	Preventive Maint.	0.00	88.89
	100-1400-52080	FLEET SERVICES	Preventive Maint.	88.89	
3566-268186	Invoice	10/03/2025	Latex Gloves	0.00	28.01
	121-0000-52525	REPAIRS & MAINTENANCE..	Latex Gloves	28.01	

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
P.G.E.	PACIFIC GAS & ELECTRIC	10/03/2025	Regular	0.00	141,585.92	58547

Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount
	Account Number	Account Name	Item Description	Distribution Amount	
091225	Invoice	10/03/2025	DR Assessment Dist	0.00	115.00
	650-0000-52421	PARK/LANDSCAPE ELECTR...	DR Assessment Dist	115.00	
091225B	Invoice	10/03/2025	Lights	0.00	9,633.25
	410-0000-52400	UTILITIES	Lights	9,633.25	
091225C	Invoice	10/03/2025	Fire Dept - Unit A	0.00	149.64
	100-1450-52400	UTILITIES	Fire Dept - Unit A	149.64	
091225D	Invoice	10/03/2025	Water	0.00	51,168.37
	309-0000-52400	UTILITIES	Water	51,168.37	

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
091225E	Invoice	10/03/2025	Miravale II St. Lights	0.00	134.85	
	651-0000-52422	STREET LIGHTING	Miravale II St. Lights		134.85	
091225F	Invoice	10/03/2025	OLP	0.00	2,862.61	
	651-0000-52400	UTILITIES	OLP		2,862.61	
091225G	Invoice	10/03/2025	Orchard Landscaping	0.00	9.39	
	651-0000-52400	UTILITIES	Orchard Landscaping		9.39	
091225H	Invoice	10/03/2025	Gallardo Park Lights	0.00	714.58	
	100-2100-52400	UTILITIES	Gallardo Park Lights		714.58	
091225J	Invoice	10/03/2025	Signals	0.00	207.08	
	410-0000-52400	UTILITIES	Signals		207.08	
091225K	Invoice	10/03/2025	Signals	0.00	214.22	
	410-0000-52400	UTILITIES	Signals		214.22	
091225L	Invoice	10/03/2025	Lights	0.00	7.76	
	410-0000-52400	UTILITIES	Lights		7.76	
091225M	Invoice	10/03/2025	Lights	0.00	60.62	
	410-0000-52400	UTILITIES	Lights		60.62	
091225N	Invoice	10/03/2025	Orchard Villas Landscape	0.00	120.77	
	651-0000-52400	UTILITIES	Orchard Villas Landscape		120.77	
091425	Invoice	10/03/2025	Liberty Ct. Landscape	0.00	13.24	
	651-0000-52400	UTILITIES	Liberty Ct. Landscape		13.24	
091425B	Invoice	10/03/2025	Parks/Facilities/Streets	0.00	7,538.06	
	100-2100-52400	UTILITIES	Parks/Facilities/Streets		440.22	
	100-8000-52400	UTILITIES	Parks/Facilities/Streets		6,738.63	
	410-0000-52400	UTILITIES	Parks/Facilities/Streets		359.21	
091525	Invoice	10/03/2025	Fire Dept.	0.00	1,481.15	
	100-1450-52400	UTILITIES	Fire Dept.		1,481.15	
091525B	Invoice	10/03/2025	Signals	0.00	86.90	
	410-0000-52400	UTILITIES	Signals		86.90	
091625B	Invoice	10/03/2025	Water	0.00	25,958.87	
	309-0000-52400	UTILITIES	Water		25,958.87	
091625C	Invoice	10/03/2025	255 Soledad St.	0.00	784.66	
	100-1400-52400	UTILITIES	255 Soledad St.		784.66	
091625D	Invoice	10/03/2025	Lights	0.00	136.15	
	410-0000-52400	UTILITIES	Lights		136.15	
091625E	Invoice	10/03/2025	Workforce Housing @ Mora	0.00	48.88	
	100-1200-52400	UTILITIES	Workforce Housing @ Mora		48.88	
091625O	Invoice	10/03/2025	Signals	0.00	16.56	
	410-0000-52400	UTILITIES	Signals		16.56	
091825	Invoice	10/03/2025	RSV Assessment Dist	0.00	17.26	
	647-0000-52422	STREET LIGHTING	RSV Assessment Dist		17.26	
091825B	Invoice	10/03/2025	Lights, Fire Dept, Orchard Villas	0.00	3,601.68	
	100-1450-52400	UTILITIES	Lights, Fire Dept, Orchard Villas		962.41	
	410-0000-52400	UTILITIES	Lights, Fire Dept, Orchard Villas		2,173.11	
	651-0000-52400	UTILITIES	Lights, Fire Dept, Orchard Villas		466.16	
092225	Invoice	10/03/2025	WWTP	0.00	31,675.94	
	310-0000-52400	UTILITIES	WWTP		31,675.94	
092225B	Invoice	10/03/2025	Community Center	0.00	4,828.43	
	100-2200-52400	UTILITIES	Community Center		4,828.43	
HERNRA	RAFAEL HERNANDEZ	10/03/2025	Regular	0.00	86.00	58548

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		
101525	Invoice	10/03/2025	Meeting - Going From Buddy to Boss	0.00	86.00	
	310-0000-52091	TRAVEL, MEETINGS & TRA...	Going From Buddy to Boss	86.00		
TERMIN	RENTOKIL NORTH AMERICA INC	10/03/2025	Regular	0.00	267.03	58549
463689351	Invoice	10/03/2025	Corp Yard Pest Control	0.00	55.00	
	100-2100-52520	MAINTENANCE AGREEM...	Corp Yard Pest Control	55.00		
463690240	Invoice	10/03/2025	Gateway	0.00	101.30	
	100-1200-52520	MAINTENANCE AGREEM...	Gateway	101.30		
463695056	Invoice	10/03/2025	Pest Control - C.H.	0.00	110.73	
	100-8000-52520	MAINTENANCE AGREEM...	Pest Control - C.H.	110.73		
SANBEN	SAN BENITO SUPPLY DBA SBS	10/03/2025	Regular	0.00	1,004.68	58550
0776842-IN	Invoice	10/03/2025	Concrete Repairs - S. Vicente	0.00	1,004.68	
	310-0000-52134	COLLECTION SYSTEM MA...	Concrete Repairs - S. Vicente	1,004.68		
MEDCLE	SANDRA LOPEZ MEDINA	10/03/2025	Regular	0.00	7,370.84	58551
01022	Invoice	10/03/2025	Encampment Cleaning Service	0.00	4,500.00	
	121-0000-52200	PROFESSIONAL SERVICES...	Encampment Cleaning Service	4,500.00		
093025	Invoice	10/03/2025	Reimburse For Cleaning Supplies	0.00	48.34	
	100-8000-52518	FACILITIES EXPENSE	Reimburse For Cleaning Supplies	48.34		
1019	Invoice	10/03/2025	Janitorial Service	0.00	1,937.50	
	100-1400-52518	FACILITIES EXPENSE	Janitorial Service	1,937.50		
1025	Invoice	10/03/2025	Unit Disinfection	0.00	370.00	
	100-1400-52080	FLEET SERVICES	Unit Disinfection	370.00		
1035	Invoice	10/03/2025	Gateway Cleaning Service	0.00	515.00	
	100-1200-52520	MAINTENANCE AGREEM...	Gateway Cleaning Service	515.00		
SIGIRR	SIGNATURE IRRIGATION	10/03/2025	Regular	0.00	729.07	58552
1000	Invoice	10/03/2025	S.Vicente Storm Maintenance	0.00	145.67	
	310-0000-52134	COLLECTION SYSTEM MA...	S.Vicente Storm Maintenance	145.67		
1014	Invoice	10/03/2025	S. Vicente Storm Cleaning	0.00	157.06	
	310-0000-52134	COLLECTION SYSTEM MA...	S. Vicente Storm Cleaning	157.06		
1057	Invoice	10/03/2025	2" Fittings & Storm Cleaning	0.00	94.03	
	310-0000-52051	TOOLS & MINOR EQUIPM...	2" Fittings & Storm Cleaning	94.03		
1061	Invoice	10/03/2025	Cam Fittings - Sotrm San Vicente Cleaning	0.00	26.61	
	310-0000-52051	TOOLS & MINOR EQUIPM...	Cam Fittings - Storm San Vicente...	26.61		
947	Invoice	10/03/2025	1/4 Ball Valve	0.00	20.10	
	309-0000-52525	REPAIRS & MAINTENANCE..	1/4 Ball Valve	20.10		
998	Invoice	10/03/2025	6" Fittings Well #6	0.00	272.14	
	309-0000-52525	REPAIRS & MAINTENANCE..	6" Fittings Well #6	272.14		
999	Invoice	10/03/2025	3/4 PVC Union Slip	0.00	13.46	
	309-0000-52525	REPAIRS & MAINTENANCE..	3/4 PVC Union Slip	13.46		
STAPLE	STAPLES BUSINESS CREDIT	10/03/2025	Regular	0.00	2,064.70	58553

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
6037708961	Invoice	10/03/2025	Office Supplies		0.00	273.29	
	100-8000-52040	OFFICE SUPPLIES	Office Supplies			273.29	
6040542639	Invoice	10/03/2025	Office Supplies		0.00	634.44	
	100-8000-52040	OFFICE SUPPLIES	Office Supplies			634.44	
6043248999	Invoice	10/03/2025	Copy Paper		0.00	46.73	
	309-0000-52040	OFFICE SUPPLIES	Copy Paper			23.37	
	310-0000-52040	OFFICE SUPPLIES	Copy Paper			23.36	
6043249001	Invoice	10/03/2025	Pens		0.00	21.51	
	309-0000-52040	OFFICE SUPPLIES	Pens			10.76	
	310-0000-52040	OFFICE SUPPLIES	Pens			10.75	
6043249003	Invoice	10/03/2025	Card Stock Paper		0.00	22.06	
	309-0000-52040	OFFICE SUPPLIES	Card Stock Paper			11.03	
	310-0000-52040	OFFICE SUPPLIES	Card Stock Paper			11.03	
6043386963	Invoice	10/03/2025	Office Supplies		0.00	10.76	
	100-1400-52040	OFFICE SUPPLIES	Office Supplies			10.76	
6043386964	Invoice	10/03/2025	Office Supplies		0.00	24.55	
	100-1400-52040	OFFICE SUPPLIES	Office Supplies			24.55	
6043386965	Invoice	10/03/2025	Property/Evidence Supplies		0.00	112.63	
	100-1400-52050	PROPERTY EVIDENCE RO...	Property/Evidence Supplies			112.63	
6043386966	Invoice	10/03/2025	Cleaning Supplies		0.00	49.33	
	100-1400-52518	FACILITIES EXPENSE	Cleaning Supplies			49.33	
6043386967	Invoice	10/03/2025	USB's Breakroom Supplies		0.00	360.60	
	100-1400-52040	OFFICE SUPPLIES	Breakroom Suplies			142.14	
	100-1400-57100	CAPITAL OUTLAY - COMP...	USB's			218.46	
6043386968	Invoice	10/03/2025	Cleaning Supplies		0.00	27.84	
	100-1400-52518	FACILITIES EXPENSE	Cleaning Supplies			27.84	
6043386969	Invoice	10/03/2025	Office Supplies		0.00	22.71	
	100-1400-52040	OFFICE SUPPLIES	Office Supplies			22.71	
6043386970	Credit Memo	10/03/2025	Office Supplies		0.00	-32.98	
	100-1400-52040	OFFICE SUPPLIES	Office Supplies			-32.98	
6043386971	Invoice	10/03/2025	Office Supplies & Toner		0.00	463.84	
	100-1400-52040	OFFICE SUPPLIES	Office Supplies			20.74	
	100-1400-57100	CAPITAL OUTLAY - COMP...	Toner			443.10	
6043386972	Invoice	10/03/2025	Office Supplies		0.00	27.39	
	100-1400-52040	OFFICE SUPPLIES	Office Supplies			27.39	
TMOBIL	T-MOBILE USA, INC	10/03/2025	Regular		0.00	141.88	58554
092125B	Invoice	10/03/2025	Cell Phones		0.00	141.88	
	100-2200-52415	CELLULAR PHONE	Cell Phones			141.88	
TMOBIL	T-MOBILE USA, INC	10/03/2025	Regular		0.00	1,455.88	58555

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		
092125	Invoice	10/03/2025	Cell Phone Charges	0.00	1,455.88	
	100-1400-52415	CELLULAR PHONE	Cell Phone Charges	31.93		
	100-1500-52415	CELLULAR PHONE	Cell Phone Charges	33.77		
	100-2100-52415	CELLULAR PHONE	Cell Phone Charges	212.32		
	309-0000-52415	CELLULAR PHONE	Cell Phone Charges	275.45		
	309-0000-52415	CELLULAR PHONE	Cell Phone Charges	29.35		
	310-0000-52415	CELLULAR PHONE	Cell Phone Charges	679.42		
	310-0000-52415	CELLULAR PHONE	Cell Phone Charges	29.35		
	311-0000-52415	CELLULAR PHONE	Cell Phone Charges	9.70		
	312-0000-52415	CELLULAR PHONE	Cell Phone Charges	36.76		
	410-0000-52415	CELLULAR PHONE	Cell Phone Charges	117.83		
TMOBIL	T-MOBILE USA, INC	10/03/2025	Regular	0.00	1,028.92	58556
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
092125C	Invoice	10/03/2025	ERF Cell Phones	0.00	1,028.92	
	121-0000-52200	PROFESSIONAL SERVICES...	ERF Cell Phones	1,028.92		
TPO HU	TPO HUMAN RESOURCE MANAGEMENT	10/03/2025	Regular	0.00	962.50	58557
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
20625	Invoice	10/03/2025	EE Relations	0.00	962.50	
	100-1310-52200	PROFESSIONAL SERVICES...	EE Relations	962.50		
TRICIT	TRI-CITIES DISPOSAL AND RECYCLING, INC.	10/03/2025	Regular	0.00	198,746.53	58558
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
0001172038	Invoice	10/03/2025	Corp Yard Landfill Fees	0.00	1,691.83	
	410-0000-52531	STREET MAINTENANCE	Corp Yard Landfill Fees	1,336.55		
	647-0000-52532	STREET SWEEPING	Corp Yard Landfill Fees	33.84		
	649-0000-52532	STREET SWEEPING	Corp Yard Landfill Fees	101.50		
	651-0000-52532	STREET SWEEPING	Corp Yard Landfill Fees	219.94		
2025-09	Invoice	10/03/2025	Garbage Fees Sept. 2025	0.00	197,054.70	
	311-0000-52230	LEASE CONTRACTS	Garbage Fees Sept. 2025	197,054.70		
TRINIP	TRINIDAD ZAVALA	10/03/2025	Regular	0.00	250.00	58559
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
25-0922 QH	Invoice	10/03/2025	Install Gas Shut Off Valve F.D.	0.00	250.00	
	211-0000-57000	CAPITAL OUTLAY - IMPR...	Install Gas Shut Off Valve F.D.	250.00		
USBANP	U.S. BANK CORPORATE PAYMENT SYSTEM	10/03/2025	Regular	0.00	1,953.67	58560
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
090825FD	Invoice	10/03/2025	Credit Card Purchases	0.00	144.21	
	100-1450-52051	TOOLS & MINOR EQUIPM...	CMC Rescue - Robe Bag	144.21		
090825JL	Invoice	10/03/2025	Credit Card Purchases	0.00	355.70	
	100-1450-52045	FIRE PREVENTION	CVS Pharmacy - Printed Pictures	45.46		
	100-1450-52045	FIRE PREVENTION	Amazon.com - Picture Frames	32.61		
	100-1450-52400	UTILITIES	Verizon - FD Data Plan	109.14		
	100-1450-52400	UTILITIES	Dish Network - TV Service	168.49		
090825JP	Invoice	10/03/2025	Email Processor App	0.00	766.59	
	100-2200-52049	PRINTING & ADVERTISING	Email Processor App	39.25		
	100-2200-52049	PRINTING & ADVERTISING	Email Processor App	39.25		
	100-2200-52105	SPECIAL EVENTS	Kitchen Ribbon Cutting	52.42		
	100-2200-52105	SPECIAL EVENTS	Music in the Park - Concession	21.36		
	100-2200-52105	SPECIAL EVENTS	Music in the Park - Concession	76.99		
	100-2200-52105	SPECIAL EVENTS	Music in the Park - Concession	48.90		

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
	100-2200-52105 SPECIAL EVENTS		Kitchen Ribbon Cutting		21.85	
	100-2200-52105 SPECIAL EVENTS		Kitchen Ribbon Cutting		53.88	
	100-2200-52105 SPECIAL EVENTS		Kitchen Ribbon Cutting		32.16	
	100-2200-52518 FACILITIES EXPENSE		Fitness Center		360.53	
	100-2200-52518 FACILITIES EXPENSE		Software Subscription		20.00	
090825RD	Invoice	10/03/2025	Credit Card Purchases	0.00	687.17	
	100-2200-52031 PROGRAM SUPPLIES		Pre-K: Tiny Chefs Grocery Items		50.46	
	100-2200-52031 PROGRAM SUPPLIES		Culinary Supplies Kitchen Tools		39.25	
	100-2200-52031 PROGRAM SUPPLIES		Youth: Easy Baking Grocery Items		8.57	
	100-2200-52031 PROGRAM SUPPLIES		Pre-K: Tiny Chefs Grocery Items		40.97	
	100-2200-52031 PROGRAM SUPPLIES		Youth: Easy Baking Grocery Items		2.19	
	100-2200-52031 PROGRAM SUPPLIES		Youth: Easy Baking Grocery Items		16.15	
	100-2200-52031 PROGRAM SUPPLIES		Senior Programs Decor and Gifts		33.15	
	100-2200-52031 PROGRAM SUPPLIES		Pre-K: Tiny Chefs Grocery Items		21.04	
	100-2200-52031 PROGRAM SUPPLIES		Pre-K: Tiny Chefs Grocery Items		19.96	
	100-2200-52031 PROGRAM SUPPLIES		Youth: Easy Baking Grocery Items		48.03	
	100-2200-52031 PROGRAM SUPPLIES		Youth: Easy Baking		10.90	
	100-2200-52031 PROGRAM SUPPLIES		Pre-K: Tiny Chefs Grocery Items		29.65	
	100-2200-52031 PROGRAM SUPPLIES		Youth: Easy Baking Grocery Items		73.45	
	100-2200-52051 TOOLS & MINOR EQUIPM...		YC Outreach Mobile Cart		37.46	
	100-2200-52091 TRAVEL, MEETINGS & TRA...		Summer End Lunch Food Platter		27.63	
	100-2200-52105 SPECIAL EVENTS		Kitchen Grand Opening Salt Sea...		77.14	
	100-2200-52115 SUNDRY		Concessions Water Bottles		25.14	
	100-2200-52115 SUNDRY		Concessions Water Bottles		41.98	
	100-2200-52518 FACILITIES EXPENSE		Laundry Tide Pods		17.47	
	100-2200-52518 FACILITIES EXPENSE		Laundry Tide Pods		54.59	
	100-2200-52518 FACILITIES EXPENSE		Music Subscription Spotify		11.99	
	Void	10/03/2025	Regular	0.00	0.00	58561
VOYAG	US BANK VOYAGER FLEET SYSTEMS, INC.	10/03/2025	Regular	0.00	13,978.34	58562
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
8691428362539	Invoice	10/03/2025	Fuel	0.00	13,978.34	
	100-1250-52085	FUEL	Fuel		87.18	
	100-1400-52085	FUEL	Fuel		4,875.53	
	100-1400-52085	FUEL	Fuel		120.17	
	100-1450-52085	FUEL	Fuel		1,876.29	
	100-2100-52085	FUEL	Fuel		1,095.24	
	100-2100-52085	FUEL	Fuel		52.73	
	100-2200-52085	FUEL	Fuel		55.60	
	100-8000-52080	FLEET SERVICES	Fuel		431.43	
	309-0000-52085	FUEL	Fuel		1,590.34	
	310-0000-52085	FUEL	Fuel		2,884.09	
	311-0000-52085	FUEL	Fuel		17.06	
	312-0000-52085	FUEL	Fuel		178.30	
	312-0000-52085	FUEL	Fuel		190.49	
	410-0000-52085	FUEL	Fuel		523.89	
UTILTE	UTILITY TELECOM GROUP, LLC	10/03/2025	Regular	0.00	4,241.49	58563
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
90239000000025...	Invoice	10/03/2025	City Phones	0.00	4,241.49	
	100-8000-52410	TELEPHONE/DATA/PAGER	City Phones		4,241.49	
VALELE	VALLEY ELECTRIC MOTOR SERVICE, INC.	10/03/2025	Regular	0.00	2,051.83	58564
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
34179	Invoice	10/03/2025	Pump Emergency Repair	0.00	2,051.83	
	310-0000-52525	REPAIRS & MAINTENANCE..	Pump Emergency Repair		2,051.83	

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
VERIZO	VERIZON WIRELESS	10/03/2025	Regular	0.00	40.01	58565

Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**	
6124142703	Invoice	10/03/2025	Air Cards	0.00	40.01
	310-0000-52415	CELLULAR PHONE	Air Cards	40.01	

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
WALLAC	WALLACE GROUP	10/03/2025	Regular	0.00	25,654.15	58566

Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**	
66044	Invoice	10/03/2025	CM - Recycled Water Proj.	0.00	22,639.15
	213-0000-52200	PROFESSIONAL SERVICES...	CM - Recycled Water Proj.	22,639.15	
66045	Invoice	10/03/2025	CM - WRF Collection System	0.00	3,015.00
	310-0000-57000	CAPITAL OUTLAY - IMPR...	CM - WRF Collection System	3,015.00	

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Z&M EN	Z&M ENTERPRISE, LLC	10/03/2025	Regular	0.00	4,651.07	58567

Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**	
1698	Invoice	10/03/2025	UV Station Sensor Assembly Kit	0.00	4,564.61
	310-0000-52525	REPAIRS & MAINTENANCE..	UV Station Sensor Assembly Kit	4,564.61	
1710	Invoice	10/03/2025	UV Station Lock Plate	0.00	86.46
	310-0000-52525	REPAIRS & MAINTENANCE..	UV Station Lock Plate	86.46	

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
ZOLLME	ZOLL MEDICAL CORP	10/03/2025	Regular	0.00	25,234.35	58568

Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**	
4320297	Invoice	10/03/2025	EMS Autopulse - FD	0.00	25,234.35
	431-0000-52041	OPERATIONAL SUPPLIES	EMS Autopulse - FD	25,234.35	

Total Regular:	**0.00**	**749,651.14**

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Payment Type: Bank Draft						
EFTPS	EFTPS	10/03/2025	Bank Draft	0.00	9,377.62	DFT0000097

Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount
INV0000889	Invoice	10/03/2025	MEDICARE W/H	0.00	9,377.62

Account Number	Account Name	Item Description	Distribution Amount
100-0000-21110	FICA/MEDICARE PAYABLE	MEDICARE W/H	5,691.84
121-0000-21110	FICA/MEDICARE PAYABLE	MEDICARE W/H	50.62
122-0000-21110	FICA/MEDICARE PAYABLE	MEDICARE W/H	82.82
309-0000-21110	FICA/MEDICARE PAYABLE	MEDICARE W/H	1,099.06
310-0000-21110	FICA/MEDICARE PAYABLE	MEDICARE W/H	1,893.84
311-0000-21110	FICA/MEDICARE PAYABLE	MEDICARE W/H	152.74
312-0000-21110	FICA/MEDICARE PAYABLE	MEDICARE W/H	103.00
410-0000-21110	FICA/MEDICARE PAYABLE	MEDICARE W/H	303.58
531-0000-21110	FICA/MEDICARE PAYABLE	MEDICARE W/H	0.12

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
EFTPS	EFTPS	10/03/2025	Bank Draft	0.00	39,365.80	DFT0000098

Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount
INV0000890	Invoice	10/03/2025	FICA W/H	0.00	39,365.80

Account Number	Account Name	Item Description	Distribution Amount
100-0000-21110	FICA/MEDICARE PAYABLE	FICA W/H	23,962.38
121-0000-21110	FICA/MEDICARE PAYABLE	FICA W/H	216.46
122-0000-21110	FICA/MEDICARE PAYABLE	FICA W/H	354.10
309-0000-21110	FICA/MEDICARE PAYABLE	FICA W/H	4,555.70
310-0000-21110	FICA/MEDICARE PAYABLE	FICA W/H	7,955.22
311-0000-21110	FICA/MEDICARE PAYABLE	FICA W/H	582.52
312-0000-21110	FICA/MEDICARE PAYABLE	FICA W/H	440.48
410-0000-21110	FICA/MEDICARE PAYABLE	FICA W/H	1,298.38
531-0000-21110	FICA/MEDICARE PAYABLE	FICA W/H	0.56

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
EFTPS	EFTPS	10/03/2025	Bank Draft	0.00	31,571.65	DFT0000099

Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount
INV0000892	Invoice	10/03/2025	FEDERAL TAX	0.00	31,571.65

Account Number	Account Name	Item Description	Distribution Amount
100-0000-21120	FEDERAL TAX PAYABLE	FEDERAL TAX	19,948.37
121-0000-21120	FEDERAL TAX PAYABLE	FEDERAL TAX	177.87
122-0000-21120	FEDERAL TAX PAYABLE	FEDERAL TAX	238.40
309-0000-21120	FEDERAL TAX PAYABLE	FEDERAL TAX	3,345.62
310-0000-21120	FEDERAL TAX PAYABLE	FEDERAL TAX	6,258.69
311-0000-21120	FEDERAL TAX PAYABLE	FEDERAL TAX	567.45
312-0000-21120	FEDERAL TAX PAYABLE	FEDERAL TAX	271.06
410-0000-21120	FEDERAL TAX PAYABLE	FEDERAL TAX	763.68
531-0000-21120	FEDERAL TAX PAYABLE	FEDERAL TAX	0.51

Total Bank Draft:	**0.00**	**80,315.07**	

Bank Code APRAB Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	271	81	0.00	760,178.48
Manual Checks	0	0	0.00	0.00
Voided Checks	0	4	0.00	-10,527.34
Bank Drafts	3	3	0.00	80,315.07
EFT's	48	22	0.00	243,379.67
	322	**110**	**0.00**	**1,073,345.88**

All Bank Codes Check Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	271	81	0.00	760,178.48
Manual Checks	0	0	0.00	0.00
Voided Checks	0	4	0.00	-10,527.34
Bank Drafts	3	3	0.00	80,315.07
EFT's	48	22	0.00	243,379.67
	322	**110**	**0.00**	**1,073,345.88**

Fund Summary

Fund	Name	Period	Amount
999	POOLED CASH	9/2025	3,600.00
999	POOLED CASH	10/2025	1,069,745.88
			1,073,345.88

CITY OF SOLEDAD
STAFF REPORT

SUBJECT: **Resolution No. 6285, a Resolution of the City Council of the City of Soledad Approving the Purchase of One (1) Pre-Owned Tractor for the Water Reclamation Facility from Pacific Ag Rental in the Amount of $152,950 and Authorizing the City Manager to Execute the Purchase**

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

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

THROUGH: **Megan Hunter, City Manager**

MEETING DATE: **October 15, 2025**

Recommendation

It is recommended that the City Council of the City of Soledad Consider and Adopt Resolution No. 6285, "Approving the Purchase of One (1) Pre-Owned Tractor for the Water Reclamation Facility from Pacific Ag Rental in the Amount of $152,950 and Authorizing the City Manager to Execute the Purchase".

Executive Summary

The City of Soledad provides wastewater services to approximately 19,000 residents, as well as CDCR, Dole, and Camphora, through its Water Reclamation Facility (WRF). The WRF treats all wastewater flows and requires reliable equipment to maintain its 120 acres of Rapid Infiltration Basins (RIBs) and 1.7 miles of berms and levees. Currently, staff relies on an aging small tractor at the end of its service life and must rent a larger tractor for heavy maintenance tasks such as ripping the RIBs four feet deep to ensure proper infiltration. To improve efficiency and reduce long-term costs, staff recommends purchasing a pre-owned tractor. This purchase was anticipated in the current Capital Improvement Program (CIP) and will be fully funded by the Wastewater Fund.

Background

As part of the Fiscal Year 2025/2026 Budget, funding for a replacement Tractor to be used at the WRF was allocated as the tractor previously used for disking and ripping operations at the plant had become inoperable and its age (being a 1996 New Holland Tractor) made repairs infeasible. As such PW staff solicited bids from interested parties for the sale and delivery of a pre-owned tractor which would meet the work requirements needed by the WRF. Two bids were received for a replacement tractor, of which staff is recommending the approval of the lower of the two and authorizing the city manager to purchase said vehicle.

This item was originally scheduled for the October 1, 2025, but was tabled because staff noticed the attached quotation in the agenda listed a unit with the incorrect serial number and bid specifications. This has subsequently been corrected and Attachment A is correct for the pre-owned tractor.

Review & Analysis

The WRF has been in need of a replacement tractor since the old tractor, a 1996 New Holland tractor, broke down last year. Since the tractor was such an old model finding parts to replace and repair had become impossible and as it was an older model it did not meet emission standards set by the California State Air Board. As such, PW staff had planned to purchase a new tractor starting FY 25-26 and had budgeted an amount of $250,000 to make said purchase. After researching tractors, PW staff found a tractor that had the technical specifications necessary to perform the work needed at the plant, but a new tractor was deemed too expensive for the City's intermittent needs.

A pre-owned tractor was determined to adequately meet the City's needs while staying within the budgeted allocation. Public Works staff issued a Request for Bids (RFB) on August 5, 2025, in compliance with Section 3.24.060 of the SMC, with bids due August 26, 2025, for the procurement and delivery of a pre-owned tractor meeting the minimum requirements for work at the WRF. Two bids were received, with the lowest responsive bid of $152,950 submitted for a 2016 John Deere 9520 RT. This tractor met all RFB specifications, included a one-year warranty through June 2026, and fell within the available funding. After review, staff recommended approval of a purchase order with Pacific Ag Rental in the amount of $152,950 for the purchase and delivery of the 2016 John Deere 9520 RT, and authorization for the City Manager to execute the purchase on behalf of the City.

Financial Considerations

The cost for the tractor has been budgeted in the Wastewater Fund for the current FY 2025-2026 and included in the CIP.

Wastewater Vehicle Fund Summary
$250,000.00 Budget Amount FY 2025-2026

Alternatives

- Approve the Resolution; or
- Do not approve the Resolution; or
- Provide other direction to staff.

Planning/CEQA

This proposed purchase is exempt from CEQA as it 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.

Public Notice Requirements

None required.

Attachment(s):
Resolution No. 6285
Attachment A

RESOLUTION NO. 6285

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOLEDAD APPROVING THE PURCHASE OF ONE (1) PRE-OWNED TRACTOR FOR THE WATER RECLAMATION FACILITY FROM PACIFIC AG RENTAL IN THE AMOUNT OF $152,950 AND AUTHORIZING THE CITY MANAGER TO EXECUTE THE PURCHASE

WHEREAS, the City of Soledad operates a Water Reclamation Facility (WRF) that requires the use of a tractor to perform regular maintenance of the rapid infiltration basins (ribs); and

WHEREAS, the existing tractor, a 1996 New Holland, has become inoperable and cannot be feasibly repaired due to its age, lack of available parts, and noncompliance with current emission standards; and

WHEREAS, as part of the fiscal year 2025–2026 budget, $250,000 was allocated from the wastewater fund for the purchase of a replacement tractor; and

WHEREAS, Public Works staff issued a request for bids pursuant to Soledad Municipal Code Section 3.24.060 on August 5, 2025, for a pre-owned tractor meeting WRF operational needs, with a bid deadline of August 26, 2025; and

WHEREAS, two bids were received and evaluated, and Pacific Ag Rental submitted the lowest responsive bid of $152,950 for a 2016 John Deere 9520 RT tractor, which meets all requirements; and

WHEREAS, the purchase will reduce the city's reliance on costly equipment rentals and will be funded entirely from the wastewater fund.

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

1. The City Council hereby approves the purchase of one (1) pre-owned 2016 John Deere 9520 RT tractor from Pacific Ag Rental in the amount of $152,950.
2. The City Council authorizes the City Manager to execute all documents necessary to complete the purchase on behalf of the City.

PASSED AND ADOPTED by the City Council of the City of Soledad, County of Monterey, State of California, on this 15th day of October 2025, by the following vote:

AYES, and in favor thereof, Councilmembers:

NOES, Councilmembers:

ABSENT, Councilmembers:

ABSTAIN, Councilmembers:

ANNA M. VELAZQUEZ, Mayor

ATTEST:

MEGAN HUNTER, City Clerk

Attachment A

EQP SALE RESERVATION

48752-0000 Page: 1

RENT THE BRANDS YOU TRUST!

Invoice date 10/02/25
Date out.... **10/02/25**
Date in..... 10/02/25

PACIFIC AG RENTALS **866-727-7368**

Customer: 1329
CITY OF SOLEDAD
P.O. BOX 156
SOLEDAD, CA 93960

Job Site:
WATER TREATMENT PLANT
34520 MORISOLI ROAD
SOLEDAD, CA 93960

C#: 831-678-3963 J#: 831-678-3963

Ordered By:	Purchase Order Number:	Job Location:	
JUAN	9RT 3PT	34520 MORISOLI ROAD, SOLEDAD	
Policy Expiration Date:	**Pacific Ag Rentals Sales Rep:**	**Time Printed:**	**Terms:**
7/01/26	HOLLY VANOLI	10/02/25 2:18	***Net 15 Days***

Qty	Equipment #	Price	Amount
1	7714 CC: 180-1000 475-520HP TRACK CAB - PS Make: JOHN DEERE Model: 9520 RT	140000.00 Serial #: 1RW9520RAGP915141	140000.00

DELIVERY INSTRUCTIONS:
Free Delivery

Sub-total:	140000.00
Sales Tax:	12950.00
Total:	152950.00

Year - 2016
Hours - 6361

PLEASE CALL FOR PICK UP AND OBTAIN A PICK UP NUMBER

CUSTOMER IS RESPONSIBLE FOR REFUELING, DAMAGES, REPAIRS OR TIRE REPAIRS

Enclosed you will find our Equipment Rental Form for the equipment that you plan to rent, lease or purchase from Pacific Ag. Rentals. If you have not ordered the equipment listed above or have questions regarding this form, call our office at one of the numbers shown.

X

CUSTOMER SIGNATURE DATE NAME PRINTED

Remit To:
P.O. BOX 744679
LOS ANGELES, CA 90074-4679
831-754-8815
Fax: 831-754-6638

www.pacificagrentals.com

1001

PGINV

CONDITIONS OF RENTAL, READ FRONT & REVERSE SIDE Written by.. HOLLY VANOLI

CITY OF SOLEDAD
STAFF REPORT

SUBJECT: **Resolution No. 6291, A Resolution of the City Council of the City of Soledad Approving a Purchase of 300 Trojan Ultraviolet (UV) Lamps from Trojan Technologies in the Amount of $133,455.45**

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

FROM: **Carla James, Water Resources Manager and Donald Wilcox, Public Works Director**

THROUGH: **Megan Hunter, City Manager**

MEETING DATE: **October 15, 2025**

Recommendation

It is recommended that the City Council of the City of Soledad consider and adopt Resolution No. 6291, "Approving a purchase of 300 Trojan ultraviolet (UV) lamps from Trojan Technologies in the Amount of $133,455.45."

Executive Summary

The City of Soledad's Water Reclamation Facility uses the TrojanUV3000Plus system with 480 UV lamps to disinfect wastewater. UV lamps must be replaced after 9,000 hours. The City previously approved and installed 200 replacement lamps; the remaining 280 are nearing end-of-life. Staff recommends purchasing 300 lamps, 280 for replacement and 20 as backups. In addition, the City's Recycled Water Project requires validation testing to ensure the UV system meets required disinfection levels. Once validated, the State can approve recycled water use under Title 22.

The City obtained a quote from Trojan Technologies for the purchase of 300 Trojan UV lamps for $133,455.45. Only Trojan UV lamps can be used in the TrojanUV3000Plus system, and Trojan Technologies is the sole-source vendor of Trojan UV lamps.

Background

The City of Soledad (City) Water Reclamation Facility (WRF) uses TrojanUV3000Plus ultraviolet (UV) light technology as part of the wastewater treatment system to meet water quality requirements. The Trojan UV system uses high-intensity UV light from a total of 480 Trojan UV lamps to inactivate disease-causing organisms. Trojan UV lamps must be changed after 9,000 hours of run time. City Council previously approved the purchase of 200 Trojan UV lamps at the July 02, 2025 Council meeting. Those lamps have now been installed. The remaining 280 Trojan UV lamps will soon be due for replacement, as they are nearing the maximum run time. Staff recommends purchasing 300 Trojan

UV lamps total – 280 for immediate replacement, and 20 which will be kept as backup in case of breakage or other mitigating factors.

Review & Analysis

The replacement of these UV lamps is vital to the City's upcoming Recycled Water Project. This Project requires the UV system to deliver a certain amount of UV energy, known as the UV dose. The City must conduct validation testing for UV Transmittance in order to verify the required UV dose. Once verified, the State Water Resources Control Board (State Water Board) can approve Recycled Water production and use through Title 22 regulations. The purchase of 300 new UV lamps will allow for the upcoming UV Transmittance validation testing to occur under optimal conditions and provide spares.

As noted earlier, the WRF uses TrojanUV3000Plus ultraviolet (UV) light technology for wastewater treatment, which requires the use of Trojan-brand UV lamps. The City obtained a quote from Trojan Technologies for the purchase of 300 Trojan UV lamps for $133,455.45, as the only vendor that sells these lamps. Thus, the City is unable to obtain additional quotes.

Chapter 3.24. of the City of Soledad Municipal Code (SMC) requires that purchases of supplies and equipment shall be procured by competitive bidding procedures set forth therein. However, SMC Section 3.24.040 A. authorizes purchase exceptions as follows:

"Purchases of supplies and equipment shall be bid by procedures as prescribed by this chapter; provided, that bidding shall be dispensed with (1) when an emergency requires that an order be placed with the nearest available source of supply, or (2) when the amount involved is less than twenty-five thousand dollars; or (3) when the commodity, product or equipment can be obtained from only one vendor; or (4) when the city council determines, by a resolution passed by four-fifths of its members, that because of differences in the kinds or types of the particular commodity, product or equipment available on the market, it would be to the city's advantage to make a selection on the basis of suitability to the city's needs, rather than on the basis of price; or (5) when the city council determines, by a resolution passed by a majority of its members, that cost and time savings can be realized by using the purchasing procedures and bid results of another public entity in lieu of the bidding policies prescribed by this statute".

Thus, this purchase does not have to be made via competitive bidding as the equipment in question is only available from one vendor, Trojan Technologies, and as such, falls within the City's "sole source" bidding exception as codified in SMC Section 3.24.040 A.(3).

Financial Considerations

Staff budgeted $125,000.00 towards UV Maintenance in FY 2025/2026 under Budget Line 310-0000-52525 Repairs & Maintenance Supplies.

To cover the full purchase amount ($133,455.45), the remainder ($8,455.45) will be covered with the "Other" funding category from the same FY 2025/2026 Budget Line (310-0000-52525).

Alternatives

- Adopt the attached resolution.
- Do not adopt the attached resolution. This is not recommended, as the Trojan UV lamps are critical components of the TrojanUV3000Plus UV disinfection system and UV Transmittance

validation is required by the State Water Board for approval of Recycled Water production and use.

Planning/CEQA

Section 15301 (d)–Existing Facilities: This Class 1 categorical exemption includes the operation, repair, maintenance, leasing, or minor alteration of existing public or private structures or facilities, provided the exemption only involves negligible or no expansion of the previous site's use.

Public Notice Requirements

None required.

Attachment(s):
Resolution No. 6291
Request for Purchase

RESOLUTION NO. 6291

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOLEDAD APPROVING A PURCHASE OF 300 TROJAN ULTRAVIOLET (UV) LAMPS FROM TROJAN TECHNOLOGIES IN THE AMOUNT OF $133,455.45

WHEREAS, the City of Soledad (City) Water Reclamation Facility uses TrojanUV300Plus ultraviolet (UV) light technology as part of the wastewater treatment system as required to disinfect the effluent to meet water quality requirements; and

WHEREAS, UV light provides rapid, effective inactivation of microorganisms (such as Cryptosporidium and Giardia) through a physical process, instantaneously rendering them incapable of reproducing; and

WHEREAS, the effects of UV are directly related to the dose of UV energy absorbed by a microorganism; and

WHEREAS, to accurately determine the dose of the UV system for a given flow rate, bioassay validation must be conducted to take into account all the variables that can affect the UV intensity and residence time; and

WHEREAS, the City's upcoming Recycled Water Project requires the UV system to deliver a certain amount of UV energy, known as the UV dose; and

WHEREAS, the City must conduct validation testing for UV Transmittance in order to verify the required UV dose. Once verified, the State Water Resources Control Board (State Water Board) can approve Recycled Water production and use through Title 22 regulations; and

WHEREAS, the purchase of 300 new Trojan UV lamps will allow for the upcoming UV Transmittance validation testing to occur under optimal conditions and provide spares; and

WHEREAS, only Trojan UV lamps can be used in the TrojanUV3000Plus system; and

WHEREAS, Trojan Technologies is the sole-source vendor of Trojan UV lamps; and

WHEREAS, there are no other vendors that sell the required Trojan UV lamp, and as such, the City is unable to obtain additional quotes; and

WHEREAS, Soledad Municipal Code Section 3.24.040 A. (3) authorizes purchase exemptions to bidding when the commodity, product, or equipment can be obtained from only one vendor; and

WHEREAS, the purchase is a Class 1 categorical exemption under CEQA Section 15301 (d)-Existing Facilities, which includes the operation, repair, maintenance, leasing, or minor alteration of existing public or private structures or facilities, provided the exemption only involves negligible or no expansion of the previous site's use

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

1. That bidding for the purchase of the desired equipment, as required by Soledad Municipal Code Chapter 3.24, can be dispensed with pursuant to Section 3.24.040 A. (3) which provides an exemption from bidding when the equipment in question can "be obtained from only one vendor."

2. That the Council approves the purchase of 300 Trojan ultraviolet (UV) lamps from Trojan Technologies in the amount of $133,455.45.

PASSED AND ADOPTED by the City Council of the City of Soledad at a regular meeting duly held on the 15th day of October 2025, by the following vote:

AYES, and in favor thereof, Councilmembers:

NOES, Councilmembers:

ABSENT, Councilmembers:

ABSTAIN, Councilmembers:

_____
ANNA M. VELAZQUEZ, Mayor

ATTEST:

_____
MEGAN HUNTER, City Clerk

Request for Purchase

Date:	9/30/2025
Public Works Division:	Wastewater Department
Requester Name:	Gabriel Perez
Contact Number:	(831) 210-1573

Vendor Name:	Trojan Technologies
Contact Person:	Heather Conine
Street Address:	4310 44th St SE
City, State, Zip Code:	Kentwood, MI 49512
Telephone Number:	(866) 388-0488
Vendor Acct No.	

Conf. No.	
Quote No.	QM0003458

Ship To:	Gabriel Perez
Street Address:	34520 Morisoli Road
City, State, Zip Code:	Soledad, CA 93960
Location:	WWTP

To be completed by Purchaser	
P.O. No.:	
Work Order:	

Quantity	Unit	Description/Item Number	Unit Price	Total Price	Invoice #
12	10	794447-0RDP Lamp P, GA64T6HE Agnle BA 25PK	$9,602.88	$115,234.56	
1	20	Surcharge - Due to current economic volatility resulting in inflationary cost pressures, we are applying a 5 % surcharge	$5,761.73	$5,761.73	
1	30	Freight at Cost	$1,267.00	$1,267.00	
				$0.00	
				$0.00	
				$0.00	
				$0.00	
				$0.00	

Sub-Total		$122,263.29	
Taxes		$11,192.16	
Est. Shipping		See Freight	
Total		$133,455.45	

UV Station - Trojan Lamps for (300 lamps)
(See Request)

G.P.
10/01/2025

Must attempt three quotes if over $5,000

Account	Fund Line Description
310-0000-52525	Repairs & Maintenance Supplies

Authorized by: Julie Rose James — Department Manager — Date: 10/01/2025

Approved by: JW — Public Works Director — Date: 10/2/25

Approved by: _____ — City Manager (if over $5,000) — Date: _____

CITY OF SOLEDAD
STAFF REPORT

SUBJECT: **Resolution No. 6292, A Resolution of the City Council of the City of Soledad Authorizing the City Manager to Execute Amendment No. 3 to the Professional Services Agreement with Benitez Security Services, Inc., Extending the Term Through December 5, 2025, and Increasing the Total Contract Amount to Not Exceed $155,520**

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

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

THROUGH: **Megan Hunter, City Manager**

MEETING DATE: **October 15, 2025**

Recommendation

It is recommended that the City Council adopt Resolution No. 6292, A Resolution of the City Council of the City of Soledad "Authorizing the City Manager to Execute Amendment No. 3 to the Professional Services Agreement with Benitez Security Services, Inc., Extending the Term Through December 5, 2025, and Increasing the Total Contract Amount to Not Exceed $155,520."

Executive Summary

The City of Soledad is implementing the Encampment Resolution Funding (ERF-3) Program in partnership with the County of Monterey to transition individuals from the Salinas River encampment into safe and stable housing. While the development of the modular Interim Housing Site is underway, participants were temporarily relocated to 990 Los Coches Road in February 2025. To ensure safety and stability at this provisional encampment, the City contracted with Benitez Security Services, Inc. ("Benitez Security") for 24-hour unarmed security coverage. Since the development of the interim housing is taking longer than expected, it is recommended that the Council approve an amendment to extend the term to December 5, 2025, and increase the contract by $27,648. This extension will ensure uninterrupted security during the final phase of preparation for the Interim Housing Site.

Background

On January 17, 2024, the City Council authorized staff to partner with the County of Monterey to jointly develop and submit an application for the Encampment Resolution Funding Program. On April 18, 2024, the County of Monterey was awarded $4,726,964 for the Salinas River/Soledad Encampment Project, with $2,691,087.60 sub-granted to the City of Soledad to develop an Interim Housing Site and provide related services.

In February 2025, due to significant health and safety concerns, the riverbed encampment required provisional relocation to 990 Los Coches Road while the development of the Interim Housing Site is in progress. The County awarded the City an additional $193,331.60 to support provisional relocation and operational costs. As part of this effort, the City entered into an agreement with Benitez Security Services, Inc. on May 20, 2025, for 24-hour unarmed security services at the ERF-3 Provisional Encampment Site. Benitez Security has provided consistent coverage, maintaining participant safety, supporting compliance with site rules, and ensuring the security of nearby residents and businesses.

Since the execution of the contract with Benitez Security, two amendments have been approved. Amendment No. 1 extended the contract to September 28, 2025, and increased the contract amount to $100,224. Amendment No. 2 extended the contract to October 31, 2025, and increased the contract to $127,872.

Review & Analysis

Approval of Amendment No. 3 will ensure the City maintains continuous 24-hour security coverage at the provisional encampment site through December 5, 2025, at an additional cost of $27,648. This short extension is critical as participants transition to the new Interim Housing Site.

The City has made steady progress in developing the modular Interim Housing units; however, additional time has been required to meet stormwater, drainage, and fire code requirements. While these improvements strengthen the long-term quality and safety of the project, they have delayed the move-in date for participants. In the meantime, security at the provisional site remains a vital safeguard.

Since May 2025, Benitez Security Services has played an essential role in maintaining safety and stability for both program participants and the surrounding neighborhood. Their staff provide round-the-clock monitoring, enforce site rules, and act as a visible presence that reassures residents and businesses near the site. Without this coverage, risks to participant well-being and community confidence would increase significantly.

Extending the contract ensures that the City honors its commitment to protect vulnerable residents while responsibly managing the temporary encampment. Once the Interim Housing Site opens, the need for 24-hour on-site security is expected to decrease substantially, as participants will be housed in a more structured, service-oriented environment. All other provisions of the original agreement remain unchanged.

Financial Considerations

Amendment No. 3 will continue to be fully funded through ERF-3 grant funds. No General Fund dollars will be used.

Alternatives

- Approve Amendment No. 3 to the Professional Services Agreement with Benitez Security Services, Inc. (Recommended)
- Do not approve Amendment No. 3. This alternative is not recommended, as it would result in a lapse in security services at the ERF-3 Provisional Encampment Site.

Planning/CEQA

Not a Project. The City of Soledad has determined that the proposed action is not a project as defined by

the California Environmental Quality Act (CEQA) (CEQA Guidelines Section 15378).

Public Notice Requirements

Not required.

Attachment(s):
Resolution No. 6292
Exhibit A
Attachment 1
Attachment 2

RESOLUTION NO. 6292

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOLEDAD AUTHORIZING THE CITY MANAGER TO EXECUTE AMENDMENT NO. 3 TO THE PROFESSIONAL SERVICES AGREEMENT WITH BENITEZ SECURITY SERVICES, INC., EXTENDING THE TERM THROUGH DECEMBER 5, 2025, AND INCREASING THE TOTAL CONTRACT AMOUNT TO NOT EXCEED $155,520

WHEREAS, the City of Soledad partnered with the County of Monterey to develop and submit a joint application for Round 3 of the ERF Program (ERF-3), which was awarded to the County in April 2024, and subsequently resulted in a sub-grant to the City of Soledad in the amount of $2,691,087.60 for the development of an Interim Housing Site and associated services; and

WHEREAS, to ensure the safety and stability of individuals temporarily relocated to the ERF-3 Provisional Encampment Site at 990 Los Coches Road, the City entered into a Professional Services Agreement with Benitez Security Services, Inc. on May 20, 2025, for the provision of 24-hour unarmed security services; and

WHEREAS, on July 16, 2025, the City Council approved Amendment No. 1, extending the contract term through September 28, 2025, and increasing the contract amount by $54,144 for a new total not to exceed $100,224; and

WHEREAS, on September 3, 2025, the City Council approved Amendment No. 2, extending the contract term through October 31, 2025, and increasing the contract amount by $27,648 for a new total not to exceed $127,872

WHEREAS, the development of the modular Interim Housing units is underway, but progress has been slower than anticipated in order to ensure compliance with stormwater, drainage, and fire code regulations, thereby requiring the continuation of 24-hour site security; and

WHEREAS, to ensure uninterrupted coverage during this transition period, Amendment No. 3 will extend the contract term through December 5, 2025, and increase the contract amount by $27,648 for a new total not to exceed $155,520; and

WHEREAS, all other terms and conditions of the original Agreement shall remain in full force and effect; and

WHEREAS, this action will be fully funded through Encampment Resolution Funding Round 3 (ERF-3) grant funds, without impacting the City's General Fund.

WHEREAS the proposed action is not a project under the California Environmental Quality Act (CEQA) as defined by CEQA Guidelines Section 15378;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Soledad that the Council approves Amendment No. 3 to the Professional Services Agreement with Benitez Security Services, Inc., a copy of which is attached hereto as **Exhibit A** and by this reference incorporated herein, extending the term though December 5, 2025 and increasing the total contract to a not to exceed amount of $155,520, and authorizing the City Manager 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 15th of October 2025 by the following vote:

AYES, and in favor thereof, Councilmembers:

NOES, Councilmembers:

ABSENT, Councilmembers:

ABSTAIN, Councilmembers:

_____
ANNA M. VELAZQUEZ, Mayor

ATTEST:

_____
MEGAN HUNTER, City Clerk

**PROFESSIONAL SERVICES AGREEMENT BETWEEN
THE CITY OF SOLEDAD AND
BENITEZ SECURITY SERVICES, INC.**

THIS AGREEMENT for professional services is made by and between the City of Soledad ("City") and Benitez Security Services, Inc. ("Contractor") (together sometimes referred to as the "Parties") as of May 20, 2025 (the "Effective Date").

Section 1. **SERVICES**. Subject to the terms and conditions set forth in this Agreement, Contractor shall provide to City the services described in the Scope of Work attached as Exhibit A 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 July 20, 2025, the date of completion specified in Exhibit A, and Contractor 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 the Contractor 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.** Contractor shall perform all services required under this Agreement in the manner and according to the standards observed by a competent practitioner of the profession in which Contractor is engaged.

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

1.4 **Time.** Contractor 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 Contractor's obligations hereunder.

Section 2. **COMPENSATION.** City hereby agrees to pay Contractor a sum not to exceed $46,080, notwithstanding any contrary indications that may be contained in Contractor's proposal, for services to be performed and reimbursable costs incurred under this Agreement. In the event of a conflict between this Agreement and the Contractor's proposal, attached as Attachment A, regarding the amount of compensation, the Agreement shall prevail. City shall pay Contractor 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 the City to the Contractor for services rendered pursuant to this Agreement. Contractor shall submit all invoices to the City in the manner specified herein. Except as specifically authorized by the City in writing, Contractor shall not bill the City for duplicate services performed by more than one person.

Contractor and City acknowledge and agree that compensation paid by City to Contractor under this Agreement is based upon Contractor's estimated costs of providing the services required hereunder,

including salaries and benefits of employees and subcontractors of Contractor. Consequently, the parties further agree that compensation hereunder is intended to include the costs of contributions to any pensions and/or annuities to which Contractor 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.** Contractor 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 number 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 Contractor and each employee, agent, and subcontractor of Contractor performing services hereunder.
- The Contractor's signature.

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 the Contractor.

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 Contractor pursuant to this Agreement. City shall not pay any additional sum for any expense or cost whatsoever incurred by Contractor 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 Contractor 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 the Contractor on an hourly basis shall not exceed the amounts shown in Exhibit A.

2.6 **Reimbursable Expenses.** Reimbursable expenses are specified below and shall not exceed $-0-. Expenses not listed below are not chargeable to the City. Reimbursable expenses are included in the total amount of compensation provided under this Agreement, which shall not be exceeded.

2.7 **Payment of Taxes.** Contractor 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 Contractor terminates this Agreement pursuant to Section 8, the City shall compensate the Contractor for all outstanding costs and reimbursable expenses incurred for work satisfactorily completed as of the date of written notice of termination. Contractor shall maintain adequate logs and timesheets to verify costs incurred to that date.

2.9 **Authorization to Perform Services.** The Contractor 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, Contractor 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 the Contractor 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 Contractor'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 the 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, Contractor, 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 Contractor and its agents, representatives, employees, and subcontractors. Consistent with the following provisions, Contractor shall provide proof satisfactory to the 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 for the City. Contractor 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 Contractor's bid. Contractor shall not allow any subcontractor to commence work on any subcontract until Contractor has obtained all insurance required herein for the subcontractor(s) and provided evidence that such insurance is in effect to the City. Verification of the required insurance shall be submitted and made part of this Agreement prior to execution. Contractor shall maintain all required insurance listed herein for the duration of this Agreement.

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 Contractor; or automobiles owned, leased, hired, or borrowed by the Contractor

c. For any claims related to this Agreement or the work hereunder, the Contractor'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 in excess of the Contractor's insurance and shall not contribute to 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.** Contractor, 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, Contractor shall 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.

4.3.3 **Additional Requirements.** A certified endorsement to include contractual liability shall be included in the policy.

4.4 **All Policy Requirements.**

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

4.4.2 **Verification of coverage.** Prior to beginning any work under this Agreement, Contractor shall furnish City with complete copies of all policies delivered to Contractor by the insurer, including complete copies of all endorsements attached to those policies. All copies of policies and certified 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 Contractor beginning work, it shall not waive the Contractor'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.** Contractor 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.

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.** Contractor hereby agrees to waive subrogation which any insurer or contractor may require from vendor by virtue of the payment of any loss. Contractor 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 Contractor, its employees, agents, and subcontractors.

4.4.6 **Subcontractors.** Contractor shall include all subcontractors as insureds under its policies or shall furnish separate certificates and certified endorsements for each subcontractor. All coverage 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 Contractor 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 Contractor'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 Contractor to stop work under this Agreement or withhold any payment that becomes due to Contractor hereunder, or both stop work and withhold any payment, until Contractor demonstrates compliance with the requirements hereof; and/or

- Terminate this Agreement.

Section 5. **INDEMNIFICATION AND CONTRACTOR'S RESPONSIBILITIES.** To the full extent permitted by law, Contractor shall indemnify, defend and hold harmless City, its governing body, officers, agents, employees from and against any and all liability, loss damage, claims, expenses and costs (including, without limitation, reasonable attorney fees and cost and costs of litigation) (collectively "Liability") of every nature which arises out of, pertains to, or relates to the negligence, recklessness or willful misconduct of Contractor in the performance of this Agreement, except such Liability caused by the active negligence, sole negligence or willful misconduct of City. This indemnification obligation is not limited in any way by any limitation on the amount or type of damages or compensation payable to or for Contractor or its agents or employees under Worker's Compensation acts, disability benefits acts, or other employee benefit acts. This indemnification obligation is not limited by any limitation on the amount or type of damages available under any applicable insurance coverage and shall survive expiration or early termination of this Agreement. This section is applicable to services provided under this agreement that are design professional services provided by a licensed architect, landscape architect, professional engineer, or professional land surveyor.

With respect to third party claims against the Contractor, the Contractor waives any and all rights of any type of 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 2783, as may be amended from time to time, such duties of Contractor to indemnify shall not apply when to do so would be prohibited by California Civil Code Section 2782.

Section 6. **STATUS OF CONTRACTOR.**

6.1 **Independent Contractor.** At all times during the term of this Agreement, Contractor shall be an independent contractor and shall not be an employee of City. City shall have the right to control Contractor only insofar as the results of Contractor'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 Contractor accomplishes services rendered pursuant to this Agreement. Notwithstanding any other City, state, or federal policy, rule, regulation, law, or ordinance to the contrary, Contractor 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 **Contractor Not an Agent.** Except as the City may specify in writing, the Contractor shall have no authority, express or implied, to act on behalf of City in any capacity whatsoever as an agent. Contractor 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.** Contractor and any subcontractors shall comply with all laws and regulations applicable to the performance of the work hereunder, including but not limited to, the California Building Code, the Americans with Disabilities Act, and any copyright, patent, or trademark law. Contractor's Failure to comply with any law(s) or regulation(s) applicable to the performance of the work hereunder shall constitute a breach of contract.

7.3 **Other Governmental Regulations.** To the extent that this Agreement may be funded by fiscal assistance from another governmental entity, Contractor 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.** Contractor represents and warrants to City that Contractor 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. Contractor represents and warrants to City that Contractor 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, Contractor and any subcontractors shall obtain and maintain during the term of this Agreement valid Business Licenses from City.

7.5 **Nondiscrimination and Equal Opportunity.** Contractor 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 Contractor under this Agreement. Contractor 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 Contractor thereby.

Contractor 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 Contractor.

Contractor 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, Contractor shall be entitled to compensation for services performed to the effective date of termination; City, however, may condition payment of such compensation upon Contractor delivering to City any or all documents, photographs, computer software, video and audio tapes, and other materials provided to Contractor or prepared by or for Contractor 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. Contractor understands and agrees that, if City grants such an extension, City shall have no obligation to provide Contractor with compensation beyond the maximum amount provided for in this Agreement. Similarly, unless authorized by the Contract Administrator, the City shall have no obligation to reimburse Contractor 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 Contractor recognize and agree that this Agreement contemplates personal performance by Contractor and is based upon a determination of Contractor'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 Contractor. Contractor may not assign this Agreement or any interest therein without the prior written approval of the Contract Administrator. Contractor 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 Contractor shall survive the termination of this Agreement.

8.6 **Options upon Breach by Contractor.** If Contractor 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 Contractor pursuant to this Agreement.

8.6.3 Retain a different Contractor to complete the work described in Exhibit A not finished by Contractor; or

8.6.4 Charge Contractor 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 Contractor pursuant to Section 2 if Contractor had completed the work.

Section 9. KEEPING AND STATUS OF RECORDS.

9.1 **Records Created as Part of Contractor'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 Contractor prepares or obtains pursuant to this Agreement and that relate to the matters covered hereunder shall be the property of the City. Contractor 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 Contractor 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 **Contractor's Books and Records.** Contractor 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 Contractor to this Agreement.

9.3 **Inspection and Audit of Records.** Any records or documents that Section 9.2 of this Agreement requires Contractor 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 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.** Contractor 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.** Contractor may serve other clients, but none whose activities within the corporate limits of the City or whose business, regardless of location, would place Contractor in a "conflict of interest," as that term is defined in the Political Reform Act, codified at California Government Code Section 81000 *et seq.*

Contractor 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.*

Contractor 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 Contractor was an employee, agent, appointee, or official of the City in the previous twelve months, Contractor warrants that it did not participate in any manner in the formation of this Agreement. Contractor understands that, if this Agreement is made in violation of Government Code §1090 *et seq.*, the entire Agreement is void and Contractor will not be entitled to any compensation for services performed pursuant to this Agreement, including reimbursement of expenses, and Contractor will be required to reimburse the City for any sums paid to the Contractor. Contractor 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.** Contractor 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 Beatriz Trujillo, Community and Development 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 the Contractor shall be sent to:

Benitez Security Services, Inc.
RE: Jesus Benitez
220 N Vanderhurst Ave
King City, CA 93930

Any written notice to the City shall be sent to:
Megan Hunter, City Manager
RE: Beatriz Trujillo
City of Soledad
P.O. Box 248
Soledad, CA 93960

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

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

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

Attachment A: Scope of Services

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	CONTRACTOR
_____	_____
Megan Hunter, City Manager	Jesus H Benitez, Chief Executive Officer
Date:_____	Date:_____

EXHIBIT A

SCOPE OF SERVICES

- Provide and maintain protection with (1) one unarmed security guard to perform all necessary guard functions 24 hours a day, 7 days a week.
- Perform all necessary services to ensure the City's property's safety and protection against damage or theft.
- Monitor and control entry and exit point stops to prevent unauthorized access.
- Maintain a visitor log for onsite visitors or guests. Only participants on the list are allowed on site after hours.
- Conduct regular patrols of the encampment and interior areas to deter illicit activities and identify safety concerns.
- Provide a visible security presence to foster a sense of safety.
- Respond promptly to security incidents, disturbances, or emergencies; coordinate with emergency services as needed.
- De-escalate volatile situations to maintain a peaceful environment.
- Provide a visible security presence to foster a sense of safety.
- Prepare a regular report on security activities and incidents. A copy of the report shall be provided to the City and Step Up on a weekly basis.

PPO 121519

April 15, 2025

To whom it may concern:

My name is Jesus Benitez, and I am the Chief Executive Officer of Benitez Security Services, Inc. The reason I am writing this letter is to provide a quote for Unarmed Security Services for a property located in Soledad, CA

I take pride in offering exemplary safety services, dedicated security officers, and great customer service to current and future clients. Benitez Security Services, Inc. is fully licensed, bonded, and insured in the State of California.

I am providing a rate for Unarmed Security Services as requested. Security officers are licensed and trained using an inhouse training program to meet and exceed client expectations.

Position(s): One (1) Unarmed Security Officer

Times: 24/7

Unarmed Hourly Rate: $32.00 **(Local City Rate)**

One (1) Unarmed Security Officer;

Weekly Cost: $5,376.00 **Monthly Cost - 30 Days**: $23,040.00

Two (2) Unarmed Security Officers;

Weekly Cost: $10,752.00 **Monthly Cost - 30 Days:** $46,080.00

- This quote does not constitute a security plan. Benitez Security Services has not been contracted to perform a security analysis. Benitez Security Services is being contracted to provide the above staffing based on information provided by the above client.
- Benitez Security Services is being contracted to use best efforts and standard business practices to uphold the local laws of the location and to enforce company policy as requested.

Thanks again for your interest in working with Benitez Security Services, Inc. If you have any questions, please contact me at (831) 585-2909.

Best Regards,

Jesus H. Benitez
Chief Executive Officer
Benitez Security Services, Inc.

**PROFESSIONAL SERVICES AGREEMENT BETWEEN
THE CITY OF SOLEDAD AND
BENITEZ SECURITY SERVICES, INC.**

THIS AGREEMENT for professional services is made by and between the City of Soledad ("City") and Benitez Security Services, Inc. ("Contractor") (together sometimes referred to as the "Parties") as of May 20, 2025 (the "Effective Date").

Section 1. **SERVICES**. Subject to the terms and conditions set forth in this Agreement, Contractor shall provide to City the services described in the Scope of Work attached as Exhibit A 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 July 20, 2025, the date of completion specified in Exhibit A, and Contractor 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 the Contractor 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.** Contractor shall perform all services required under this Agreement in the manner and according to the standards observed by a competent practitioner of the profession in which Contractor is engaged.

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

1.4 **Time.** Contractor 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 Contractor's obligations hereunder.

Section 2. **COMPENSATION.** City hereby agrees to pay Contractor a sum not to exceed $46,080, notwithstanding any contrary indications that may be contained in Contractor's proposal, for services to be performed and reimbursable costs incurred under this Agreement. In the event of a conflict between this Agreement and the Contractor's proposal, attached as Attachment A, regarding the amount of compensation, the Agreement shall prevail. City shall pay Contractor 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 the City to the Contractor for services rendered pursuant to this Agreement. Contractor shall submit all invoices to the City in the manner specified herein. Except as specifically authorized by the City in writing, Contractor shall not bill the City for duplicate services performed by more than one person.

Contractor and City acknowledge and agree that compensation paid by City to Contractor under this Agreement is based upon Contractor's estimated costs of providing the services required hereunder,

including salaries and benefits of employees and subcontractors of Contractor. Consequently, the parties further agree that compensation hereunder is intended to include the costs of contributions to any pensions and/or annuities to which Contractor 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.** Contractor 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 number 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 Contractor and each employee, agent, and subcontractor of Contractor performing services hereunder.
- The Contractor's signature.

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 the Contractor.

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 Contractor pursuant to this Agreement. City shall not pay any additional sum for any expense or cost whatsoever incurred by Contractor 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 Contractor 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 the Contractor on an hourly basis shall not exceed the amounts shown in Exhibit A.

2.6 **Reimbursable Expenses.** Reimbursable expenses are specified below and shall not exceed $-0-. Expenses not listed below are not chargeable to the City. Reimbursable expenses are included in the total amount of compensation provided under this Agreement, which shall not be exceeded.

2.7 **Payment of Taxes.** Contractor 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 Contractor terminates this Agreement pursuant to Section 8, the City shall compensate the Contractor for all outstanding costs and reimbursable expenses incurred for work satisfactorily completed as of the date of written notice of termination. Contractor shall maintain adequate logs and timesheets to verify costs incurred to that date.

2.9 **Authorization to Perform Services.** The Contractor 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, Contractor 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 the Contractor 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 Contractor'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 the 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, Contractor, 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 Contractor and its agents, representatives, employees, and subcontractors. Consistent with the following provisions, Contractor shall provide proof satisfactory to the 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 for the City. Contractor 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 Contractor's bid. Contractor shall not allow any subcontractor to commence work on any subcontract until Contractor has obtained all insurance required herein for the subcontractor(s) and provided evidence that such insurance is in effect to the City. Verification of the required insurance shall be submitted and made part of this Agreement prior to execution. Contractor shall maintain all required insurance listed herein for the duration of this Agreement.

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 Contractor; or automobiles owned, leased, hired, or borrowed by the Contractor

c. For any claims related to this Agreement or the work hereunder, the Contractor'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 in excess of the Contractor's insurance and shall not contribute to 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.** Contractor, 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, Contractor shall 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.

4.3.3 **Additional Requirements.** A certified endorsement to include contractual liability shall be included in the policy.

4.4 **All Policy Requirements.**

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

4.4.2 **Verification of coverage.** Prior to beginning any work under this Agreement, Contractor shall furnish City with complete copies of all policies delivered to Contractor by the insurer, including complete copies of all endorsements attached to those policies. All copies of policies and certified 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 Contractor beginning work, it shall not waive the Contractor'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.** Contractor 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.

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.** Contractor hereby agrees to waive subrogation which any insurer or contractor may require from vendor by virtue of the payment of any loss. Contractor 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 Contractor, its employees, agents, and subcontractors.

4.4.6 **Subcontractors.** Contractor shall include all subcontractors as insureds under its policies or shall furnish separate certificates and certified endorsements for each subcontractor. All coverage 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 Contractor 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 Contractor'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 Contractor to stop work under this Agreement or withhold any payment that becomes due to Contractor hereunder, or both stop work and withhold any payment, until Contractor demonstrates compliance with the requirements hereof; and/or

- Terminate this Agreement.

Section 5. **INDEMNIFICATION AND CONTRACTOR'S RESPONSIBILITIES.** To the full extent permitted by law, Contractor shall indemnify, defend and hold harmless City, its governing body, officers, agents, employees from and against any and all liability, loss damage, claims, expenses and costs (including, without limitation, reasonable attorney fees and cost and costs of litigation) (collectively "Liability") of every nature which arises out of, pertains to, or relates to the negligence, recklessness or willful misconduct of Contractor in the performance of this Agreement, except such Liability caused by the active negligence, sole negligence or willful misconduct of City. This indemnification obligation is not limited in any way by any limitation on the amount or type of damages or compensation payable to or for Contractor or its agents or employees under Worker's Compensation acts, disability benefits acts, or other employee benefit acts. This indemnification obligation is not limited by any limitation on the amount or type of damages available under any applicable insurance coverage and shall survive expiration or early termination of this Agreement. This section is applicable to services provided under this agreement that are design professional services provided by a licensed architect, landscape architect, professional engineer, or professional land surveyor.

With respect to third party claims against the Contractor, the Contractor waives any and all rights of any type of 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 2783, as may be amended from time to time, such duties of Contractor to indemnify shall not apply when to do so would be prohibited by California Civil Code Section 2782.

Section 6. **STATUS OF CONTRACTOR.**

6.1 **Independent Contractor.** At all times during the term of this Agreement, Contractor shall be an independent contractor and shall not be an employee of City. City shall have the right to control Contractor only insofar as the results of Contractor'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 Contractor accomplishes services rendered pursuant to this Agreement. Notwithstanding any other City, state, or federal policy, rule, regulation, law, or ordinance to the contrary, Contractor 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 **Contractor Not an Agent.** Except as the City may specify in writing, the Contractor shall have no authority, express or implied, to act on behalf of City in any capacity whatsoever as an agent. Contractor 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.** Contractor and any subcontractors shall comply with all laws and regulations applicable to the performance of the work hereunder, including but not limited to, the California Building Code, the Americans with Disabilities Act, and any copyright, patent, or trademark law. Contractor's Failure to comply with any law(s) or regulation(s) applicable to the performance of the work hereunder shall constitute a breach of contract.

7.3 **Other Governmental Regulations.** To the extent that this Agreement may be funded by fiscal assistance from another governmental entity, Contractor 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.** Contractor represents and warrants to City that Contractor 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. Contractor represents and warrants to City that Contractor 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, Contractor and any subcontractors shall obtain and maintain during the term of this Agreement valid Business Licenses from City.

7.5 **Nondiscrimination and Equal Opportunity.** Contractor 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 Contractor under this Agreement. Contractor 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 Contractor thereby.

Contractor 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 Contractor.

Contractor 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, Contractor shall be entitled to compensation for services performed to the effective date of termination; City, however, may condition payment of such compensation upon Contractor delivering to City any or all documents, photographs, computer software, video and audio tapes, and other materials provided to Contractor or prepared by or for Contractor 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. Contractor understands and agrees that, if City grants such an extension, City shall have no obligation to provide Contractor with compensation beyond the maximum amount provided for in this Agreement. Similarly, unless authorized by the Contract Administrator, the City shall have no obligation to reimburse Contractor 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 Contractor recognize and agree that this Agreement contemplates personal performance by Contractor and is based upon a determination of Contractor'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 Contractor. Contractor may not assign this Agreement or any interest therein without the prior written approval of the Contract Administrator. Contractor 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 Contractor shall survive the termination of this Agreement.

8.6 **Options upon Breach by Contractor.** If Contractor 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 Contractor pursuant to this Agreement.

8.6.3 Retain a different Contractor to complete the work described in Exhibit A not finished by Contractor; or

8.6.4 Charge Contractor 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 Contractor pursuant to Section 2 if Contractor had completed the work.

Section 9. KEEPING AND STATUS OF RECORDS.

9.1 **Records Created as Part of Contractor'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 Contractor prepares or obtains pursuant to this Agreement and that relate to the matters covered hereunder shall be the property of the City. Contractor 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 Contractor 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 **Contractor's Books and Records.** Contractor 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 Contractor to this Agreement.

9.3 **Inspection and Audit of Records.** Any records or documents that Section 9.2 of this Agreement requires Contractor 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 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.

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Benitez Security Services, Inc.
RE: Jesus Benitez
220 N Vanderhurst Ave
King City, CA 93930

Any written notice to the City shall be sent to:
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RE: Beatriz Trujillo
City of Soledad
P.O. Box 248
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_____ Seal and Signature of Registered Professional with report/design responsibility.

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Attachment A: Scope of Services

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[SIGNATURES ON FOLLOWING PAGE]

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

CITY OF SOLEDAD	CONTRACTOR
_____	_____
Megan Hunter, City Manager	Jesus H Benitez, Chief Executive Officer
Date:_____	Date:_____

EXHIBIT A

SCOPE OF SERVICES

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- Maintain a visitor log for onsite visitors or guests. Only participants on the list are allowed on site after hours.
- Conduct regular patrols of the encampment and interior areas to deter illicit activities and identify safety concerns.
- Provide a visible security presence to foster a sense of safety.
- Respond promptly to security incidents, disturbances, or emergencies; coordinate with emergency services as needed.
- De-escalate volatile situations to maintain a peaceful environment.
- Provide a visible security presence to foster a sense of safety.
- Prepare a regular report on security activities and incidents. A copy of the report shall be provided to the City and Step Up on a weekly basis.

PPO 121519

April 15, 2025

To whom it may concern:

My name is Jesus Benitez, and I am the Chief Executive Officer of Benitez Security Services, Inc. The reason I am writing this letter is to provide a quote for Unarmed Security Services for a property located in Soledad, CA

I take pride in offering exemplary safety services, dedicated security officers, and great customer service to current and future clients. Benitez Security Services, Inc. is fully licensed, bonded, and insured in the State of California.

I am providing a rate for Unarmed Security Services as requested. Security officers are licensed and trained using an inhouse training program to meet and exceed client expectations.

Position(s): One (1) Unarmed Security Officer

Times: 24/7

Unarmed Hourly Rate: $32.00 **(Local City Rate)**

One (1) Unarmed Security Officer;

Weekly Cost: $5,376.00 **Monthly Cost - 30 Days**: $23,040.00

Two (2) Unarmed Security Officers;

Weekly Cost: $10,752.00 **Monthly Cost - 30 Days:** $46,080.00

- This quote does not constitute a security plan. Benitez Security Services has not been contracted to perform a security analysis. Benitez Security Services is being contracted to provide the above staffing based on information provided by the above client.
- Benitez Security Services is being contracted to use best efforts and standard business practices to uphold the local laws of the location and to enforce company policy as requested.

Thanks again for your interest in working with Benitez Security Services, Inc. If you have any questions, please contact me at (831) 585-2909.

Best Regards,

Jesus H. Benitez
Chief Executive Officer
Benitez Security Services, Inc.

July 16, 2025

CONTRACT AMENDMENT NUMBER 1
TO THE CONTRACT TITLED:

PROFESSIONAL SERVICES AGREEMENT BETWEEN THE CITY OF SOLEDAD AND BENITEZ SECURITY SERVICES, INC.

This Contract Amendment No. 1 ("Amendment") is made with reference to the Professional Services Agreement executed on May 20, 2025, by and between the City of Soledad ("City") and Benitez Security Services, Inc. ("Contractor") for the provision of 24-hour unarmed security services at the ERF Provisional Encampment Site located at 990 Los Coches Road, Soledad, CA.

The original agreement was authorized for an amount not to exceed $46,080 and had a termination date of July 20, 2025.

This Amendment hereby modifies the Agreement as follows:

1. Term Extension: The term of the Agreement is extended through September 28, 2025.
2. Contract Amount: Compensation is increased by $54,144, for a new total not to exceed amount of $100,224.

All other terms and conditions of the original Agreement shall remain in full force and effect.

Megan Hunter
City Manager
City of Soledad

Jesus Benitez

Jesus H. Benitez
Chief Executive Officer
Benitez Security Services, Inc.

September 3, 2025

CONTRACT AMENDMENT NUMBER 2
TO THE CONTRACT TITLED:

PROFESSIONAL SERVICES AGREEMENT BETWEEN THE CITY OF SOLEDAD AND BENITEZ SECURITY SERVICES, INC.

This Contract Amendment No. 2 ("Amendment") is made with reference to the Professional Services Agreement executed on May 20, 2025, by and between the City of Soledad ("City") and Benitez Security Services, Inc. ("Contractor") for the provision of 24-hour unarmed security services at the ERF Provisional Encampment Site located at 990 Los Coches Road, Soledad, CA.

The original agreement was authorized for an amount not to exceed $46,080 and had a termination date of July 20, 2025. On July 16, 2025, the City Council approved Amendment No. 1, extending the contract term through September 28, 2025, and increasing the contract amount by $54,144 for a new total not to exceed $100,224.

This Amendment No. 2 hereby modifies the Agreement as follows:

1. Term Extension: The term of the Agreement is extended through October 31, 2025.

2. Contract Amount: Compensation is increased by $27,648, for a new total not to exceed amount of $127,872.

All other terms and conditions of the original Agreement shall remain in full force and effect.

Megan Hunter
City Manager
City of Soledad

Jesus H. Benitez
Chief Executive Officer
Benitez Security Services, Inc.

CITY OF SOLEDAD
STAFF REPORT

SUBJECT: **Resolution No. 6293, A Resolution of the City Council of the City of Soledad Approving a Contract Change Order No. 2 for Construction Services with Zara Construction for the Amount of $106,902.60 for a Total Not-To-Exceed Amount of $327,890.60 for Pedestrian Safety Improvement Project (HSIP 10) and Authorizing the City Manager to Execute said Contract Change Order on Behalf of the City of Soledad**

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

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

THROUGH: **Megan Hunter, City Manager**

MEETING DATE: **October 15, 2025**

Recommendation

It is recommended that the City Council of the City of Soledad consider and adopt Resolution No. 6293, "A Resolution of the City Council of the City of Soledad Approving a Contract Change Order No. 2 for Construction Services with Zara Construction for the Amount of $106,902.60 for a Total-Not-to-Exceed Amount of $327,890.60 for the Pedestrian Safety Improvement Project (HSIP 10) and Authorizing the City Manager to Execute Said Contract Change Order on Behalf of the City of Soledad".

Executive Summary

Proposed Change Order No. 2 for the HSIP 10 Pedestrian Safety Improvement Project addresses both corrective and additional work required to meet project and grant compliance. During construction, a design oversight at the intersection of West and Anderson required reinstallation of stop signs, stop bars, and intersection striping to restore the all-way stop condition. This corrective work, along with updated striping at West/Anderson and Main/North, will be completed at no cost to the City, as Harris and Associates, the design consultant, accepted responsibility for the error and will reimburse the City $41,077.

To ensure the City's full utilization of remaining HSIP grant funds and to maintain compliance with Caltrans' program objectives, additional pedestrian safety improvements are proposed at the intersection of Gabilan and Benito. These include new high-visibility crosswalks, rapid flashing beacons (RRFBs), ADA curb ramp upgrades, and slurry seal treatment to improve pavement conditions.

The total cost of Change Order No. 2 is $106,902.60, funded through a combination of unspent HSIP grant funds ($34,513.30), reimbursement from Harris and Associates ($41,077.00), and Measure X funds ($31,312.30). Approval of this change order will bring the total project amount to $327,890.60.

Background

The City of Soledad ("City") applied for and was awarded grant funding from Caltrans from the Highway Safety Improvement Program ("HSIP") for Cycle 10. This funding was provided to add pedestrian safety features at various intersections throughout the City. The City contracted Harris and Associates to design such improvements at various intersections throughout the city, of which two were chosen to be implemented, as they would provide the most benefit for the least cost: West and Anderson, and Main and North. Once the design for these two intersections was completed, the City bid out the project through Planetbids and received a low bid of $192,164 from Zara Construction. The project was awarded to them on February 5, 2025. Work officially began on April 28, 2025, and proceeded to be substantially completed by June. During construction, an issue was discovered due to a design oversight by the design firm, which led to the project being delayed, and which led to the proposed change order before the Council. This change order encompasses the rework due to the design error, which will be paid for in full by the designer, as well as new improvements, which will be covered through the remaining money from the HSIP 10 grant and Measure X.

Review & Analysis

This project has seen multiple changes to its scope because of various factors. The biggest factor in these changes was a design error at the intersection of West and Anderson, which necessitated a rework of the proposed design as it did not comply with the HSIP 10 grant requirements. The redesign of West and Anderson was to bring it back to its original state before the HSIP 10 project occurred, mainly to restore the stop signs and stop bars, and turn it into an all-way stop intersection. This redesign was done at no cost to the city by the designing firm Harris and Associates ("Harris"). Harris also prepared the design of new improvements at Gabilan and Benito to keep compliance with the need to add pedestrian safety improvements at intersections of high importance.

In addition, Harris agreed to reimburse the City $41,077 for the change order to rectify the work done as part of the error. The other change in this project is the addition of improvements at Gabilan and Benito, as the HSIP funding had not been totally spent on improvements, with $34,513.30 of funding left. Staff consulted with Caltrans on this remaining funding and on the design error, and Caltrans agreed that the City could allocate the remaining funding to the new improvements designed for the intersection of Gabilan and Benito. These new improvements at Gabilan and San Benito include the installation of Rectangular Rapid Flashing Beacons at the existing midblock crosswalk along Gabilan, as well as adding new stop bar and crosswalk striping along Benito St, and new ADA ramp improvements along both sides of Gabilan to bring the intersection up to ADA compliance. These new improvements on Gabilan and Benito, along with the rework of West and Anderson, encompass the change order.

Financial Considerations

This contract change order and additional funding request shall be funded through the use of available HSIP Funding, Reimbursement from Harris and Associates and Measure X. The breakdown of the costs so far is as follows:

$192,164	Original Construction Contract Amount
$28,824	Construction Contingency (15% of the Original Contract)
$0	Contract Change Order 1-Time Extension only

$106,902.60 PCO 2-Rework plus Additional Scope
$327,890.60 New Construction Amount

Funding Source Breakdown

HSIP Funding-$34,513
Harris & Associates - $41,077
Measure X-$31,312.30

Total:$106,902.60

Alternatives

- Approve the resolution as presented; or
- Modify the resolution; or
- Do not approve the Resolution.

Planning/CEQA

The proposed project is categorically exempt under Class 1 Existing Facilities, having met the qualifying criteria provided under CEQA Guidelines Section 15301. Class 1 consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features involving negligible or no expansion of existing or former use. Section 15301 provides some, but does not limit the project scope to, examples of such projects, existing highways and streets, sidewalks, gutters, bicycle and pedestrian trails, and similar facilities (this includes road grading for the purpose of public safety and other alterations such as the addition of bicycle facilities, including but not limited to bicycle parking, bicycle-share facilities and bicycle lanes, transit improvements such as bus lanes, pedestrian crossings, street trees, and other similar alterations that do not create additional automobile lanes). As detailed above, HSIP 10 Project would be categorized under this description.

Public Notice Requirements

None required.

Attachment(s):
Resolution No. 6293
Exhibit A

RESOLUTION NO. 6293

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOLEDAD APPROVING A CONTRACT CHANGE ORDER FOR CONSTRUCTION SERVICES WITH ZARA CONSTRUCTION FOR THE AMOUNT OF $106,902.60 FOR A TOTAL NOT-TO-EXCEED AMOUNT OF $327,890.60 FOR THE PEDESTRIAN SAFETY IMPROVEMENT PROJECT (HSIP 10), AND AUTHORIZING THE CITY MANAGER TO EXECUTE SAID CONTRACT CHANGE ORDER ON BEHALF OF THE CITY OF SOLEDAD

WHEREAS, the City of Soledad was awarded grant funding through Caltrans HSIP Cycle 10 to construct pedestrian safety improvements at multiple intersections within the City; and

WHEREAS, the City entered into a contract with Zara Construction in the amount of $192,164 for the HSIP 10 Project, with work beginning April 28, 2025; and

WHEREAS, during construction, a design oversight required additional work to restore stop controls and crosswalks at West and Anderson, re-stripe intersections at West/Anderson and Main/North, and relocate rapid flashing beacons (RRFBs) to the intersection of Gabilan and Benito; and

WHEREAS, additional improvements at Gabilan and Benito will include new striping, rapid flashing beacons, ADA upgrades, and slurry seal to improve roadway conditions; and

WHEREAS, the total cost of this additional work is $106,902.60, funded through unallocated HSIP funds ($34,513.30), contributions from Harris and Associates ($41,077.00), and Measure X funds ($31,312.30); and

WHEREAS, with this change order, the total contract amount with Zara Construction will be $327,890.60; and

WHEREAS, the project is categorically exempt under CEQA Guidelines Section 15301, Class 1, Existing Facilities;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Soledad that Contract Change Order No. 2 with Zara Construction in the amount of $106,902.60, for a total not-to-exceed project amount of $327,890.60, a copy of which is attached hereto as **Exhibit A**, is hereby approved, and the City Manager is authorized and directed to execute the same on behalf of the City.

PASSED AND ADOPTED by the City Council of the City of Soledad at a regular meeting duly held on the 15th day of October 2025, by the following vote:

AYES, and in favor thereof, Councilmembers:

NOES, Councilmembers:

ABSENT, Councilmembers:

ABSTAIN, Councilmembers:

_____

ANNA M. VELAZQUEZ, Mayor

ATTEST:

_____

MEGAN HUNTER, City Clerk

POTENTIAL CONTRACT CHANGE ORDER

Date: 08/26/2025
PCO :02

Project: PEDESTRIAN SAFETY IMPROVEMENTS PROJECT HSIP CYCLE 10
Project DIR Number: 20250567190
Contract Number: ST22-003, HSIP Cycle 10

Contractor: Zara Construction, Inc.
Address: 2343 Donner Pass Ave, Sacramento, CA 95835
President: Atif Zahoor
Email: atiffza@gmail.com
Phone: 650-353-8485

Project Location: City of Soledad, CA, USA

Project Type: Public Works
Juan D Huerta
Department of Public Works | Engineering
Email: jhuerta@cityofsoledad.gov
Phone: 831-854-6947

WEST ST. / ANDERSON ST.					
Item#	**Description**	**UOM**	**Quantity**	**Unit price**	**Total price**
1	Mobilization	LS	1	$ 2,500	$ 2,500
2	Traffic Control	LS	1	$ 2,000	$ 2,000
3	a) Remove existing flashing beacon poles. b) Cut anchor bolts flush with pavement and grout voids.	EA EA	2 2	$ 500 $ 350	$ 1,000 $ 700
4	Replace existing Stop signs on West Street with Solar Powered LED flashing Stop signs	EA	2	$ 3,350	$ 6,700
5	Remove existing pavement markings & yield lines.	SF	192	$ 8	$ 1,536
6	Install STOP legends	SF	88	$ 35	$ 3,080
7	Install advanced STOP BARS	SF	55	$ 15	$ 825
Total					$ 18,341

LEAD TIME for LED Stop Signs: 4-6 WEEKS

BENITO ST. / GABILAN DRIVE.					
Item#	**Description**	**UOM**	**Quantity**	**Unit price**	**Total price**
1	Mobilization	LS	1	$ 3,500	$ 3,500
2	Traffic Control	LS	1	$ 2,500	$ 2,500
3	Demo existing Concrete and Construct New Curb Ramp (Case A)	EA	1	$ 9,500	$ 9,500
4	Install & Furnish Solar Powered Dual Sided flashing beacon Poles and Foundations.	EA	2	$ 14,718	$ 29,436
5	Replace existing Stop sign on Benito Street with Solar Powered LED flashing Stop sign	EA	1	$ 3,350	$ 3,350
6	Removal of existing Thermoplastic Striping	SF	358	$ 8	$ 2,864
7	Install STOP legends	SF	44	$ 35	$ 1,540
8	Install STOP BAR	SF	20	$ 15	$ 300
9	Install Yield lines markings	SF	36	$ 35	$ 1,260
10	Remove existing Crosswalk and Install High visibility yellow Continental Crosswalk	EA	2	$ 3,480	$ 6,960
11	Remove existing Signs	EA	2	$ 400	$ 800
12	Install Traffic Pedestrian Signs (R 1-5)	EA	2	$ 850	$ 1,700
13	Install Traffic Pedestrian Signs (W11-2) (W16-9P)	EA	2	$ 950	$ 1,900
14	Mounting Extender for iNS/iDS or PBF2/PBF2C-Galvanized, 12" (iNS-EXT-12)	EA	2	$ 350	$ 700
15	Install type 1 slurry at Gabilan and Benito st	SF	1947	$ 2.8	$ 5,451.6
Total					$ 71,761.6
Total = $ 90,102.6					

Slurry Seal Work and Restriping of Crosswalks

MAIN ST. / NORTH ST.					
Item#	**Description**	**UOM**	**Quantity**	**Unit price**	**Total price**
1	Removal of Thermoplastic Striping	SF	360	$ 7	$ 2,520
2	Type 1 Slurry seal	LS	1	$ 0	$ 0
3	Thermoplastic Crosswalk (Continental)	SF	360	$ 13	$ 4,680
Total					$ 7,200

WEST ST. / ANDERSON ST.					
Item#	**Description**	**UOM**	**Quantity**	**Unit price**	**Total price**
1	Removal of Thermoplastic Striping	SF	480	$ 7	$ 3,360
2	Type 1 Slurry seal	LS	1	$ 0	$ 0
3	Thermoplastic Crosswalk (Continental)	SF	480	$ 13	$ 6,240
Total					$ 9,600

Approval:

Authorized Signature:_____

Date: _____

Please review and sign this change order to authorize the necessary modifications to the project. If you have any questions or require further clarification, please contact us.

Thank you for your attention to this matter.

Sincerely,

Atif Zahoor

President,

Zara Construction Inc.

650-353-8485 / atiffza@gmail.com

CITY OF SOLEDAD
STAFF REPORT

SUBJECT: **Public Hearing to Consider Waiver of Reading, Adoption, and Read by Title Only Ordinance No. 773, An Ordinance of the City Council of the City of Soledad Announcing Findings and Approving a Planned Unit Development (PUD-23001) and Vesting Tentative Subdivision Map (TM-23002) to Allow a 4.05 Acre Subdivision Located on the East Side of Orchard and Cedar Lane in the R-3 Residential High Density Zoning District (APN 022-522-037)**

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

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

THROUGH: **Megan Hunter, City Manager**

MEETING DATE: **October 15, 2025**

Recommendation

It is recommended that the City Council:

1. Open public hearing on Ordinance No. 773 and receive comment.
2. Close public hearing, ask questions and provide comment.
3. Waive reading, adopt and read by title only Ordinance No. 773 - " An Ordinance of the City Council of the City of Soledad Announcing Findings and Approving a Planned Unit Development (PUD-23001) and Vesting Tentative Subdivision Map (TM-23002) to Allow a 4.05 Acre Subdivision Located on the East Side of Orchard and Cedar Lane in the R-3 Residential High Density Zoning District (APN 022-522-037)".

Executive Summary

RRM Design, on behalf of HMBY, has proposed the “Miravale Parcel B” project, a 61-unit residential development on a 4.05-acre vacant site off Orchard Lane near San Vicente School. The project includes 37 small-lot single-family homes, 24 multi-family units, and related common areas and roadways. The property is zoned R-3 (Residential High-Density), which allows 12–22 units per acre. The applicant is requesting approval of a Planned Unit Development (PUD) and Vesting Tentative Subdivision Map (VTM). After two hearings, the Planning Commission voted 3-1 to recommend approval of the original proposal, which staff noted best supports the City’s housing goals. The Affordable Housing Subcommittee also recommended that the City Council approve the application. Because a Planned Development requires adoption of an ordinance, the Council first introduced the item on October 1st, 2025, and is now holding a public hearing for final review and consideration of adoption.

Background

RRM Design Group, on behalf of HMBY, proposes to develop the Miravale Parcel B site, a 4.05-acre vacant property located off Orchard Lane near San Vicente School. The site is designated and zoned R-3 (Residential High-Density) under the Soledad Municipal Code, permitting 12–22 dwelling units per acre. The project consists of 37 small-lot single-family detached units, 24 multi-family attached units, and internal private streets, utilities, and landscaped open space areas.

The project's density of approximately 15 units per acre falls within the allowable range for the R-3 zoning district. To implement the project, the applicant has submitted a Vesting Tentative Subdivision Map ("VTM") and a Planned Unit Development ("PUD") application requesting flexibility in development standards such as lot size, open space, and parking layout. Because approval of a PUD requires adoption by ordinance, the City Council introduced Ordinance No. 773 on October 1, 2025, following the Planning Commission's recommendation of approval on September 25, 2025. At this time, the Council is asked to waive the reading, read by title only, and adopt Ordinance No. 773, provided as Attachment 1, in accordance with Soledad Municipal Code Sections 16.08 (Tentative Maps) and 17.38.230 (Planned Development).

Review & Analysis

Pursuant to SMC Chapter 17.14- R-3 District, Section 17.38.230- Planned Development, and Title 16- Subdivisions, the City Council may approve deviations from standard development requirements when such modifications result in a more functional and visually cohesive community design. For this project, the applicant requested deviations related to lot size, open space, setbacks, and parking requirements. These proposed deviations were thoroughly reviewed and discussed by the City Council at its October 1, 2025, Regular Meeting, as documented in the Staff Report (Attachment 2). Staff finds that the requested modifications are consistent with the intent of a PUD, to allow design flexibility that promotes efficient land use while maintaining compatibility with surrounding properties and meeting the objectives of the R-3 District.

The proposed VTM also complies with SMC Title 16- Subdivisions and the State Subdivision Map Act. Although the individual lot sizes are smaller than the City's minimum standard, both the Soledad Municipal Code and State law allow flexibility when a project demonstrates a superior overall design. The subdivision layout effectively integrates drainage, access, grading, and open space consistent with adjacent development, as further described in Attachment 2.

Furthermore, the project is found to be consistent with the 2005 General Plan, Housing Element, and Design Guidelines, which promote efficient land use, high-quality infill development, and housing diversity. The project fulfills Housing Element Goals 1, 2, and 5 by supporting inclusionary housing, encouraging infill on underutilized sites, and providing a mix of housing types. Combining small-lot single-family and multi-family units, the project offers opportunities for first-time buyers and moderate-income households while contributing to the City's RHNA targets. Upon adoption of Ordinance No. 773, the Council determines that the project meets all Housing Element and PUD findings outlined in Exhibit A and noted among Attachment 2. Overall, the project advances the City's goals for efficient growth, neighborhood compatibility, and long-term housing sustainability.

As noted during the October 1, 2025 council meeting, the Affordable Housing Plan will have to return to the City Council at a later date for consideration.

Financial Considerations

The developer will be required to maintain a development account with the Finance Department, administered by the Community and Economic Development Department, to cover plan review costs, including staff time and any consultant services. An initial deposit of $20,000 will be required, and all costs will be 100% developer-funded. No additional financial impacts to the City are anticipated with approval of this project.

Alternatives

- Adopt Ordinance No. 773 announcing findings and approving a Planned Unit Development (PUD-23001) and Vesting Tentative Subdivision Map; or
- Refrain from taking an action on Ordinance No. 773 and provide staff with direction; or
- Do not Adopt Ordinance No. 773.

Planning/CEQA

The project was previously reviewed under the 2017 Miravalle III Summerfield Annexation EIR, with an Addendum adopted in 2017 pursuant to CEQA Guidelines 15164. No further EIR or Negative Declaration is required, as there are no substantial changes to the project, circumstances, or new information warranting major revisions. The project also qualifies for a Class 32 (In-Fill Development) exemption under CEQA Guidelines 15332, as it is consistent with the General Plan, under five acres, contains no endangered species habitat, and would not result in significant effects related to noise, air quality, or water quality.

Public Notice Requirements

The public hearing notice was posted on the Salinas Californian on September 20, 2025.

Attachment(s):
Attachment 1 - Ordinance No. 773
Attachment 2 - 10/15/25 - Parcel B Staff Report
Exhibit A - PUD-23001 & TM-23002 Conditions of Approval
Exhibit B - VTM Civil Plan Set
Exhibit C - Entitlement Packet
Presentation

ORDINANCE NO. 773

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SOLEDAD ANNOUNCING FINDINGS AND APPROVING A PLANNED UNIT DEVELOPMENT (PUD-23001) AND VESTING TENTATIVE SUBDIVISION MAP (TM-23002) TO ALLOW A 4.05-ACRE SUBDIVISION LOCATED ON THE EAST SIDE OF ORCHARD AND CEDAR LANE IN THE R-3 RESIDENTIAL HIGH DENSITY ZONING DISTRICT (APN 022-522-037)

WHEREAS, the City of Soledad received an application from RRM Design ("Applicant") on behalf of HMBY LLC ("Owner") for a Planned Unit Development ("PUD") Project and Vesting Tentative Map ("VTM"), named Miravale II Parcel B ("Project"). This Project is located on the east side of Orchard and Cedar Lane and involves the subdivision of a 4.05-acre parcel. It aims to include 37 small-lot single-family homes, 24 multi-family apartment units, and associated common areas and roadways, totaling 61 residential units, and is processed in accordance with the Soledad Municipal Code and the California Subdivision Map Act; and

WHEREAS, the project site is currently vacant and was created through the Miravale II/Summerfield Phase III annexation. The property is zoned R-3 (Residential High-Density), which permits 12 to 22 units per acre by right and the zoning has been in place since before the development of the adjacent single-family subdivision; and

WHEREAS, the Applicant has requested certain waivers or alternative development standards 9e.g. reduced lot sizes, reduced setbacks, front yard/side yard modifications, open space waiver and parking reduction concessions; and

WHEREAS, the Project was previously reviewed under the 2017 Miravalle III Summerfield Annexation EIR, with an Addendum adopted in 2017 pursuant to CEQA Guidelines §15164. No further EIR or Negative Declaration is required, as there are no substantial changes to the project, circumstances, or new information warranting major revisions. The project also qualifies for a Class 32 (In-Fill Development) exemption under CEQA Guidelines §15332, as it is consistent with the General Plan, under five acres, contains no endangered species habitat, and would not result in significant effects related to noise, air quality, or water quality; and

WHEREAS, the Planning Commission reviewed the application on August 28, 2025 and due to a failed motion by a 2-1 vote, the Planning Commission directed staff to continue the item to discuss the open space waiver and parking reduction concession and provide alternative options for review and discussion; and

WHEREAS, on September 11, 2025, Staff presented alternative Option 1 to the Planning Commission that included compliance with the open space requirement but proposed 59 housing units instead of 61 to help accommodate the open space requirement and;

WHEREAS, Staff recommended approval of the 61 housing unit proposal as it meets the goals, policies and programs from the 2023-2031 Housing Element that support flexibility in

property development standards, parking, small lot subdivisions, and development of infill sites to meet the City's Regional Housing Needs Allocation ("RHNA") as required by the State Housing and Community Development Department; and

WHEREAS, the project complies with all applicable City ordinances, plans, codes, and standards, including but not limited to PUD provisions of Soledad Municipal Code § 17.38.230, Parking concessions under §17.36.020, Inclusionary Housing provisions on Chapter 17.41 and any applicable exemptions & Subdivision standards- Title 16 for Vesting Tentative Maps; and

WHEREAS, the project is subject to the conditions outlined in Exhibit "A," which are attached and incorporated herein. The proposed project complies with all applicable City plans, codes, and standards, and meets the requirements of the California Environmental Quality Act, making the project suitable for approval; and

WHEREAS, the Planning Commission held a duly noticed public hearing on August 28, 2025, and September 11, 2025, received all relevant written and oral testimony, staff reports, plans, and exhibits and approved recommendation of the 61 housing unit proposal with a 3-1 vote; and

WHEREAS, Pursuant to the Soledad Municipal Code section(s) Planned Unit Development (SMC §17.38.230), the City Council finds that the proposed project meets the required findings for approval, including that the project:

1. Conforms with the 2005 Soledad General Plan, including land use, density, public services, and the 2023-2031 Soledad Housing Element.

2. The project calculates density on gross acreage, and proposes a unit count consistent with the R-3 Residential-High Density standards.

3. The project has adequate public sewer and water services, and all infrastructure is designed to meet City requirements for water and sewer systems, allowing the City to access and maintain them.

4. The project design, as proposed, including building placement, setbacks, height, architecture, off-street parking, open space, screening, and landscaping, ensures compatibility with existing and planned adjacent uses. Off-street parking is provided per SMC §17.36.020 and integrated to minimize impacts on neighboring properties.

5. The applicant has committed to perpetual maintenance of all common land and facilities through a mechanism of creating a Homeowner's Association, acceptable to the City.

6. Natural site features, including topography, vegetation, and watercourses, are considered in the project design to minimize environmental impacts.

7. As conditioned, energy conservation measures and use of renewable energy sources are incorporated where feasible.

8. Streets serving the development provide adequate circulation for residents, visitors, and emergency vehicles. As conditioned, on-street parking on the east side of Parcel B Street

is prohibited to maintain emergency access.

9. The project provides accessible and usable common open space and leverages proximity to Orchard Lane Park to enhance recreational opportunities.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF SOLEDAD HEREBY ORDAINS AS FOLLOWS:

Section 1. Approval. The Planned Unit Development Permit PUD-23001 and Vesting Tentative Map TM-23002 are hereby approved subject to the conditions set forth in Exhibit A.

Section 2. Conditions of Approval. The project shall comply the requested concessions and waivers for on-street parking deviations, setback reduction and lot configuration as shown on TM-23002 as shown by Exhibit "B" and PUD-23002 as shown by Exhibit "C."

Section 3. CEQA. the Project was previously reviewed under the 2017 Miravalle III Summerfield Annexation EIR, with an Addendum adopted in 2017 pursuant to CEQA Guidelines §15164. No further EIR or Negative Declaration is required, as there are no substantial changes to the project, circumstances, or new information warranting major revisions. The project also qualifies for a Class 32 (In-Fill Development) exemption under CEQA Guidelines §15332, as it is consistent with the General Plan, under five acres, contains no endangered species habitat, and would not result in significant effects related to noise, air quality, or water quality.

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 October 1, 2025, and was finally adopted on the 15th day of October, 2025 by the following vote:

AYES, and in favor thereof Councilmembers:

NOES, Councilmembers:

ABSENT, Councilmembers:

ABSTAIN, Councilmembers:

_____
ANNA VELAZQUEZ, MAYOR

ATTEST:

_____
MEGAN HUNTER, CITY CLERK

Exhibits:

A - Findings and Conditions of Approval
B - Vesting Tentative Subdivision Map
C – Entitlement Packet

AGENDA ITEM NO. 1.

CITY OF SOLEDAD
STAFF REPORT

SUBJECT: **Introduction, Waiver of Reading, and First Reading by Title Only of Ordinance No. 733, An Ordinance of the City Council of the City of Soledad Announcing Findings and Approving a Planned Unit Development (PUD-23001) and Vesting Tentative Subdivision Map (TM-23002) to Allow a 4.05 Acre Subdivision Located on the East Side of Orchard and Cedar Lane in the R-3 Residential High Density Zoning District (APN 022-522-037)**

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: **October 1, 2025**

Recommendation

It is recommended that the City Council consider waiver of reading, introduction and reading by title only Ordinance No. 773 "Announcing Findings and Approving a Planned Unit Development (PUD-23001) and Vesting Tentative Subdivision Map (TM-23002) to Allow a 4.05 Acre Subdivision Located on the East Side of Orchard and Cedar Lane in the R-3 Residential High Density Zoning District (APN 022-522-037)".

Executive Summary

RRM Design, on behalf of HMBY, has proposed the “Miravale Parcel B” project, a 61-unit residential development on a 4.05-acre vacant site off Orchard Lane near San Vicente School. The project includes 37 small-lot single-family homes, 24 multi-family units, and related common areas and roadways. The property is zoned R-3 (Residential High-Density), which allows 12–22 units per acre. The applicant is requesting approval of a Planned Unit Development (PUD) and Vesting Tentative Subdivision Map (VTM). After two hearings, the Planning Commission voted 3-1 to recommend approval of the original proposal, which staff noted best supports the City’s housing goals. The Affordable Housing Ad Hoc Subcommittee also recommended that the City Council approve the application. Because a Planned Development requires adoption of an ordinance, the Council must first introduce the item, then hold a public hearing on October 15, before taking final action.

Background

RRM Design, representing developer HMBY, has submitted plans for the “Miravale Parcel B” project.

The proposal includes the construction of 37 single-family small-lot residences, 24 multi-family apartment units, and associated common areas and roadways, totaling 61 residential units on a 4.05-acre site (APN 022-441-076522-037). The site is located off Orchard Lane, south of the project area, near San Vicente School and the cemetery. It is currently vacant and was created through the Miravale II/Summerfield Phase III annexation. The property is zoned R-3 (Residential High-Density), which permits 12 to 22 units per acre by right. This zoning has been in place since before the development of the adjacent single-family subdivision.

The Planning Commission ("Commission") reviewed the proposed Planned Unit Development (PUD No. 2023-01) in its entirety at a Special Meeting held on August 28, 2025. At that time, the Commission accepted the proposed lot configuration, including the requested reductions in setbacks and related deviations, and determined that the subdivision design maintained compatibility with adjoining properties while providing reasonable modifications to lot dimensions and development standards. Nonetheless, the Commission declined to recommend approval, citing concerns related to open space and parking, and directed staff to return with alternative design options for further consideration.

The project was continued to the Commission's regular meeting of September 11, 2025. At that hearing, staff presented both the original proposal of 61 housing units and an alternative with 59 housing units (Attachment 4 - Option 1), which achieved compliance with open space requirements through the removal of two units. Staff recommended approval of the original proposal, emphasizing that it maximized housing production and conformed with the City's adopted Housing Element goals. Following discussion, the Commission, by a 3-1 vote, adopted a motion recommending approval of the original proposal. Following the Commission's recommendation, staff and the developer also met with the Affordable Housing Ad Hoc Subcommittee. The Subcommittee expressed overall support for the original proposal, noting that while members shared concerns about parking, they agreed that maximizing the number of housing units should remain the higher priority. The Commission's recommendation for approval of the 61-housing units proposal is now being presented to the City Council for introduction and first reading by title only. Upon introduction and first reading, the City Council will consider Ordinance No. 773, which will be scheduled for adoption at a subsequent Public Hearing, pursuant to the requirements of Soledad Municipal Code Sections 16.08 (Tentative Maps) and 17.38.230 (Planned Development).

Review & Analysis

The applicant proposes establishing a residential subdivision that aligns with the intent of the R-3 District, as defined in Soledad Municipal Code Chapters 17.14 (Residential High-Density) and 17.38.230 (Planned Developments). Approval of the proposed project requires findings under the State Subdivision Map Act and the Soledad Municipal Code to ensure that the subdivision's design and development are appropriately regulated. Because a Planned Development requires adoption of an ordinance, the Council must first introduce the item, then hold a public hearing on October 15, before taking final action. On October 15, the Council will review and consider approval of the Miravale II Parcel B Planned Unit Development and the Vesting Tentative Map, subject to the conditions outlined in Exhibit A.

2005 General Plan, Housing Element and Design Guidelines Consistency

The proposed project is consistent with the 2005 General Plan, Housing Element, and associated design guidelines. The General Plan and Design Guidelines emphasize maintaining quality, character, and livability in all new development, including infill projects. These guidelines supplement the Zoning Ordinance by setting expectations for design, compatibility, and neighborhood integration. Several General Plan policies apply directly to this project. Policy L13 requires residential projects to consider

surrounding uses and context, which may result in densities lower than the maximum allowed. Policies L18 and L19 encourage infill development and direct higher-density housing to areas near schools, parks, transit, and major streets. Policy L50 requires usable open space in multifamily projects, while Policy H9 ensures that development standards do not create unreasonable barriers to housing.

The project also supports Housing Element goals and programs. Goal 1 calls for maintaining adequate land to meet the City's Regional Housing Needs Allocation (RHNA), while Policy 1.2 and Program 1.21 encourage a mix of housing types. Goal 2 promotes diverse housing on vacant and underutilized sites, supported by Program 2.2.3, which provides incentives such as reduced parking requirements. Goal 5 and Program 5.1.3 encourage lot consolidation and subdivision to expand affordable housing opportunities.

Finally, Zoning Ordinance Section 17.38.230.B.5 requires that planned developments be compatible with surrounding properties, considering design, setbacks, height, parking, open space, privacy, and landscaping.

Based on these policies and standards, staff finds that:

- Infill development at this site is appropriate given the availability of urban services.
- The proposed development is consistent with the General Plan by prioritizing neighborhood compatibility, community character and efficient use of land.
- The City's Design Guidelines were appropriately applied by balancing quality design with the need to avoid unreasonable constraints on housing development.

Zoning Ordinance Consistency R-3 Zoning Ordinance and Planned Development

PUD No. 23001 has been processed per the City's Zoning Standard requirements per Chapter-17.14.040, specifically Lot Area and Density. Table 1 below shows the required and proposed lot development standards under the R-3 Zoning district for the Single-Family Dwellings (SFD) and Multi-Family Dwellings (MFD). Because the Applicant has applied for a planned unit development subdivision, deviations from these property development standards can be proposed, reviewed, and considered by the Planning Commission and recommended with findings to the City Council for final approval.

Table 1. R-3 Property Development Standards

Requirement	Provided	Min	Max
Lot Area	SFD min 2,278 SF to max 3,891 SF MFD min is 7,121 SF to 8,829 SF	6,000 sq ft	n.a
Lot Dimensions	46.5' x 49'	100 ft x 50 ft	n.a.
Density	15 units/acre = 61 units	12 units/acre = 49 units	22 units/acre= 89 units

Common (Public) Open Space	4,800 SF park proposed SFD will have 7,400 SF MFD will have 4,800 SF	200 SF per unit MFD min = 24 units x 200 SF = 4,800 SF SFD min = 37 units x 200 SF = 7,400 Total required Open Space = 12,200 Recreational Requirement = 6,100 SF	n.a.
Building Height in Feet	25'through 29-3'	14 ft	30 ft
Front Yard	10 ft - 13 ft	15 ft	n.a.
Side Yard	3 ft - 5ft	5 ft	n.a.
Rear Yard	5 ft - 15 ft	15 ft	n.a.
Space Between Buildings (MFD Units Only	SFD min is 8 ft up to 10 ft MFD is up to 20 ft	15 ft - 20 ft	n.a.

Per SMC 17.38.230, the City Council may approve deviations from minimum lot area, dimension, and setback standards when a Planned Unit Development demonstrates that such modifications create a more functional and desirable environment without adversely impacting adjacent properties. The applicant is requesting such deviations to meet R-3 density standards on the 4.05-acre site, which allows between 49 and 89 units. In addition, the applicant seeks a deviation from the open space requirements of SMC 17.14.040(c), which requires developments with more than six units to provide recreational amenities on at least 50 percent of the required open space. The project proposes 4,800 square feet of recreational space (pocket park) rather than the 6,100 square feet required. The reduction in recreational space was ultimately recommended for approval due to the project's proximity to Orchard Lane Park, with the condition that a pedestrian gate be installed at the south end of the property to provide direct access.

Approval of these deviations would enable the project to maximize density, provide additional housing, and contribute toward meeting the City's Regional Housing Needs Allocation (RHNA) obligations. The integration of multifamily units with small-lot single-family homes offers a diverse range of housing types, reduces land costs per unit, and supports affordability for first-time buyers and moderate-income households. Overall, the requested modifications are consistent with the City's community design guidelines and support long-term housing goals.

Circulation and Parking

The project has been reviewed under SMC 17.36.020 (Off-Street Parking) and 17.38.230 (Planned Unit Development). While adequate parking is provided for single-family dwellings, the multifamily component falls short of meeting the full off-street parking requirement. Nonetheless, the proposed circulation system meets City standards for emergency access, and staff recommends prohibiting on-street parking on the east side of Parcel B Street to further improve circulation and safety by providing a clear turning radius for the Fire Department's ladder truck. Off-site improvements will also be required to maintain at least Level of Service D in accordance with the General Plan. The subdivision includes a private street with deviations from public street standards, such as street width, which may be approved with the adoption of PUD - 23001. Plans submitted by the applicant demonstrate that service and emergency vehicles can be accommodated within the subdivision design, and staff recommends

enforcement of parking restrictions through the homeowners' association to prevent spillover into surrounding neighborhoods.

Table *2. Off-Street Parking Requirements*

Parking	Provided	Required
Parking in MFD	26	54
Parking in SFD	108	84
Proposed On-Street Parking	28	Proposed to meet the minimum parking requirement for MFD
Total	**162**	**138**

Planned Development

PUD No.-23001 has been evaluated for consistency with the requirements and intent of a Planned Development under Soledad Municipal Code 17.38.230, which are intended to encourage efficient land use, flexible site design, and quality amenities while ensuring compatibility with surrounding neighborhoods. The project meets these objectives through its mix of detached and attached units, site layout, circulation system, and open space provisions.

The proposed density is consistent with R-3 Residential-High Density standards, has adequate water and sewer services available, and all infrastructure is designed to City specifications. The project's design, including building placement, setbacks, height, architecture, parking, landscaping, and screening, ensures compatibility with surrounding uses. Off-street parking is provided in compliance with SMC 17.36.020, with conditions to restrict on-street parking along Parcel B Street to preserve emergency access.

Common areas and facilities will be maintained through a mechanism acceptable to the City, and the design considers natural site features to reduce environmental impacts. Energy conservation and sustainability measures will be incorporated where feasible. The project provides usable common open space and benefits from its proximity to Orchard Lane Park, which will be made more accessible through a pedestrian connection. In conclusion, the project satisfies the intent of SMC 17.38.230 by promoting efficient land use, offering a mix of housing types, and providing amenities that support livability while protecting public health, safety, and welfare. With the recommended conditions, the project will remain compatible with adjacent properties and consistent with the general welfare of the community.

Consistency with Soledad Subdivision Ordinance

A subdivision refers to the division of either improved or unimproved land for purposes such as sale, lease, or financing. According to City regulations, dividing property into five or more lots requires the approval of a Vesting Tentative Subdivision Map (VTM). The review of a VTM is designed to ensure that the proposed subdivisions meet City standards regarding street alignments, drainage and sanitary facilities, easements and rights-of-way, tree preservation, traffic access, and grading. Additionally, the review assesses the map's consistency with the General Plan and Zoning designations, as well as the compatibility of the site design and public improvements with the surrounding development. Special attention is given to preserving natural topographic features, ensuring that the development fits well with the existing terrain and landforms.

The Soledad Subdivision Ordinance (Sections 16.24.040 and 16.24.060) allows the Council to approve reduced lot sizes, provided that the overall density remains unchanged and the design promotes a

superior community environment. While the Ordinance mandates a minimum residential lot size of 6,000 square feet, the proposed VTM includes lots ranging in size from 2,278 to 3,891 square feet. Even though these lots are smaller than the established minimum size, the subdivision enhances design quality by incorporating permanent open spaces, public areas, and efficient lot configurations. The project, as conditioned, will minimize grading and erosion and improve overall livability by fostering a cohesive and sustainable neighborhood. In line with the authority granted by the Ordinance, the Council may approve the reduced lot sizes and related deviations because the project aligns with the intent of the subdivision regulations while maintaining gross density controls.

Planning Commission Discussion

As noted above, the Planning Commission initially expressed concerns about deviations from the City's requirements regarding open space and parking on August 28 and asked the developer and staff to explore alternatives. In response, the applicant submitted Option 1 (Attachment 4), which involves removing two 3-bedroom units, adding 1,368 square feet of recreational space, and providing two additional parking spaces for the multi-family units while keeping the on-street parking arrangement.

Although Option 1 addressed some concerns, it conflicted with the City's Housing Element. Thus, the Commission voted 3-1 to recommend that the City Council approve the original proposal for 61 units. They concluded that this plan better aligns with the site's use and housing goals. and emphasized the importance of flexibility in development standards to support the City's objectives for housing production and affordability.

Conclusion

Staff recommends approval of Ordinance No. 773, as the proposed Tentative Subdivision Map and Planned Unit Development are consistent with the 2005 General Plan, Chapter 17- Zoning, and Title 16- Subdivisions of the Soledad Municipal Code. Furthermore, approval of the Vesting Tentative Map is an essential step in facilitating development of the site, as it establishes the scope of conditionally approved entitlements before construction. Therefore, based on these findings, the project will not be detrimental to the health, safety, comfort, convenience, or general welfare of residents, property owners, or the City.

It should be noted that the conditions of approval require a subsequent action to bring an Affordable Housing Agreement back to the City Council for consideration. The applicant has indicated the project will comply with the City's 20% inclusionary housing requirement, providing five (5) moderate-income units and seven (7) low- and very low-income units.

Financial Considerations

The developer will be required to maintain a development account with the Finance Department, administered by the Community and Economic Development Department, to cover plan review costs, including staff time and any consultant services. An initial deposit of $20,000 will be required, and all costs will be 100% developer-funded. No additional financial impacts to the City are anticipated with approval of this project.

Alternatives

- Introduce and read by title only the Planned Unit Development and Vesting Tentative Map with Staff Recommendation of the Original Proposal; or
- Reject the introduction and reading by title only of the Planned Unit Development and Vesting Tentative Map and provide direction to staff

Planning/CEQA

The project was previously reviewed under the 2017 Miravalle III Summerfield Annexation EIR, with an Addendum adopted in 2017 pursuant to CEQA Guidelines 15164. No further EIR or Negative Declaration is required, as there are no substantial changes to the project, circumstances, or new information warranting major revisions. The project also qualifies for a Class 32 (In-Fill Development) exemption under CEQA Guidelines 15332, as it is consistent with the General Plan, under five acres, contains no endangered species habitat, and would not result in significant effects related to noise, air quality, or water quality.

Public Notice Requirements

The public hearing was announced in compliance with the Brown Act, including proper agenda posting and website notification. Notifications were also sent to property owners within a 300-foot radius of the project site. The public hearing notice was also posted on the Salinas Californian on September 20, 2025.

Attachment(s):
Exhibit B - VTM Civil Plan Set to Reso 2025-05
Exhibit A - PUD-23001 & TM-23002 Conditions of Approval
Attachment 1 - Ordinance No. 773
Exhibit C - Entitlement Packet
Attachment 2 - CC Presentation - Parcel B
Attachment 3 - PC Reso 2025-05
Attachment 4- Option 1

EXHIBIT A

PLANNED DEVELOPMENT PERMIT

CITY OF SOLEDAD

Ordinance No. 773, October 15, 2025
APPROVAL DATE AND REFERENCE

PUD-23001 & TM-23002
PERMIT NOS.

APN: 022-522-037
ASSESSOR'S PARCEL NO.

Planned Development Permit No. PUD-23001 and TM-23002 authorizing the Planned Development of 37 small-lot single-family homes, 24 multi-family apartment units, and related common areas and roadways, totaling 61 residential units on a 4.05-acre site located off Orchard Lane near San Vicente School. The property, zoned R-3 (Residential High-Density), permits 12 to 22 units per acre.

FINDINGS:

Section 1: General Plan Consistency

A. The proposed project is consistent with the City of Soledad General Plan:

1. The project site is designated as "High Density Residential" on the General Plan Land Use Plan Map and the proposed project uses are consistent and within the allowable density range: General Plan and Zoning Ordinance, provisions 4-16 and Section 17.14.040, respectively. allow the development of up to 22 dwelling units per acre;

2. The project is consistent with the Circulation Element of the General Plan – the project site location has convenient and improved access from Orchard Lane, an improved public street in the City of Soledad;

3. The project is consistent with General Plan policies promoting the provision of safe and decent affordable multi-family housing; and

4. Conditions of approval require design adherence to appropriate Community Design Guideline and Standards, and the proposed site plan and buildings, as conditioned, have been found to be in substantial conformance with said provisions.

Section 2: Planned Development Ordinance

The proposed use is consistent with the City of Soledad Planned Unit Development (SMC §17.38.230):

1. Population Density: The project calculates density on gross acreage, less public streets, and proposes a unit count consistent with the R-3 Residential-High Density standards.

2. Utilities: The project has adequate public sewer and water services, and all infrastructure is designed to meet City requirements for water and sewer systems, allowing the City to access and maintain them.

3. Design Compatibility: The project design as proposed, including building placement, setbacks, height, architecture, off-street parking, open space, screening, and landscaping, ensures compatibility with existing and planned adjacent uses. Off-street parking is provided per SMC §17.36.020 and integrated to minimize impacts on neighboring properties.

4. Maintenance of Common Areas: The applicant has committed to perpetual maintenance of all common land and facilities through a mechanism acceptable to the City.

5. Conservation of Natural Features: Natural site features, including topography, vegetation, and watercourses, are considered in the project design to minimize environmental impacts.

6. Energy and Sustainability: As conditioned, energy conservation measures and use of renewable energy sources are incorporated where feasible.

7. Streets and Circulation: Streets serving the development provide adequate circulation for residents, visitors, and emergency vehicles. As conditioned, on-street parking on the east side of Parcel B Street is prohibited to maintain emergency access.

8. Common Open Space: The project provides accessible and usable common open space and leverages proximity to Orchard Lane Park to enhance recreational opportunities.

Section 3: <u>Zoning Ordinance Consistency</u>

A. The proposed use is consistent with the City of Soledad Zoning Ordinance:

   1. The site is zoned R-3 (High-Density Multifamily Residential District) and the use and density ranges are consistent with the district standards for such.

   2. The proposed site plan, as conditioned, would meet all of the site development requirements of the R-3 District, and the requested modifications to standards of the R-3 District are allowed through approval of the subject project as a Planned Development.

B. The establishment of the use on the site will not be detrimental to the health, safety, comfort, convenience, or general welfare of persons residing or working in the neighborhood, or detrimental to property and improvements in the neighborhood, or to the general welfare of the city, because:

   1. The proposed project, as conditioned, is compatible with the surrounding mix of residential uses and will promote and further the achievement of community design standards for small lot Single- Family Dwellings and Multi-Family

Residential Development;

2. The site has adequate services including water, sanitary sewer and storm drainage;

3. The subject project is located on a designated arterial street designed to accommodate the type of infill development as proposed and will have no significant effect in the area;

4. The facility has adequate on-site parking adequately screened from view of surrounding residential areas;

5. No nuisance-causing uses, or uses generating unusual noise, odor, light or vibration or otherwise detrimental to the neighborhood are authorized by this permit.

D. The proposed Planned Development Permit has been processed per the City's Zoning Ordinance requirements per Chapter 17.42 to wit:

1. An application has been received and accepted by the Planning Department for processing.
2. A Public Hearing Notice was published in the Salinas Californian on Augus 16th, 2025 and public notices were mailed to all property owners within a 300-foot radius of the subject property. Hearing notices were posted at City Hall in accordance with Government Code.

3. A duly noticed public hearing was held on August 28th, 2025.

CONDITIONS OF APPROVAL
PUD-23001/TM-23002

STANDARD CONDITIONS

1. **TSM Expiration**. The approved tentative subdivision map (Dated August 21, 2025) shall expire twenty-four (24) months after its approval or conditional approval. The expiration of the tentative map shall terminate all proceedings, and no final map of all or any portion of the real property shall be filed without first processing a new tentative map. Extensions of time shall be considered pursuant to the City of Soledad Subdivision Ordinance and the State Subdivision Map Act.

2. **Final Map Requirement and Dedications**. The Project Developer shall prepare, process, and record a Final Map in compliance with the California Subdivision Map Act and Title 16 of the Soledad Municipal Code. The Final Map shall include any dedication to the City of Soledad of all required public rights-of-way and easements, including but not limited to: Public streets and associated sidewalks, parkways, and landscaping areas; Public utility easements (PUEs) for water, sewer, storm drainage, electrical, and other utilities; Pedestrian access easements and/or open space easements as shown on the tentative map; and any additional easements determined necessary by the City Engineer or Public Works Director. No building permits shall be issued, and no lots shall be sold or transferred, until the Final Map has been approved by the City Engineer and recorded with the Monterey County Recorder.

3. **Tentative Map Improvements Only Conceptual**. The Project Developer agrees that the improvements shown on the tentative map are only conceptual and that the final configuration of the improvements will be determined during review and approval of the final map, improvement plans, and supporting design calculations reviewed by the City, or other agents of the City, before recordation of the final map. All improvements as described in Chapter 16.24 of the Soledad Municipal Code, and as required by these conditions and any subsequent improvement agreement or development agreement, shall be designed and installed to the satisfaction of the City. With the exception of landscaping plans, all improvements shall be designed by a Civil Engineer licensed in the State of California. The City reserves the right to make changes to the Project to comply with public health and safety requirements and any Federal, State and local regulations and requirements.

4. **Subdivision Improvement Agreement**. The Project Developer shall enter into a subdivision improvement agreement with the City prior to approval of the final subdivision map for the Project. Said agreement shall set forth the necessary public service improvements to serve the proposed project, including grading, street improvements, temporary secondary access, water service, sewer service and storm drainage, refuse collection service, gas, electric, telephone and cable services, and any other necessary appurtenances and/or services, and shall include provisions requiring security for performance and materials and labor associated with said improvements in

accordance with Government Code Sections 66499-66499.10. All security shall be in the amount to cover 100 percent of the cost of such improvements, based on an engineer's estimate provided to the City by the Project Developer, plus an amount necessary for the guarantee and warranty of the work for a period of one year following completion and acceptance of said improvements.

5. **Conditions Run with the Land**. The terms and conditions of this approval shall run with the land and shall be binding upon and be to the benefit of the heirs, legal representatives, successors, and assigns of the Permittee.

6. **Applicability to Site**. This use permit approval applies only to the physical site, structures and uses shown on the site plans and architectural drawings submitted by RRM Design Group dated August 21, 2025 attached hereto as **Exhibit C**, which are made a part of this permit except as may be modified by these conditions. Notwithstanding this requirement, minor changes in site design and elevations from those shown on the approved site plan may be made, subject to review and approval of modified site plan by the City Community Development Director or designee.

7. **Completion of Infrastructure Improvements**. All infrastructure improvements required to serve the development pursuant to these conditions and City standards (e.g., streets, sidewalks, fire hydrant(s), storm drainage, sanitary sewer, water, undergrounding of gas, electric, telephone and cable, utilities, landscaping and other improvements and appurtenances) shall be designed and installed or constructed to the satisfaction of the City prior to the issuance of prior to the issuance of any building permit(s) or certificate of occupancy, as applicable. Landscaping shall be installed by the Project Developer and inspected and approved by the City and/or by the Planning Department, prior to occupancy.

8. **Offers of Dedication**. Any offers of dedication, and bonding or other financial security, or development agreement(s) concerning same and as specified in the project conditions below shall be prepared by the Project Developer, and reviewed as to form, accuracy, and sufficiency by the City Attorney.

9. **Compliance with Project Conditions**. All project conditions as set forth herein shall be placed on the top sheet of the building plan sets for all building construction on the project site. Unless otherwise provided for as a project condition to this use permit, all conditions must be completed to the satisfaction of the City prior to issuance of a certificate of occupancy and commencement of the activities allowed by this permit.

10. **Code Compliance**. All construction, improvements and uses shall be in accordance with zoning, building, fire, and all other codes and ordinances of the City of Soledad or agencies that have regulatory jurisdiction over the project. All such requirements shall be met and any outstanding fees paid prior to issuance of a certificate of occupancy, except for those items agreed to by the owner and the Building Official.

11. **Grounds for Permit Revocation**. Failure to establish the use authorized by this Permit within two years from the date of issuance, unless otherwise extended, shall be grounds for revocation of this Permit. Failure to comply with the conditions specified herein as the basis for approval of this application and issuance of this approval constitutes cause for the revocation of the Permit in accordance with the procedures set forth in the Soledad Municipal Code Section 17.42.070.

12. **Cost Reimbursement**. The Project Developer shall reimburse the City of Soledad for all engineering, inspection, legal, and administrative expenses, incurred or to be incurred by the City in connection with this development, including expenses incurred through the use of outside consultants and additional inspectors, where necessary. At the time of submission of improvement plans for the project, the Project Developer shall enter into a Reimbursement Agreement and deposit not less than twenty thousand dollars ($20,000) into a developer account set up by the City for the purpose of providing the City with said reimbursement. The City shall account to Project Developer for all expenses for which reimbursement is claimed, providing copies of all back-up materials in a timely manner, and shall return any portion of said deposit in excess of the actual amount of expenses incurred. If, in the judgment of the Public Works Director, it appears that the amount deposited shall not be sufficient to cover all expenses, Project Developer shall, within fifteen (15) days after written request from City, make an additional deposit of funds in an amount determined by the Director to be sufficient to make up the deficiency. At no time after submission of improvement plans shall the balance of the deposit fund be less than five thousand dollars ($5,000). The need for the maintenance of this account shall cease upon compliance with all project conditions and code requirements.

13. **Hold Harmless and Indemnification**. Applicant/Project Developer shall indemnify and hold harmless the City, its elective and appointive boards, commissions, officers, agents and employees from all damages, injuries, claims and any and all liability and costs arising from or about the site or in connection with the conduct of business thereon. Applicant/Owner agrees to, and shall, defend City, its elective and appointive boards, commissions, officers, agents and employees, from any suits or actions at law or equity from damages caused, or alleged to have been caused, by reason of the aforesaid design, construction and uses of the involved site pursuant to this Use Permit. Except as provided above, the terms of this paragraph shall apply to all damages and claims for damages of every kind suffered, or alleged to have been suffered, by reason of the aforesaid design or operations referred to herein, regardless of whether or not City has prepared, supplied or approved of plans and or specifications for use of the proposed site. To the extent that Applicant is required to indemnify and hold harmless the parties listed above, it shall have the right to control the litigation, including but not limited to contracting for counsel of its choice, and accepting or rejecting any settlement offer.

PROECT SPECIFIC CONDITIONS

14. **Affordability Covenants.** The Developer shall enter into an Affordable Housing

Agreement, approved by the City Council, which will require that 20% of the total project units be designated for moderate, very low, and low-income households. The agreement must adhere to the ownership and rental unit requirements outlined in Title 17 - Zoning, Chapter 17.41 - Inclusionary Housing. Such documents enforcing this condition shall be recorded and in full force upon the property prior to the issuance of a Building Permit. Prior to issuance of the certificate of occupancy, the Project Developer shall demonstrate compliance with the Affordable Housing Agreement as required per Soledad Municipal Code Section 17.41.

15. **Architectural Design Approval**. (a) Prior to issuance of a Building Permit for the proposed project, Project Developer shall submit revised building elevations, site plan and landscape plan as may be required by the Planning Commission. Revised plans shall be generally consistent with Plans dated August 21, 2025, and shall demonstrate conformance with applicable provisions of Community Design Guidelines and Standards Design Standards contained in Chapter 6 of the Guidelines.

(b) Incorporate Design Details in Building Plans. Construction drawings submitted for building permit approval shall include architectural elevations with the design detail noted on the elevation sketches included as part of **Exhibit C** as modified by these conditions**.** Drawings shall show all proposed exterior lighting fixtures. A building permit application will not be accepted by the City unless building plans include a site plan and elevations with sufficient design detail for review and approval by the City Building Official and/or Public Works Director (or Designee).

(c) Recreational Access: Create an accessible path on the eastern side of the proposed project to connect it to Orchard Lane Park. This requirement must be fulfilled before the issuance of a building permit and should be included in the final building plans.

16. **Minor Architectural Changes**. Following Architectural Design Approval by the Planning Commission, minor site plan or architectural changes may be approved by the Community & Economic Development Director or designee.

17. **Final Landscaping Plan Required**. Prior to issuance of the first building permit, Project Developer shall submit a final landscape plan for review and approval by the Planning Division or Designee. Final landscape plan shall provide for and identify durable play area improvements and corresponding specifications. Landscaping and irrigation shall be installed prior to occupancy in compliance with the provisions of Chapter 15.10 of the Soledad Municipal Code (SMC).

18. **Encroachment Permit and Right-of-Way Improvements**. An encroachment permit shall be obtained from the City for any construction work that will be performed within the public right-of-way, and a contractor licensed in the State of California shall be responsible for construction of any such future work. Any improvements in the public right of way shall be designed by a Civil Engineer licensed in the State of California and installed to the satisfaction of the Public Works Director or City Engineer.

19. **Engineering Studies/Calculations**. All engineering design work, including, but not limited to, design of storm sewers and appurtenances, sanitary sewers and appurtenances, storm drainage facilities, and water systems and appurtenances; street improvements and sidewalks, including geometrics, sight distances, lighting, retaining walls, signing and striping; and landscape irrigation and appurtenances, shall be supported by applicable engineering studies/calculations completed by a licensed civil engineer or qualified

licensed professional in the State of California, subject to the review and approval of the City.

20. **Improvement Plans**. Project Developer shall complete all offsite and onsite improvement plans consistent with these conditions and City requirements, and said plans shall be approved by the City prior to issuance of building permits.

21. **Required Onsite/Offsite Improvements**. Proposed onsite and off-site improvements shall be constructed in conformance with applicable City of Soledad Design Standards and Specifications to the satisfaction of the Public Works Director and as further stipulated herein:

(a) Storm Water Management. In accordance with the provisions of Chapter 13.52 of the Soledad Municipal Code, a storm water permit shall be obtained prior to the issuance of any grading or building permit for the project. The proposed project shall comply with the most recent Phase II Municipal Separate Storm Sewer System (MS4) General Permit (Order No. 2013-0001-DWQ) and the Post-Construction Stormwater Management Requirements for Developments Projects in the Central Coast Region (Resolution No. R3-2013-0032).

Due to the project type and size for development, a Storm Water Pollution Prevention Plan (SWPPP) will need to be prepared and proper documentation submitted to the State Water Board to register under the Construction General Permit. This will cover the full development site so another SWPPP will not need to be required for Phase 2 Development. The applicant is required to provide a Waste Discharge Identification (WDID) number prior to issuance of a grading permit.

A Stormwater Control Plan (SCP) shall be prepared to document the Post- Construction Stormwater Control Measures (SCMs). The SCP must include an Operation and Maintenance (O&M) Plan that addresses the maintenance procedures and intervals for each SCM and identifies the responsible party to conduct maintenance. A maintenance covenant will be required to ensure on-going maintenance for the life of the facility. The covenant shall include, at a minimum:

- The project owner's signed statement accepting responsibility

for the O&M of the installed onsite and/or offsite structural treatment and flow control SCMs until such responsibility is legally transferred to another entity; and either

- Written conditions in the sales or lease agreements or deed for the project that require the buyer or lessee to assume responsibility for the O&M of the onsite and/or offsite structural treatment and flow control SCM until such responsibility is legally transferred to another entity; or

- Any other legally enforceable agreement or mechanism, such as recordation in the property deed, that assigns responsibility for the O&M of the onsite and/or offsite structural treatment and flow control SCM to the project owner(s) or the City.

The proposed project must be designed to not increase the peak flow to the downstream system. Therefore, a drainage report will need to be prepared demonstrating compliance. Refer to the City's Design Standards and Standard Specifications for the specific flood control requirements.

During construction, the Project Developer shall conform to the City's pollution prevention requirements for construction contracts, including but not limited to, proper clean-up and disposal of spills, regular maintenance of all construction vehicles and heavy equipment, and proper storage of stockpiled materials, chemicals, paints, etc.

b. Storm Drainage Improvements. Project Developer shall prepare and implement a storm drainage improvement plan supported by storm drain calculations, consistent with the requirements of the 2008 Public Works Design Standards and Chapter 13.52 of the Soledad Municipal Code—Storm Water Quality. All drainage improvements shall be constructed consistent with the improvement plan as approved by the City, and Project Developer shall be responsible for the continued maintenance of onsite drainage facilities consistent with the Soledad Municipal Code.

c. Water Mains and Appurtenances. Project Developer shall construct adequate onsite water system improvements for commercial, fire and landscape irrigation purposes in accordance with Public Works Design Standards and Fire Code fire flow requirements. The water system shall be looped and water meters clustered wherever possible on-site to serve each use. Back-flow preventers on the State Approved List shall be installed where required by the City Engineer.

d. Sanitary Sewer Improvements. Project Developer shall

construct the necessary connections to the existing sanitary sewer system within the project frontages in accordance with the Public Works Design Standards. In addition, a clean-out shall be installed at the street right-of-way for each connection to the City's sewer mains.

19. **Construction Dust Control**. Project Developer shall prepare a Dust Emissions Control Plan for review and approval by the City prior to issuance of any grading or building permit. Dust emission control measures shall be included in the contractor work specifications that are reviewed and approved by the City and shall include the following:

- Watering all active construction areas and areas of disturbed soils at least twice daily and more frequently during periods of high winds exceeding 15 miles per hour;
- Suspension of all grading operations during periods of high wind speeds if watering activities are inadequate to control airborne dust as may be determined onsite by the City Engineer;
- Covering material storage piles if inactive for more than 72 consecutive hours;
- Covering all loose materials transported off-site, or requiring trucks to maintain at least two-feet of freeboard and watering all loose materials;
- Applying non-toxic binders to previously graded portions of the site if inactive for fourteen days or longer; and
- Water sweeping adjacent public streets at the end of each day –water sweepers shall vacuum excess water to avoid runoff-related degradation of water quality.

20. **Archaeological Resources/Human Remains**. Should human remains or any archeological artifacts be discovered during project implementation, further disturbance of the project site shall cease until the Monterey County Coroner and/or, the Native American Heritage Commission is contacted. When Native American archaeological, ethnographic, or spiritual resources are involved, all identification and treatment shall be conducted by qualified archaeologists and appropriate Native American representatives. In the event that no such Native American is available, persons who represent tribal governments and/or organizations in the locale in which resources could be affected shall be consulted. Upon recommendation of a qualified archaeologist, appropriate mitigation measures shall be implemented at Project Developer's expense.

21. **Hazardous Materials.** In the event that subsurface structures are encountered during the development of the site, caution should be exercised in determining whether or not these structures contain hazardous substances, and, where there is any uncertainty, the Monterey County Department Division of Environmental Health shall be contacted for assistance. If they contain any hazardous material(s), they should be removed, handled, transported, and disposed of in accordance with the applicable local, state, and federal guidelines.

22. **Construction Hours.** All construction and construction preparation activities,

including refueling, equipment repairs and vehicle, machinery and equipment warm-ups, shall be limited to the following hours and days:

Between the hours of 7:00 a.m. and 7:30 p.m. weekdays,
Between the hours of 8:00 a.m. and 7:00 p.m. on Saturdays,
Prohibited on Sundays and all City-approved holidays unless written permission is received from the City Manager.

23. **Impact Mitigation Fees and Funding of Public Improvements Maintenance**. Project Developer shall pay all water, sanitary sewer, storm drain, park, public safety, general government, local and regional (TAMC) transportation impact fees in accordance with established fees set by ordinance and resolution and based upon the date of building permit application filing.

24. **Recycling and Trash Enclosures**. Containers for both garbage and recyclable materials shall be provided and trash enclosures shall be of adequate size to accommodate both. Prior to issuance of the first building permit, Project Developer shall submit to the City written confirmation from the Salinas Valley Solid Waste Disposal Authority verifying the adequacy of these facilities.

25. **Fencing and Walls.** Project Developer shall construct a masonry wall along the eastern boundary of the project, starting and ending at the ends of the existing walls along Bryant Canyon Road to the south of the site. This shall be done in a manner that prohibits any access from these streets onto Bryant Canyon Road. The specifications of the barrier shall conform to the existing masonry walls installed to the south.

26. **Geotechnical Investigation.** All site preparation and construction recommendations identified in the geotechnical investigation report completed for the project site, and any supplements thereto, shall be incorporated into improvement plans for the proposed project and shall be reviewed and approved by the City or designated agent of the City prior to recordation of the final subdivision map.

27. **Geotechnical Engineer On-Site Monitoring**. A qualified professional geotechnical engineer shall perform on-site monitoring of all grading and excavation activities on the project site. Evidence of an agreement with a geotechnical engineer shall be submitted for review and approval of the City prior to commencement of any grading activities or any underground work. Prior to issuance of building permits, the geotechnical engineer shall submit evidence that grading and excavation were performed consistent with the recommendations of the geotechnical investigation.

28. **Street Frontage Improvements.** The Project Developer shall be responsible for constructing any improvements to Orchard Lane along the project frontage needed to accommodate project traffic.

29. **Fire Hydrants.** Project Developer shall install fire hydrants on internal project streets and, if required, on Orchard Lane per City specifications and in accordance with the requirements of the Uniform Fire Code and as approved by the City. All hydrants shall be painted “Neon Grass” and all visible components between the fire hydrant and

fire hydrant concrete pad shall be painted flat black, unless otherwise directed by the City.

30. **Automatic Sprinklers.** All town homes and multi-family units in the subdivision shall be equipped with automatic fire sprinkler systems per the specifications of the Uniform Fire Code; and the design and installation of such shall be approved by the City.

31. **On-Site Street Improvements and Guest Parking.** (a) Project Developer shall be responsible for constructing all on-site private street improvements in accordance with the approved Final Map and improvement plans.

(b) All street and sidewalk improvements shall conform with the requirements of the Americans with Disabilities Act, including, but not limited to, sidewalks crossing townhome driveways, pedestrian access to and ADA parking alongside mail box facility, etc.

(c) Parking shall be allowed only in designated parking areas. Street curbs/sides throughout the project shall be stained "safety red" and stamped "No Parking-Fire Lane" on top. "No Parking Fire Lane" signs shall also be posted at various locations throughout the project.

(d) A turning radii analysis showing adequate available space to perform the required turning movements for emergency vehicles shall be shown on the final improvement plan submittals and shall be approved by the City.

32. **Deed Restrictions.** Project Developer shall prepare a Declaration of Covenants, Conditions and Restrictions (CC&Rs) for all units within the proposed project which shall be reviewed and approved by the City staff and recorded against each residential unit on the project prior to the recording of the final map. The CC&R's shall include a provision requiring review and approval by the City prior to any future revisions.

33. **Homeowners Association.** (a) The Project Developer shall establish a homeowner association for maintenance of project site common areas and improvements thereto. The homeowners association shall be responsible for maintenance and operation of all amenities of benefit to the future residents of the project site, including but not limited to: common on-site landscaping and common open space, including landscaped setback along Orchard Lane, and appurtenant irrigation systems; onsite fences and walls and retaining walls maintenance, including graffiti removal, painting, repairs and replacement thereof; onsite street lights and lighting costs, street sweeping, striping and repairs thereof; electric current; storm drain lines cleaning, repair and replacement thereof; supervision of all necessary repairs and replacement; debris removal; and any and all other items of work necessary and incidental for the proper maintenance, operation thereof, and administration (including required annual stormwater monitoring and reporting).

(b) The homeowners association and governing CC & R's shall be established prior to

recordation of the final subdivision map for the proposed project and shall be reviewed and approved by the City.

34. **Fire Lane Maintenance, Parking and CC & R's.** Fire lanes shall be re-stained and tops of curbs remarked, as necessary, but no less frequently than once every five (5) years. All "Fire Lane-No Parking" signs shall be replaced when damaged or removed when they fade. These provisions shall be included in the project Covenants, Conditions & Restrictions (CC & R's). The project's CC & R's shall also include provisions on enforcement of onsite parking, limiting the duration of guest parking, prohibiting the conversion of garages for storage purposes or uses other than vehicle parking, prohibiting parking of recreational vehicles and boat trailers onsite, and providing for the removal of vehicles parked in violation of the project's CC & R's. The project's CC & Rs shall further prohibit the placement of any structure, permanent or portable, within the street right-of-way that impedes the use of or access to project sidewalks and streets.

35. **Improvement Assessment District.** If requested by the Project Developer, an improvement assessment district shall be formed by the City, to fund the provision, maintenance and/or operation of public improvements required to be provided to serve the project. Mutual agreement shall reached by the Project Developer, and the City, as to the improvements to be included and those improvements shall be deemed eligible in accordance with all applicable laws.

I hereby declare under penalty of perjury that I have read the foregoing conditions and that they are, in fact, the conditions which were imposed upon the granting of this permit. I agree to abide fully by these conditions.

_____ _____

Applicant Signature Date

_____ _____

Community Development Director Date

NOTE: Issuance of this Permit does not waive obtaining any applicable Building Permits before starting construction or initiating the use, nor does it waive any other applicable requirements of law.

EXHIBIT B

Vesting Tentative Tract Map

Monterey County, California
APN: 022-522-037-000

OWNER/APPLICANT

HMBY LIMITED PARTNERSHIP
CONTACT PERSON: NADER AGHA
449 ALVARADO STREET
MONTEREY, CA 93940

PREPARED BY

RRM DESIGN GROUP
3765 S. HIGUERA ST., STE. 102
SAN LUIS OBISPO, CA 93401
PH: (805) 543-1794

UNDER THE DIRECTION OF:
ROBERT CAMACHO, P.E. 76,597

ENGINEER OF RECORD:

REGISTERED PROFESSIONAL ENGINEER
ROBERT A. CAMACHO
No. 76597
CIVIL
STATE OF CALIFORNIA

NOT FOR PRELIMINARY REVIEW

SHEET INDEX

C-1.....TITLE SHEET
C-2.....EXISTING CONDITIONS
C-3.....PROPOSED SUBDIVISION
C-4.....SITE PLAN
C-5.....GRADING & DRAINAGE
C-6.....GRADING & DRAINAGE
C-7.....STORM WATER MANAGEMENT PLAN
C-8.....DETAILS

PROJECT STATISTICS

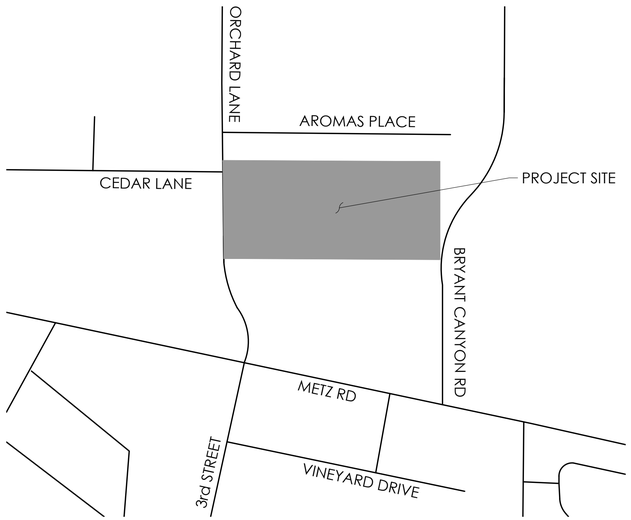
42 PROPOSED LOTS FOR DEVELOPMENT (ONSITE)	4.05 acres
FRONTAGE ACCESS(OFFSITE)	0.07 acres

PROJECT INFO:

APN:	022-522-037-000
FLOOD ZONE:	ZONE 'X' - MAP No. 06053C0612G
GROSS AREA (NET):	4.12 ac (179,421 sq-ft)
EX. ZONING & LAND USE:	R-3 RESIDENTIAL-HIGH DENSITY VACANT LOT
PROP ZONING & LAND USE:	R-3 HIGH DENSITY RESIDENTIAL
ALLOWABLE DENSITY:	16 DWELLING UNITS PER ACRE = 64 UNITS
PROPOSED DENSITY:	15.1 DWELLING UNITS PER ACRE = 61 UNITS
TOTAL UNITS PROPOSED:	61

UTILITIES

ELECTRIC..... PACIFIC GAS & ELECTRIC
TELEPHONE..... AT&T
CABLE TV..... CHARTER COMMUNICATIONS
GAS..... PACIFIC GAS & ELECTRIC
SEWER..... CITY OF SOLEDAD
WATER..... CITY OF SOLEDAD
STORM DRAIN.....PRIVATE (HOA MAINTAINED)



VICINITY MAP

NOT TO SCALE

APPROXIMATE EARTH QUANTITIES
AREA OF DISTURBANCE: 4.12 AC
CUT: 640 CY
FILL: 3,480 CY
NET: 2,840 CY <IMPORT>

THE APPROXIMATE RAW EARTHWORK QUANTITIES SHOWN HEREON REPRESENT THE ESTIMATED VOLUMETRIC DIFFERENCE CALCULATED BETWEEN THE PROPOSED SUBGRADE AND EXISTING GRADE SURFACE, AND ARE SUBJECT TO CHANGE. THESE ESTIMATES DO NOT INCLUDE CONSIDERATIONS FOR LOSSES OR BULKING DUE TO: SOIL AMENDMENTS, STABILIZATION, CONSTRUCTION TECHNIQUE, FOOTING & TRENCHING SPOILS, ETC. THESE CONSIDERATIONS, IN ADDITION TO ACTUAL FIELD CONDITIONS AND THE FINAL RECOMMENDATION OF THE GEOTECHNICAL ENGINEER, MAY SIGNIFICANTLY EFFECT THE FINAL IMPORT/EXPORT QUANTITIES. APPROXIMATE QUANTITIES SHOWN ON THESE PLANS ARE FOR PERMITTING PURPOSES ONLY. FINAL GRADING QUANTITIES AND DISPOSITION OF MATERIAL ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

ABBREVIATIONS

AC	ASPHALT	PRC	POINT OF REVERSE CURVE
AP	ANGLE POINT	ROW	RIGHT OF WAY
BCR	BEGIN CURVE	RW	RECYCLED WATER
BW	BACK OF WALK	SDCB	STORMDRAIN CATCH BASIN
CB	CATCH BASIN	SDMH	STORMDRAIN MANHOLE
CIP	CAST IN PLACE	SSCO	SANITARY SEWER CLEANOUT
CL	CENTERLINE	SSMH	SANITARY SEWER MANHOLE
CMP	CORRUGATED METAL PIPE	SFM	SEWER FORCE MAIN
CMU	CONCRETE MASONRY UNIT	SL	STREET LIGHT SERVICE LATERAL
CONC	CONCRETE	SS	SANITARY SEWER
DIP	DUCTILE IRON PIPE	TBM	TEMPORARY BENCHMARK
EX	EXISTING	TC	TOP OF CURB
EL	ELEVATION	TF	TOP OF FOOTING
FF	FINISH FLOOR	TG	TOP OF GRATE
FG	FINISHED GRADE	TYP	TYPICAL
FL	FLOWLINE	TW	TOP OF WALL
FS	FINISHED SURFACE	UNO	UNLESS NOTED OTHERWISE
FP	FINISHED PAD	WSE	WATER SURFACE ELEVATION
GB	GRADE BREAK	FS LAT	FIRE SERVICE LATERAL
IPS	IRON PIPE SIZE	W	WATER
JT	JOINT TRENCH	SDDI	STORM DRAIN DRAIN INLET
PL	PROPERTY LINE	FLCP	FIBER LINED CONCRETE PIPE
PCL	PARCEL	CDS	CONTINUOUS DEFLECTIVE SEPARATION
POC	POINT ON CURVE	HDS	HYDRODYNAMIC SEPARATOR
		HOA	HOME OWNERS ASSOCIATION

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rrm design group

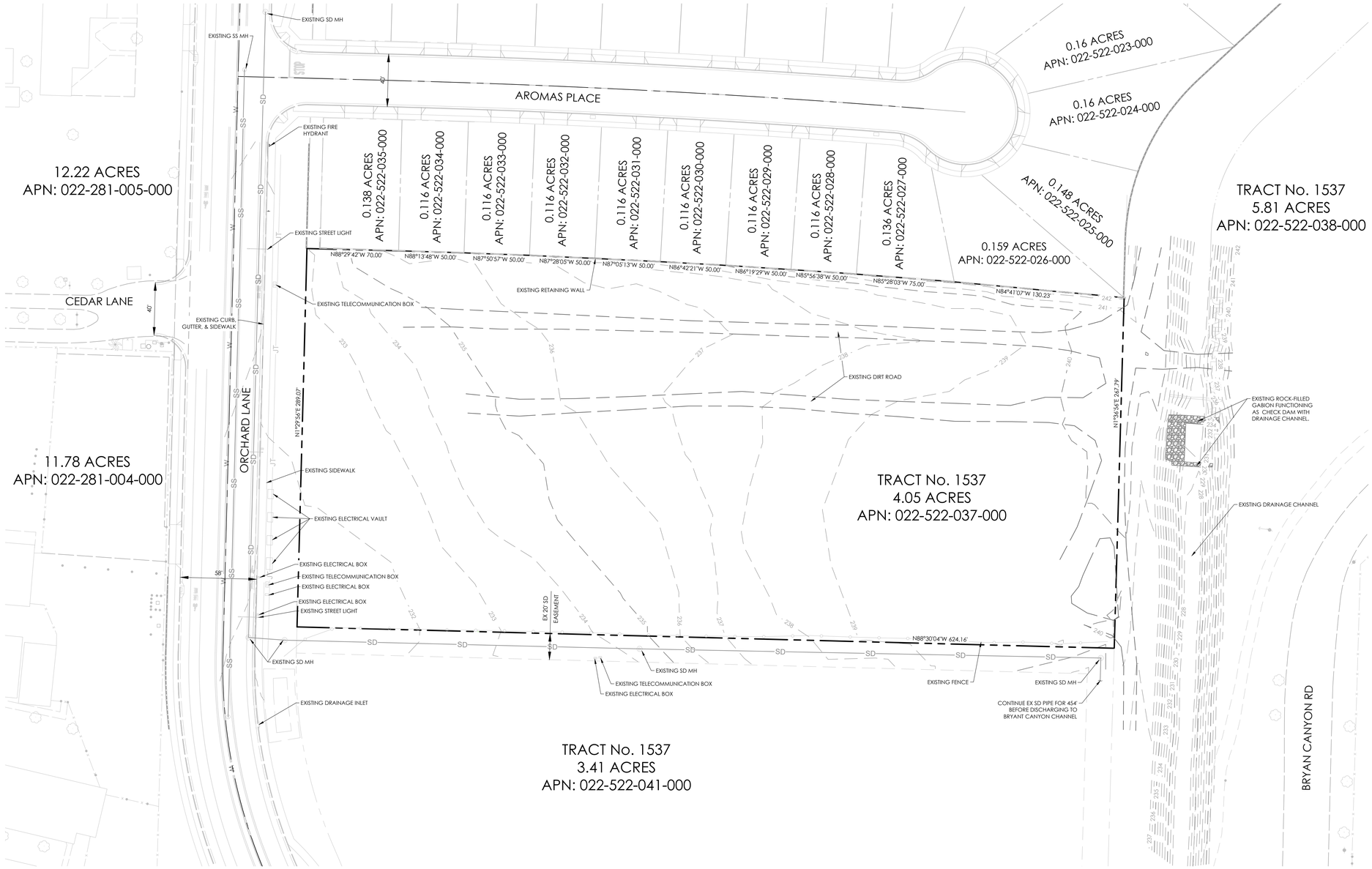
TITLE SHEET

SOLEDAD PARCEL B

DATE: September 20, 2023 REVISED: February 22, 2024; REVISED: September 27,2024
REVISED: July 8, 2025 REVISED: August 21, 2025

#0047-12-RS19

C-1



LEGEND

- PROPERTY LINE
- EXISTING CENTERLINE
- EXISTING FLOWLINE
- EXISTING MINOR CONTOUR
- EXISTING MAJOR CONTOUR
- EXISTING EASEMENT
- EXISTING SD CATCH BASIN
- EXISTING SEWER MANHOLE
- EXISTING SD MANHOLE
- EXISTING SCRUB/BRUSH

APN: 022-522-037-000

APPLICANT INFO:

C/O HOLMAN BUILDINGS

CONTACT: HMBY LIMITED PARTNERSHIP
CONTACT PERSON: NADER AGHA
449 ALVARADO STREET
MONTEREY, CA 93940
PHONE: 831-646-1677

PREPARER'S STATEMENT:

THIS PLAN SET WAS PREPARED BY:
RRM DESIGN GROUP
3765 S. HIGUERA ST., STE. 102
SAN LUIS OBISPO, CA 93401
PH (805) 543-1794

UNDER THE DIRECTION OF:
ROBERT CAMACHO, P.E. 76597

LEGAL DESCRIPTION:

PARCEL B AS SHOWN ON THE SUBDIVISION MAP ENTITLED "TRACT NO. 1537-SUMMERFIELD 3," FILED FOR RECORDS ON MARCH 19, 2018 IN BOOK 24 OF CITIES AND TOWNS, AT PAGE 59, OF THE OFFICIAL RECORDS OF MONTEREY COUNTY.

BASIS OF BEARINGS

THE BASIS OF BEARING FOR THIS SURVEY IS BETWEEN CENTERLINE MONUMENTS ALONG ORCHARD LANE AS SHOWN ON MAP FILED IN VOLUME 24 OF CITIES AND TOWNS AT PAGE 59, BEARING BEING N01°29'56".

TOPOGRAPHY SURVEY & MAPPING

EXISTING TOPOGRAPHIC MAP WAS PREPARED BY RRM DESIGN GROUP ON AUGUST 18, 2023.

BENCH MARK:

THE BENCH MARK FOR THIS SURVEY IS NATIONAL GEODETIC SURVEY CONTROL POINT "SOLEDAD" PID DESIGNATION GU2539 WITH A NGVD 29 PUBLISHED ELEVATION= 189.15 FEET.

0 40 80 120 feet
1" = 40'

rrm design group

EXISTING CONDITIONS

SOLEDAD PARCEL B

DATE: September 20, 2023 REVISED: February 22, 2024; REVISED: September 27,2024
REVISED: July 8, 2025 REVISED: August 21, 2025

#0047-12-RS19

C-2

K:\0047\0047-12-rs19-soledad-mixed-use-parcel-b-small-lot-entitlement\engineering\TM\sheet files\C-2 Existing Conditions.dwg, C-2, Aug 21, 2025 10:06am, jevelson

AROMAS PLACE

CEDAR LANE

ORCHARD LANE

DRAINAGE CHANNEL

BRYANT CANYON RD

100' R.O.W.

LOT 1 2941 SQFT
LOT 2 2939 SQFT
LOT 3 2928 SQFT
LOT 4 2904 SQFT
LOT 5 2867 SQFT
LOT 6 2927 SQFT
LOT 7 2857 SQFT
LOT 8 2845 SQFT
LOT 9 2819 SQFT
LOT 10 2777 SQFT
LOT 11 2724 SQFT
LOT 12 2762 SQFT
LOT 13 3891 SQFT
LOT 14 2652 SQFT
LOT 15 2585 SQFT
LOT 16 2638 SQFT
LOT 17 3605 SQFT
LOT 18 7844 SQFT
LOT 19 8829 SQFT
LOT 20 7121 SQFT
LOT 21 2521 SQFT
LOT 22 2360 SQFT
LOT 23 2279 SQFT
LOT 24 2328 SQFT
LOT 25 2328 SQFT
LOT 26 2278 SQFT
LOT 27 2278 SQFT
LOT 28 2328 SQFT
LOT 29 2554 SQFT
LOT 30 2278 SQFT
LOT 31 2278 SQFT
LOT 32 2660 SQFT
LOT 33 2586 SQFT
LOT 34 2278 SQFT
LOT 35 2278 SQFT
LOT 36 2512 SQFT
LOT 37 2438 SQFT
LOT 38 2278 SQFT
LOT 39 2278 SQFT
LOT 40 2364 SQFT
LOT 41 51084 SQFT
LOT 42 51084 SQFT

PRIVATE ACCESS EASEMENT, TYP

CENTERLINE DATA
N88°30'04"W
L = 256.87'

CENTERLINE DATA
N88°30'04"W
L = 548.37'

CENTERLINE DATA
Δ=1°45'39"
R=300.00'
L=9.22'

CENTERLINE DATA
Δ=88°21'21"
R=35.00'
L=53.97'
4441 SQFT

CENTERLINE DATA
N1°36'56"E
L = 62.16'

CENTERLINE DATA
Δ=89°53'00"
R=35.00'
L=54.91'

EASEMENT NOTES

- BLANKET PRIVATE ACCESS EASEMENT PROPOSED OVER LOT 42 FOR THE BENEFIT OF LOTS 1 THROUGH 41.
- BLANKET JOINT TRENCH EASEMENT PROPOSED OVER LOTS 1 THROUGH 42, EXCLUDING THE FOLLOWING: BUILDING LOCATIONS, PUBLIC WATER EASEMENTS, AND SEWER EASEMENTS.
- DEDICATE A 10' WIDE PUBLIC WATER LINE EASEMENT CENTERED ON CENTERLINE OF WATER MAIN.
- DEDICATE A 10' WIDE PUBLIC SEWER LINE EASEMENT CENTERED ON CENTERLINE OF SEWER MAIN.
- ~~BLANKET PUBLIC SEWER, JOINT TRENCH, & WATER EASEMENTS PROPOSED OVER LOTS 1 THROUGH 42, EXCLUDING BUILDING LOCATIONS.~~
- BLANKET PRIVATE STORM DRAIN EASEMENTS PROPOSED OVER LOTS 1 THROUGH 42 EXCLUDING BUILDING LOCATIONS. STORMDRIAN TO BE MAINTAINED BY HOME OWNERS ASSOCIATION.
- LOT 41 IS PROPOSED AS A PRIVATE COMMON AREAS/PARK & WILL BE MAINTAINED BY HOME OWNERS ASSOCIATION
- MAX FIRE HYDRANT SPACING SHALL BE 300'

0 30 60 90 feet
1" = 30'

rrm design group

PROPOSED SUBDIVISION

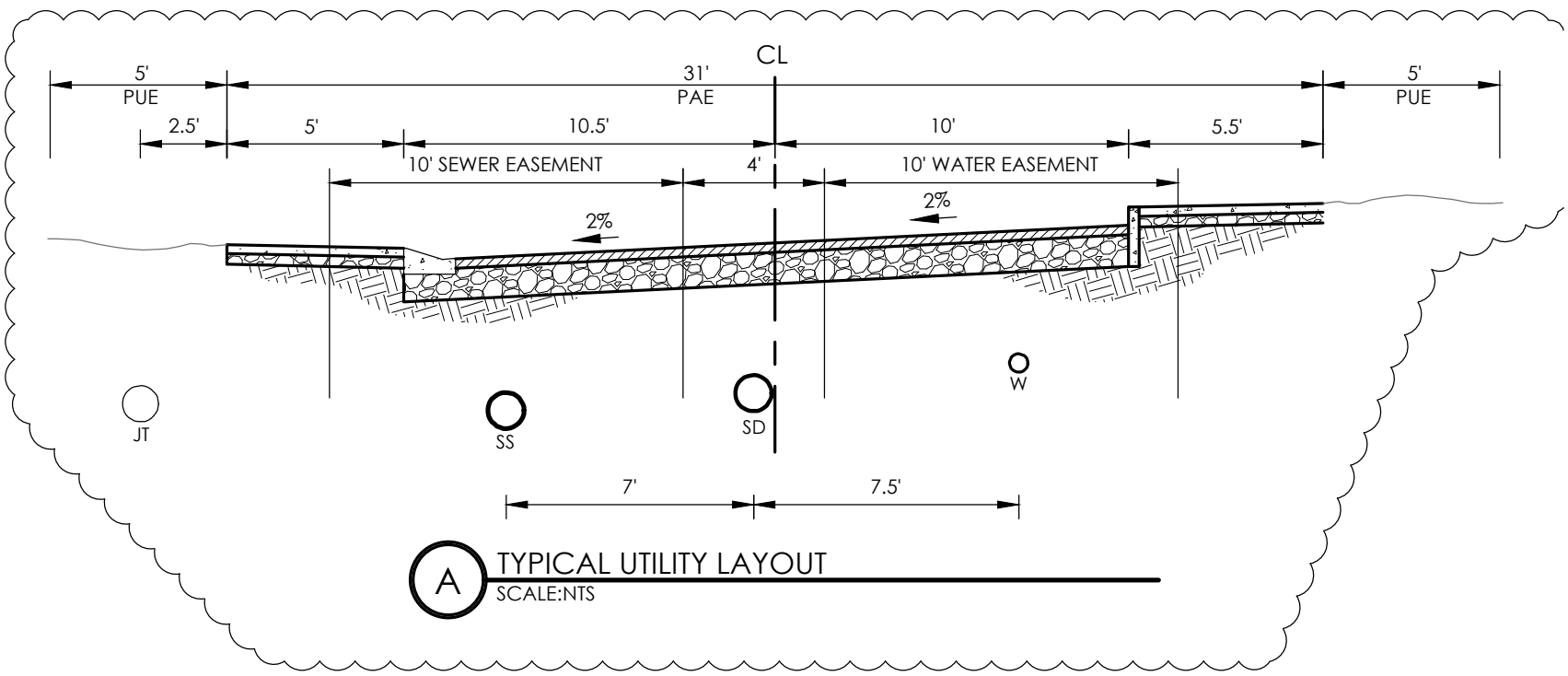
SOLEDAD PARCEL B

DATE: September 20, 2023 REVISED: February 22, 2024; REVISED: September 27,2024
REVISED: July 8, 2025 REVISED: August 21, 2025

#0047-12-RS19

C-3

C:\Users\jlewilson\AppData\Local\Temp\AcPublish_52\A\C-3 Proposed Subdivision.dwg, C-3, Aug 27, 2025 2:27pm, jlewilson



A TYPICAL UTILITY LAYOUT
SCALE:NTS

AROMAS PLACE

CEDAR LANE

ORCHARD LANE

MANZANITA LANE

MANZANITA LANE

BRYAN CANYON RD

EX SS MH
233.76 RIM
226.0 FL

PROPOSED
STREET LIGHT, TYP

CONNECT TO EX JT
NEAR ORCHARD LANE

INSTALL NEW SS
MANHOLE
INV = 224.90
224.79 EX SS PIPE

CONNECT TO
EXISTING WATER MAIN

RELOCATE
EX VAULTS

CONNECT TO
EXISTING WATER MAIN

INSTALL NEW SS
MANHOLE
INV = 224.05
223.95 EX SS PIPE

CONNECT TO EX JT
NEAR ORCHARD LANE

RELOCATE
EX VAULT

EX SS MH
230.80 RIM
223.2 FL

LOT 1
LOT 2
LOT 3
LOT 4
LOT 5
LOT 6
LOT 7
LOT 8
LOT 9
LOT 10
LOT 11
LOT 12
LOT 13
LOT 14
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LOT 32
LOT 33
LOT 34
LOT 35
LOT 36
LOT 37
LOT 38
LOT 39
LOT 40
LOT 41
LOT 42

SEE DETAIL B FOR
TYPICAL SERVICE
LOCATIONS

SSMH #2
RIM=236.02
8" INV (W)=228.38
8" INV (E)=228.48

SSMH #1
RIM=239.90
8" INV (W)=231.37

SSMH #3
RIM=239.83

8" PVC PIPE
L=278.1' S=-0.93%

8" PVC PIPE
L=284.3' S=-1.00%

8" PVC
L=552.1' S=-0.99%

AC PAVING

AC PAVING

SS CLEANOUT

PROPOSED TRASH
ENCLOSURE

PROPOSED PERMEABLE
PAVERS, TYP.

PROPOSED TRASH
ENCLOSURE

ROCK ENERGY DISSIPATER

PROPOSED RETENTION
& DETENTION BASIN

CONTINUE EX SD PIPE FOR 454'
BEFORE DISCHARGING TO
BRYANT CANYON CHANNEL

FIRE DEPARTMENT NOTES

1. ALL ROADWAYS ARE TO BE DESIGNATED AS FIRE LANES, CURBS PAINTED RED, AND SIGNAGE INSTALLED.
2. ALL SFD'S SHALL BE PROTECTED WITH FIRE SPRINKLERS IN ACCORDANCE WITH NFPA 13D AS AMENDED BY THE CITY OF SOLEDAD.
3. ALL MULTI-FAMILY DWELLINGS SHALL BE PROTECTED WITH FIRE SPRINKLERS IN ACCORDANCE WITH NFPA 13R AS AMENDED BY THE CITY OF SOLEDAD.

PLANTING & EROSION CONTROL NOTES:

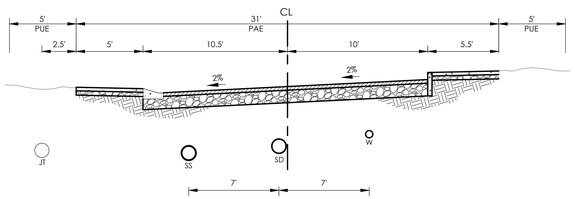
1. ALL 4:1 & STEEPER SLOPES TO BE HYDROSEEDED AFTER COMPLETION OF GRADING OPERATIONS.
2. THE BMP'S PROPOSED ON THESE PLANS ARE INTENDED AS A GUIDELINE FOR THE CONTRACTOR. OTHER AND/OR MORE EXTENSIVE MEASURES MAY BECOME NECESSARY DURING CONSTRUCTION, AND WILL BE THE RESPONSIBILITY OF THE CONTRACTOR TO IMPLEMENT.
3. POST CONSTRUCTION BMP'S INCLUDING PLANTINGS, SHRUBS, GROUND COVER AND TREES SHALL BE IN PLACE AS SOON AS PRACTICAL.

LEGEND

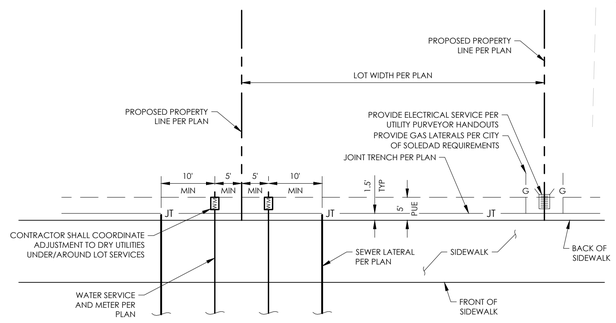
- PROPOSED 8" PVC WATER MAIN
- PROPOSED 18" PVC SD MAIN
- PROPOSED 8" PVC SEWER MAIN
- EXISTING SEWER LINE
- EXISTING WATER LINE
- EXISTING STORM DRAIN LINE
- PROPOSED FIRE HYDRANT
- PROPOSED MANHOLE
- THRUST BLOCK
- STREET LIGHT
- SD CHAMBER
- BOX CATCH BASIN
- CURB INLET CATCH BASIN
- SS CLEAN OUT
- 4" SD ATRIUM DRAIN

HATCH LEGEND

- AC PAVING
- CONCRETE PAVING
- PAVERS
- BUILDING
- PATIO



A TYPICAL UTILITY LAYOUT
SCALE:NTS



B TYPICAL SERVICE LOCATIONS
SCALE:NTS

NOTES

1. FIRE HYDRANTS SHALL BE SPACED A MAXIMUM OF 300' APART.

0 30 60 90 feet
1" = 30'

SITE PLAN

SOLEDAD PARCEL B

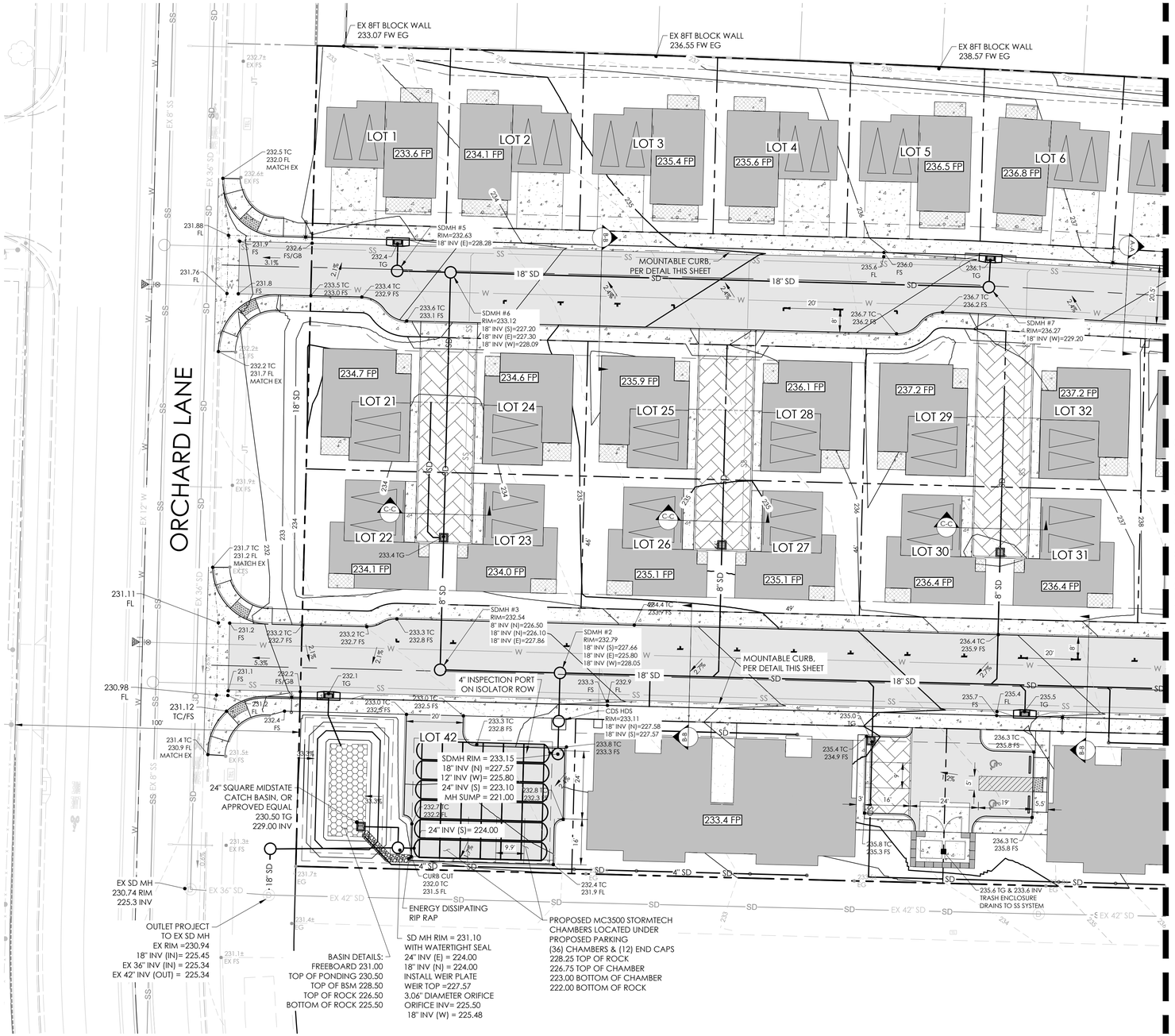
DATE: September 20, 2023 REVISED: February 22, 2024; REVISED: September 27,2024
REVISED: July 8, 2025 REVISED: August 21, 2025

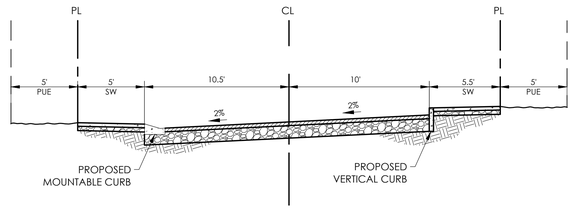
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C-4

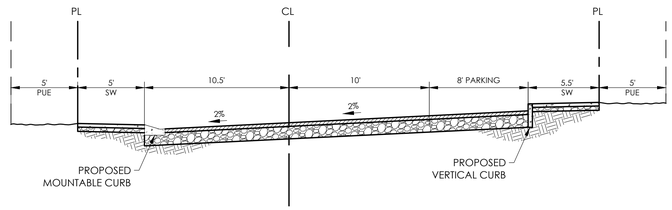
rrm design group

N:\0001\0047-12-rs19-soledad-miravale-ii-parcel-b-small-lot-entitlement\engineering\TM\sheet-files\C-4 Site Plan.dwg, C-4, Aug 21, 2025 10:07am, jlewilson

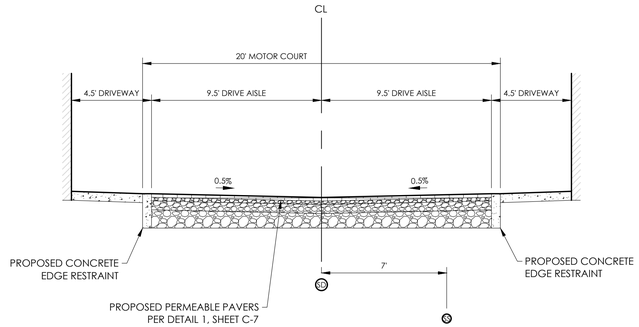




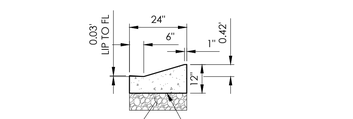
A-A TYPICAL STREET SECTION
N.T.S.



B-B TYPICAL STREET SECTION
N.T.S.



C-C TYPICAL MOTOR COURT SECTION
N.T.S.



MOUNTABLE CURB DETAIL
N.T.S.

LEGEND

- PROPOSED ASPHALT PAVING
- PROPOSED CONCRETE PAVING
- 200 EXISTING CONTOUR
- 200 PROPOSED CONTOUR
- PROPERTY LINE
- SD PROPOSED 18" STORM DRAIN

FIRE DEPARTMENT NOTES

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3. ALL MULTI-FAMILY DWELLINGS SHALL BE PROTECTED WITH FIRE SPRINKLERS IN ACCORDANCE WITH NFPA 13R AS AMENDED BY THE CITY OF SOLEDAD.

NOTE

ALL PROPOSED SIDEWALK AND WALKING PATHS SHALL BE ACCESSIBLE PER CALDAG RECOMMENDATIONS

SEE TYPICAL LOT DRAINAGE DETAILS ON C-8.

0 20 40 60 feet
1" = 20'

rrm design group

GRADING & DRAINAGE

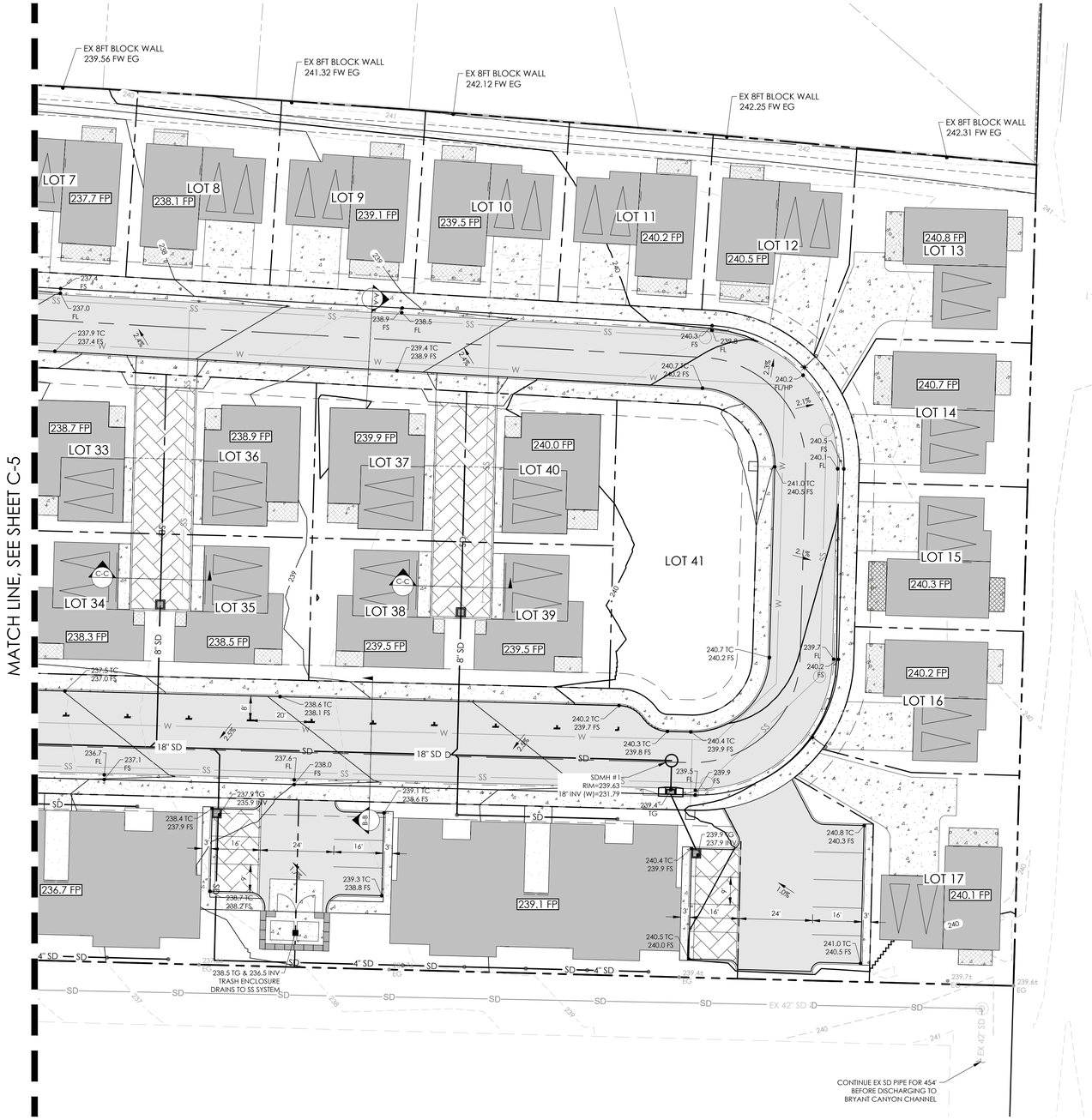
SOLEDAD PARCEL B

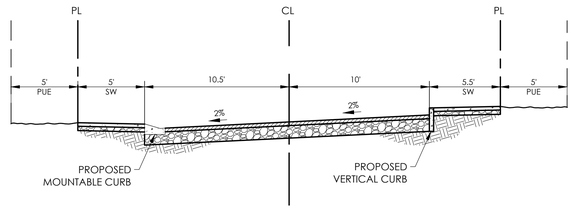
DATE: September 20, 2023 REVISED: February 22, 2024; REVISED: September 27,2024
REVISED: July 8, 2025 REVISED: August 21, 2025

#0047-12-RS19

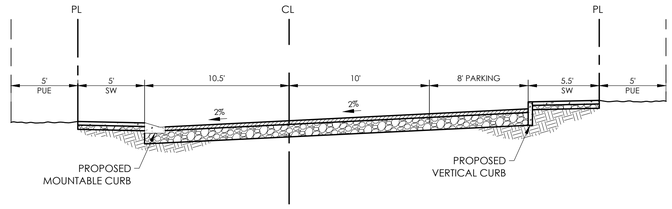
C-5

N:\0001\0047-12\s19-soledad-mixnoble-i-parcel-b-smdi-tentitlement\vtwrghleering\TM\sheet-files\C-5 Grading and Drainage.dwg, C-5, Aug 21, 2025 10:07pm, jlewison





A-A TYPICAL STREET SECTION
N.T.S.



B-B TYPICAL STREET SECTION
N.T.S.

LEGEND

- PROPOSED ASPHALT PAVING
- PROPOSED CONCRETE PAVING
- 200 EXISTING CONTOUR
- 200 PROPOSED CONTOUR
- PROPERTY LINE
- SD PROPOSED 18" STORM DRAIN

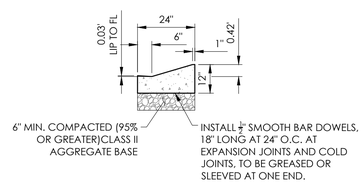
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SEE TYPICAL LOT DRAINAGE DETAILS ON C-8.



MOUNTABLE CURB DETAIL
N.T.S.

0 20 40 60 feet
1" = 20'

GRADING & DRAINAGE

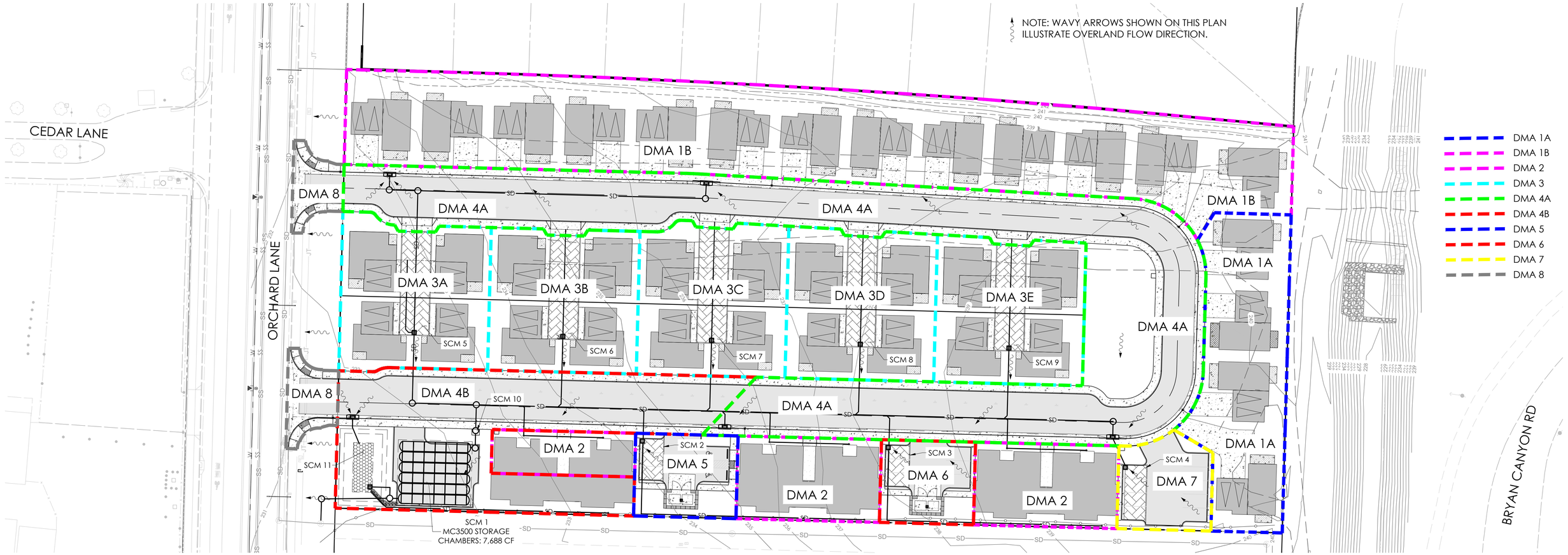
SOLEDAD PARCEL B

DATE: September 20, 2023 REVISED: February 22, 2024; REVISED: September 27,2024
REVISED: July 8, 2025 REVISED: August 21, 2025

#0047-12-RS19

C-6

N:\0001\0047-12-rs19-soledad-mirovale-ii-parcel-b-small-lot-entitlement\engineering\TM\sheet files\C-5-6 Grading and Drainage.dwg, C-6, Aug 21, 2025 10:07pm, jewilson



PROJECT STATISTICS

(A) EXISTING CONDITION

PERVIOUS AREA: 178,472 SF (99.47%)
IMPERVIOUS AREA: 949 SF (0.53%)

(B) PROPOSED IMPROVEMENTS

PAVING AREA: 35,772 SF

BUILDINGS: 50,934 SF

HARDSCAPE: 32,054 SF

TOTAL IMPERVIOUS: 118,761 SF (66%)

(C) PROPOSED LANDSCAPE

LANDSCAPE AREA: 52,287 SF

BIORETENTION BASIN 425 SF

PERMEABLE PAVERS: 7,949 SF

TOTAL PERVIOUS: 60,660 SF (34%)

REQUIRED STORMWATER MEASURES

WATERSHED MANAGEMNT ZONES(WMZ): 4

TIER 1- RUNOFF REDUCTION
- ROOF DRAIN DISCONNECT
- MINIMIZE IMPERVIOUS AREAS

TIER 2 - WATER QUALITY
- ON-SITE FLOW BASED RETENTION INFILTRATION. STORMWATER WILL BE TREATED VIA CONTECH HDS CDS2015-4-C UNIT AND BIORETENTION BASIN.

TIER 3 - RETAIN 95TH PERCENTILE STORM EVENT (1.0 INCH)
RETENTION VOLUME REQUIREMENTS AND SUBSEQUENT RETENTION DEPTHS CALCULATED WITH THE CENTRAL COAST POST-CONSTRUCTION STORMWATER REQUIREMENTS EQUATIONS.

TIER 4 - PEAK MANAGEMENT - NOT REQUIRED (WMZ 4)

PEAK MANAGEMENT PER CITY OF SOLEDAD DESIGN STANDARDS/MASTER DRAINAGE PLAN
- RAINFALL INTENSITY TAKEN FROM SOLEDAD IDF CURVE.
- PRE DEVELOPMENT TIME OF CONCENTRATION = 10 MINUTES
- DEVELOPED TIME OF CONCENTRATION = 10 MINUTES

ENTIRE SITE (EXCLUDING DMA 4B)
PRE-DEVELOPMENT:100-YEAR PEAK FLOW = 1.83 CFS
POST-DEVELOPMENT:100-YEAR PEAK FLOW = 6.41 CFS

DMA 4B
PRE-DEVELOPMENT:100-YEAR PEAK FLOW = 0.2 CFS
POST-DEVELOPMENT:100-YEAR PEAK FLOW = 0.71 CFS

A HYDROGRAPH WAS USED TO DETERMINE THE DETENTION VOLUME NEEDLED TO MITIGATE FOR THE INCREASED POST DEVELOPMENT FLOWS. THE DETAINED WATER IS METERED OUT TO MATCH PRE-DEVELOPMENT FLOW RATE CONDITIONS.

PRELIMINARY HYDROLOGY

PCR # 2 & 3: THE RETENTION VOLUME FOR PCR 3 IS GREATER THAN THE TREATMENT VOLUME REQUIRED BY PCR 2 THEREFORE PCR 2 WILL BE SATISFIED BY THE RETENTION VOLUME. SEE BELOW FOR EXAMPLE CALCULATION OF ENTIRE SITE. FOR INDIVIDUAL DMA CALCULATION SEE SWCP REPORT.

PROJECT AREA : 179,421 SF

95TH PERCENTILE DEPTH: 1.0"

$i = \frac{118,761}{179,421} = 0.66 \quad C = 0.858i^3 - 0.78i^2 + 0.774i + .04 = 0.46$

(179,421 SF) * 0.46 (coefficient) * (1.0"/12") ft = 6,869 CF

REQUIRED RETENTION: 6,869CF
RETENTION PROVIDED IN PAVERS: 2,903 CF (1' ROCK DEPTH)
RETENTION PROVIDED IN CHAMBERS: 4,365 CF
RETENTION PROVIDED IN BASIN: 879CF

WA TAPE GULD HDS
HDS TREATMENT FLOW RATE = (0.7)*(0.2IN/HR)*(3.73 AC) =0.52CFS
HDS PEAK FLOW RATE (PER HYDROGRAPH 100YR POST DEV) = 6.29 CFS

PCR # 4 - NOT APPLICABLE TO THIS PROJECT BASED ON WMZ 4.

PEAK MANAGEMENT PER CITY OF SOLEDAD:

REQUIRED CHAMBER DETENTION = 2,669 CF (PER HYDROGRAPH)

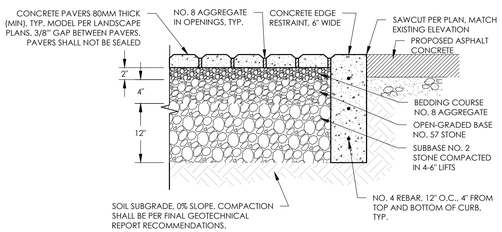
REQUIRED BASIN DETENTION =302 CF (PER HYDROGRAPH)

REQ. CHAMBER VOL. = RETENTION VOL. + DETENTION VOL.

REQ. CHAMBER VOLUME = 4,365 CF + 2,669 CF =7,034 CF

PROVIDED CHAMBER VOLUME = 7,688 CF

THE PROJECT DRAINS TO THE BRYANT CANYON DRAINAGE CHANNEL PER THE SOLEDAD STORM DRAIN MASTER PLAN.



NOTES:
1. STONE MATERIAL SHALL BE WASHED, OPEN-GRADED (NO SAND), CRUSHED (ANGULAR) AGGREGATE.

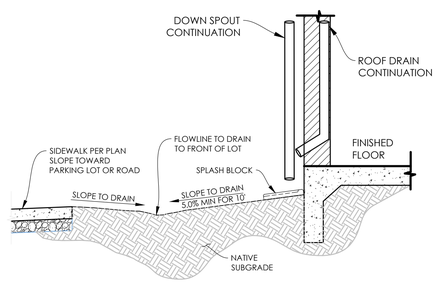
1 PERMEABLE PAVERS CROSS-SECTION
SCALE: 1"=1'

INFILTRATION RATES

BASED ON THE INITIAL STUDY PERFORMED BY EARTH SYSTEMS, SOIL INFILTRATION RATE TESTING PRODUCED AND INFILTRATION RATE OF 3.6 INCHES PER HOUR AT THE PROPOSED CHAMBER SYSTEM LOCATION.

USING THE PRELIMINARY INFILTRATION RATE, THE CHAMBER RETENTION VOLUME (4,365 CF), AND CHAMBER FOOTPRINT (2,263 CF), THE CHAMBER WILL INFILTRATE WITHIN 6.4 HOURS. SEE THE PRELIMINARY STORMWATER CONTROL PLAN FOR MORE INFORMATION.

0 30 60 90 feet
1" = 30'



2 ROOF DRAIN/DOWNSPOUT DISCONNECT TO SPLASH BLOCK DEAIL
SCALE: NTS

rrm design group

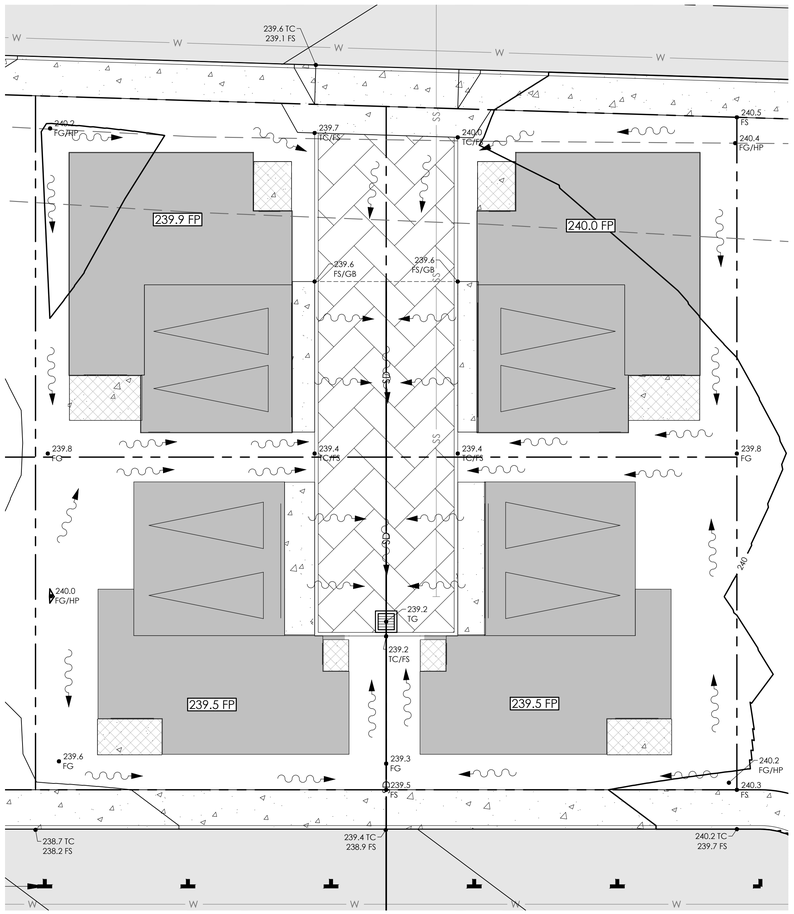
STORM WATER MANAGEMENT PLAN

SOLEDAD PARCEL B

DATE: September 20, 2023 REVISED: February 22, 2024; REVISED: September 27,2024
REVISED: July 8, 2025 REVISED: August 21, 2025
#0047-12-RS19

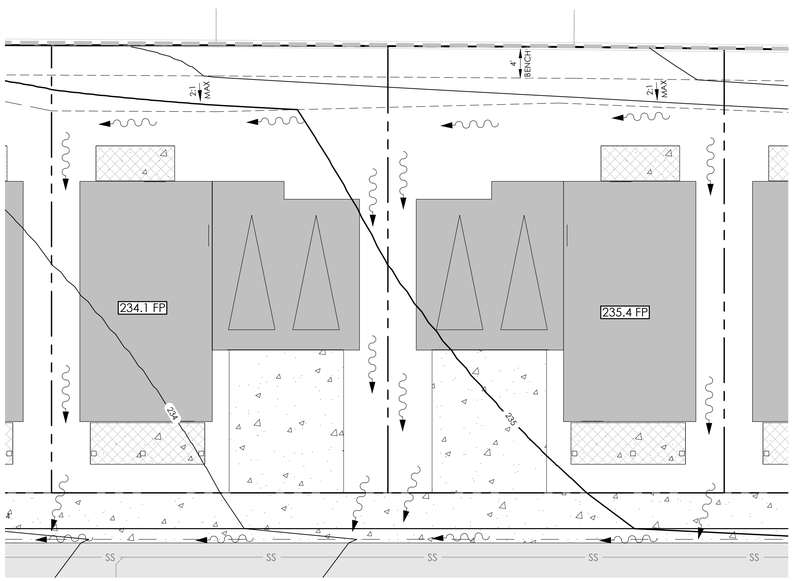
C-7

N:\0047\12-rs19-soledad-mirovalle-parcel-b-small-lot-entitlement\engineering\TM\sheet files\C-7 Storm Water Management Plan.dwg, C-7, Aug 21, 2025 10:07am, jewilson



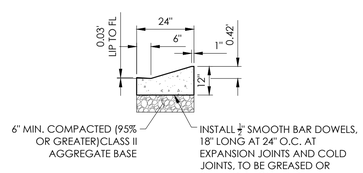
TYPICAL MOTOR COURT DRAINAGE

N.T.S.



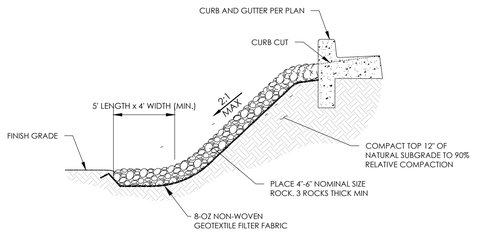
TYPICAL SINGLE FAMILY HOME DRAINAGE

N.T.S.



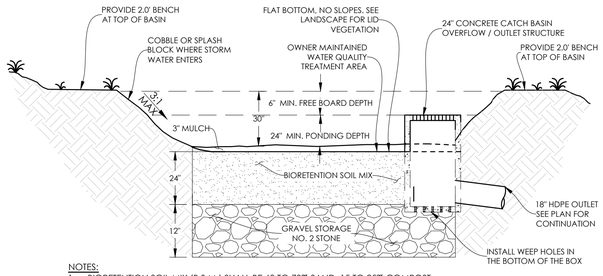
MOUNTABLE CURB DETAIL

N.T.S.



RIPRAP ENERGY DISSIPATOR

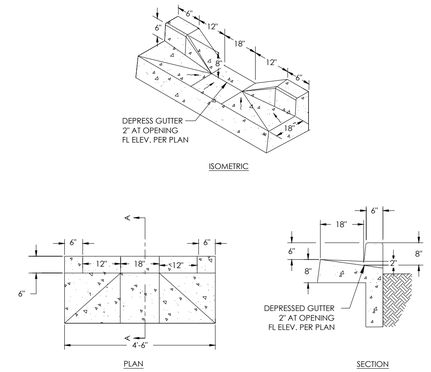
N.T.S.



NOTES:
1. BIORETENTION SOIL MIX (B.S.M.) SHALL BE 60 TO 70% SAND, 15 TO 25% COMPOST, AND 10 TO 20% CLEAN TOPSOIL. THE ORGANIC CONTENT SHALL BE 8 TO 12% AND PH RANGE SHALL BE 5.5 TO 7.5.
2. STONE MATERIAL SHALL BE WASHED, OPEN-GRADED (NO SAND), CRUSHED (ANGULAR) AGGREGATE.
3. NATIVE SOIL BENEATH INFILTRATION BED SHALL BE OVER-EXCAVATED A MINIMUM OF 1.0' AND REPLACED UNIFORMLY WITHOUT COMPACTION.

BIORETENTION TREATMENT FACILITY

NTS



CURB CUT DETAIL

NTS

TYPICAL MOTOR COURT DRAINAGE

N.T.S.

TYPICAL SINGLE FAMILY HOME DRAINAGE

N.T.S.

DETAILS

ADS

User Inputs

Chamber Model:	MC-3500
Outlet Control Structure:	Yes
Project Name:	Soledad Parcel B-Basin + Chambers
Engineer:	Jesse Wilson
Project Location:	California
Measurement Type:	Imperial
Required Storage Volume:	7500 cubic ft.
Stone Porosity:	40%
Stone Foundation Depth:	12 in.
Stone Above Chambers:	12 in.
Design Constraint Dimensions:	(45 ft. x 54 ft.)

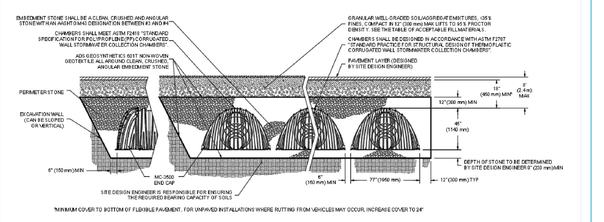
Results

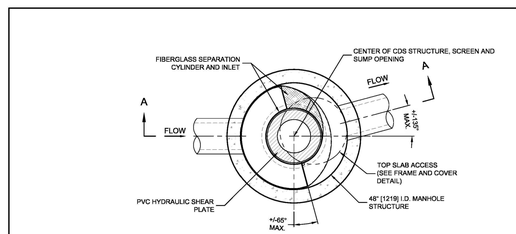
System Volume and Bed Size

Installed Storage Volume:	7687.77 cubic ft.
Storage Volume Per Chamber:	109.90 cubic ft.
Number Of Chambers Required:	36
Number Of End Caps Required:	12
Chamber Rows:	6
Maximum Length:	52.63 ft.
Maximum Width:	43.00 ft.
Approx. Bed Size Required:	2263.14 square ft.
Average Cover Over Chambers:	NaN ft.

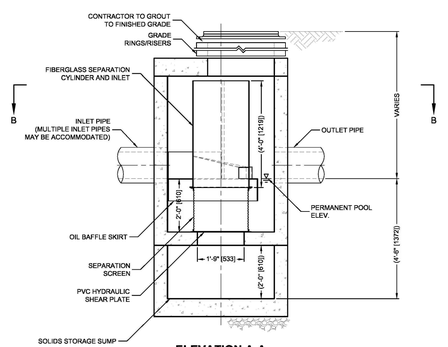
System Components

Amount Of Stone Required:	329 cubic yards
Volume Of Excavation (Not Including Fill):	482 cubic yards
Total Non-woven Geotextile Required:	751 square yards
Woven Geotextile Required (excluding Isolator Row):	88 square yards
Woven Geotextile Required (Isolator Row):	55 square yards
Total Woven Geotextile Required:	142 square yards
Impervious Liner Required:	0 square yards

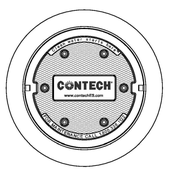




PLAN VIEW B-B
N.T.S.



ELEVATION A-A
N.T.S.



FRAME AND COVER
(DIAMETER VARIES)
N.T.S.

CDS2015-4-C DESIGN NOTES

THE STANDARD CDS2015-4-C CONFIGURATION IS SHOWN. ALTERNATE CONFIGURATIONS ARE AVAILABLE AND ARE LISTED BELOW. SOME CONFIGURATIONS MAY BE COMBINED TO SUIT SITE REQUIREMENTS.

CONFIGURATION DESCRIPTION
GRATED INLET ONLY (NO INLET PIPE)
GRATED INLET WITH INLET PIPE OR PIPES
CURB INLET ONLY (NO INLET PIPE)
CURB INLET WITH INLET PIPE OR PIPES
SEPARATE OIL BAFFLE (SINGLE INLET PIPE REQUIRED FOR THIS CONFIGURATION)
SEDIMENT WEIR FOR NJDEP / NJCAT CONFORMING UNITS

SITE SPECIFIC DATA REQUIREMENTS

STRUCTURE ID			
WATER QUALITY FLOW RATE (CFS OR L/s)			*
PEAK FLOW RATE (CFS OR L/s)			*
RETURN PERIOD OF PEAK FLOW (YRS)			*
SCREEN APERTURE (2400 OR 4700)			*
PIPE DATA:	I.E.	MATERIAL	DIAMETER
INLET PIPE 1	*	*	*
INLET PIPE 2	*	*	*
OUTLET PIPE	*	*	*
RIM ELEVATION			*
ANTI-FLOTATION BALLAST		WIDTH	HEIGHT
		*	*

NOTES/SPECIAL REQUIREMENTS:

* PER ENGINEER OF RECORD

GENERAL NOTES
1. CONTECH TO PROVIDE ALL MATERIALS UNLESS NOTED OTHERWISE.
2. DIMENSIONS MARKED WITH ( ) ARE REFERENCE DIMENSIONS. ACTUAL DIMENSIONS MAY VARY.
3. FOR FABRICATION DRAWINGS WITH DETAILED STRUCTURE DIMENSIONS AND WEIGHTS, PLEASE CONTACT YOUR CONTECH ENGINEERED SOLUTIONS LLC REPRESENTATIVE. www.contechES.com
4. CDS WATER QUALITY STRUCTURE SHALL BE IN ACCORDANCE WITH ALL DESIGN DATA AND INFORMATION CONTAINED IN THIS DRAWING.
5. STRUCTURE SHALL MEET AASHTO HS20 AND CASTINGS SHALL MEET HS20 (AASHTO M 306) LOAD RATING, ASSUMING GROUNDWATER ELEVATION AT, OR BELOW, THE OUTLET PIPE INVERT ELEVATION. ENGINEER OF RECORD TO CONFIRM ACTUAL GROUNDWATER ELEVATION.
6. PVC HYDRAULIC SHEAR PLATE IS PLACED ON SHELF AT BOTTOM OF SCREEN CYLINDER. REMOVE AND REPLACE AS NECESSARY DURING MAINTENANCE CLEANING.

INSTALLATION NOTES
A. ANY SUB-BASE, BACKFILL DEPTH, AND/OR ANTI-FLOTATION PROVISIONS ARE SITE-SPECIFIC DESIGN CONSIDERATIONS AND SHALL BE SPECIFIED BY ENGINEER OF RECORD.
B. CONTRACTOR TO PROVIDE EQUIPMENT WITH SUFFICIENT LIFTING AND REACH CAPACITY TO LIFT AND SET THE CDS MANHOLE STRUCTURE (LIFTING CLUTCHES PROVIDED).
C. CONTRACTOR TO ADD JOINT SEALANT BETWEEN ALL STRUCTURE SECTIONS, AND ASSEMBLE STRUCTURE.
D. CONTRACTOR TO PROVIDE, INSTALL, AND GROUT PIPES. MATCH PIPE INVERTS WITH ELEVATIONS SHOWN.
E. CONTRACTOR TO TAKE APPROPRIATE MEASURES TO ASSURE UNIT IS WATER TIGHT, HOLDING WATER TO FLOWLINE INVERT MINIMUM. IT IS SUGGESTED THAT ALL JOINTS BELOW PIPE INVERTS ARE GROUTED.

CONTECH ENGINEERED SOLUTIONS LLC
www.contechES.com
9025 Centre Pointe Dr., Suite 400, West Chester, OH 45069
800-338-1122 513-645-7000 513-645-7993 FAX

CDS2015-4-C
INLINE CDS
STANDARD DETAIL

C:\USERS\RDHA.ADVITEKNOSIS\CONTOOLS\TABLES\SEI-MICRON-SIGNS\ACAD\CDS2015-4-C-DT1_I.DWG 9/19/2014 5:18 PM

N:\0001\0047-12\s19-soledad-mixed-use-4-parcel-b-small-lot-entitlement\engineering\TM\sheet-files\C-8 Details.dwg, C-8, Aug 21, 2025, 10:08pm, jjewitson

rrm design group

DATE: September 20, 2023 REVISED: February 22, 2024; REVISED: September 27,2024
REVISED: July 8, 2025 REVISED: August 21, 2025

SOLEDAD PARCEL B

#0047-12-RS19

C-8

EXHIBIT C



SOLEDAD PARCEL B - SMALL LOT

PERSPECTIVE VIEW - Project Interior Looking Towards Court and Park

VICINITY MAP



PROJECT DIRECTORY

OWNER: 449 ALVARADO STREET
MONTEREY, CA 9340
CONTACT: NADER AGHA
PHONE: (831)-646-1677
EMAIL: NADERAGHA43@GMAIL.COM

ARCHITECT: RRM DESIGN GROUP
3765 S. HIGUERA STREET, SUITE 102
SAN LUIS OBISPO, CA 93401
CONTACT: RANDALL RUSSOM
PHONE: (805)-543-1794
EMAIL: RWRUSSOM@RRMDESIGN.COM

PROJECT ADDRESS: ORCHARD LANE
SOLEDAD, CA 93960

APN: 022-522-037-000

PROJECT DESCRIPTION

THIS PROJECT CONSISTS OF 3 MULTI-FAMILY BUILDINGS AND 37 SINGLE-FAMILY HOME LOTS. THE PROJECT IS REQUESTING 1 CONCESSION /INCENTIVE AS DEFINED IN THE CITY OF SOLEDAD MUNICIPAL CODE CHAPTER 17.39 AND STATE OF CALIFORNIA GOVERNMENT CODE SECTION 65915. BASED ON 10% MODERATE INCOME UNITS.

AFFORDABLE HOUSING PROPOSAL

THIS PROJECT WILL PROVIDE A MINIMUM 10% LOW AFFORDABLE UNITS FOR A TOTAL OF 7 UNITS DISTRIBUTED ACROSS THE SITE WITH UNIT SIZE IN PROPORTION TO TOTAL OF EACH UNIT SIZE PROPOSED.

THE PROJECT IS REQUESTING A REDUCTION IN SETBACKS TO ALLOW FOR THE PROPOSED DENSITY.

PROJECT STATISTICS

ZONING R-3 RESIDENTIAL - HIGH DENSITY
PARCEL SIZE: 4.05 ACRES (179,392 SF)
CONSTRUCTION TYPE: VB

MULTI-FAMILY BUILDING GROSS AREA 7,606 SF
R-2 OCCUPPANCY (8 UNITS / BUILDING, 3 BUILDINGS)
FIRST FLOOR 3,803 SF [(2) 2-BED / (2) 3-BED]
SECOND FLOOR 3,803 SF [(2) 2-BED / (2) 3-BED]

SINGLE-FAMILY GROSS AREA PLAN 1: 1,465 SF (10 UNITS)
R-3 OCCUPPANCY PLAN 2: 1,625 SF (10 UNITS)
PLAN 3: 1,590 SF (17 UNITS)

MAX. ALLOWED HEIGHT: 2-STORIES, 30 FT.
MAX. PROPOSED HEIGHT:
MULTI-FAMILY 2-STORY, 29'-3"
SINGLE-FAMILY PLAN 1: 2-STORY, 25'-9"
PLAN 2: 2-STORY, 27'-10"
PLAN 3: 2-STORY, 25'-9"

YARD SETBACKS PER MUNICIPAL CODE 17.14.040	**REQUIRED (R-3)**	**PROPOSED**
FRONT	15 FT	10FT (20FT AT GARAGE)
SIDE	5 FT	3.5 FT
REAR	15 FT	5 FT INTERIOR LOTS AND MF

FIRE SPRINKLERS YES - NFPA 13D
(AS AMENDED BY THE CITY OF SOLEDAD)

INDIVIDUAL LOT COVERAGE: R-3 **60%**
MULTI-FAMILY (60% X 7,121 SF) 4,273 SF
SINGLE-FAMILY (WORST CASE) (60% X 2,278 SF) 1,367 SF

PROPOSED LOT COVERAGE:

	MULTI-FAMILY	SINGLE-FAMILY	
BUILDING FOOTPRINT	3,803 SF	1,075 SF	
	53.4%	**47%**	**(WORST CASE)**

ALLOWABLE DENSITY: **R-3** **16 DU/ACRE**

PROPOSED DENSITY:

UNIT TYPES	PLAN 1 SFR	PLAN 2 SFR	PLAN 3 SFR	MULTI-FAMILY	TOTALS
2-BED UNIT				12 UNITS	12 UNITS
3-BED UNIT	10 UNITS	10 UNITS	17 UNITS	12 UNITS	49 UNITS
					61 UNITS
					15.1 DU/ACRE

NOTE: THE APPLICANT IS **NOT** REQUESTING A DENSITY BONUS.

BASE PARCEL COVERAGE:

ALLOWABLE (60%) 179,392 SF X 60% =107,635 SF
PROPOSED 50,747 SF BUILDING = 28.3%

PARK AMENITY 4,800 SF

PARKING

AUTO PARKING CALCULATION
PARKING
PER MUNICIPAL CODE 17.36.020

MULTI-FAMILY:	2 SPACES PER UNIT: 24 X 2	48
	1 SPACE PER 4 UNITS: 24 / 4	6
	TOTAL	54
SINGLE-FAMILY:	2 SPACES PER UNIT: 37 X 2	74
	1 SPACE PER 4 UNITS: 37 / 4:	10
	TOTAL	84
	GRAND TOTAL	**138**

BREAKDOWN BY PARKING TYPE	**TOTAL**	**162**
SINGLE FAMILY IN GARAGE: 37 X 2		74
SINGLE FAMILY DRIVEWAY: 17 X 2		34
ON STREET		28
OFF STREET MULTI-FAMILY		26

NOTE: THE APPLICANT IS REQUESTING A PARKING REDUCTION IN ACCORDANCE WITH THE STANDARDS REQUIRED BY THE CALIFORNIA DENSITY BONUS LAW PER CALIFORNIA GOVERNMENT CODE SECTION 65915-65918 PARKING STANDARD MAXIMUM.

SHEET INDEX

A2	EXISTING SITE SURVEY
A3	PROPOSED SITE PLAN
A4	TYPICAL PLOT PLANS
A5	SECOND AND THIRD FLOOR PLAN
A6	MULTI-FAMILY BUILDING - FLOOR & ROOF PLANS
A7	TYPICAL UNIT PLANS
A8	MULTI-FAMILY BUILDING - ELEVATIONS
A9	SINGLE-FAMILY PLAN1 (MOTOR-COURT) - FLOOR PLANS
A10	SINGLE-FAMILY - PLAN 1 STYLE A - ELEVATIONS
A11	SINGLE-FAMILY - PLAN 1 STYLE B- ELEVATIONS
A12	SINGLE-FAMILY - PLAN 2 (MOTOR-COURT) - FLOOR PLANS
A13	SINGLE-FAMILY - PLAN 2 STYLE A - ELEVATIONS
A14	SINGLE-FAMILY - PLAN 2 STYLE B - ELEVATIONS
A15	SINGLE-FAMILY - PLAN 3 (SITE PERIMIETER) - FLOOR PLANS
A16	SINGLE-FAMILY - PLAN 3 STYLE A - ELEVATIONS
A17	SINGLE-FAMILY - PLAN 3 STYLE B - ELEVATIONS
A18	SITE SECTIONS
A19	PERSPECTIVE
A20	COLOR AND MATERIALS - SINGLE-FAMILY
A21	COLOR AND MATERIALS - MULTI-FAMILY
A22	DETAIL VIGNETTES
A23	TRASH ENCLOSURE
C1	CIVIL GRADING AND DRAINAGE PLAN
C2	CIVIL UTILITY PLAN
L1	LANDSCAPE SITE PLAN

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SOLEDAD PARCEL B
TITLE SHEET

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21 AUGUST 2025

T1



LEGEND

- PROPERTY LINE
- EXISTING CENTERLINE
- EXISTING FLOWLINE
- EXISTING MINOR CONTOUR
- EXISTING MAJOR CONTOUR
- EXISTING SD CATCH BASIN
- EXISTING SEWER MANHOLE
- EXISTING SD MANHOLE
- EXISTING SCRUB/BRUSH

APN: 022-522-037-000

APPLICANT INFO:

C/O HOLMAN BUILDINGS

CONTACT: HMBY LIMITED PARTNERSHIP
CONTACT PERSON: NADER AGHA
449 ALVARADO STREET
MONTEREY, CA 93940
PHONE: 831-646-1677

PREPARER'S STATEMENT:

THIS PLAN SET WAS PREPARED BY:
RRM DESIGN GROUP
3765 S. HIGUERA ST., STE. 102
SAN LUIS OBISPO, CA 93401
PH (805) 543-1794

UNDER THE DIRECTION OF:
ROBERT CAMACHO, P.E. 76597

LEGAL DESCRIPTION:

PARCEL B AS SHOWN ON THE SUBDIVISION MAP ENTITLED "TRACT NO. 1537-SUMMERFIELD 3," FILED FOR RECORDS ON MARCH 19, 2018 IN BOOK 24 OF CITIES AND TOWNS, AT PAGE 59, OF THE OFFICIAL RECORDS OF MONTEREY COUNTY.

BASIS OF BEARINGS

THE BASIS OF BEARING FOR THIS SURVEY IS BETWEEN CENTERLINE MONUMENTS ALONG ORCHARD LANE AS SHOWN ON MAP FILED IN VOLUME 24 OF CITIES AND TOWNS AT PAGE 59, BEARING BEING N01°29'56".

TOPOGRAPHY SURVEY & MAPPING

EXISTING TOPOGRAPHIC MAP WAS PREPARED BY RRM DESIGN GROUP ON AUGUST 18, 2023.

BENCH MARK:

THE BENCH MARK FOR THIS SURVEY IS NATIONAL GEODETIC SURVEY CONTROL POINT "SOLEDAD" PID DESIGNATION GU2539 WITH A NGVD 29 PUBLISHED ELEVATION= 189.15 FEET.

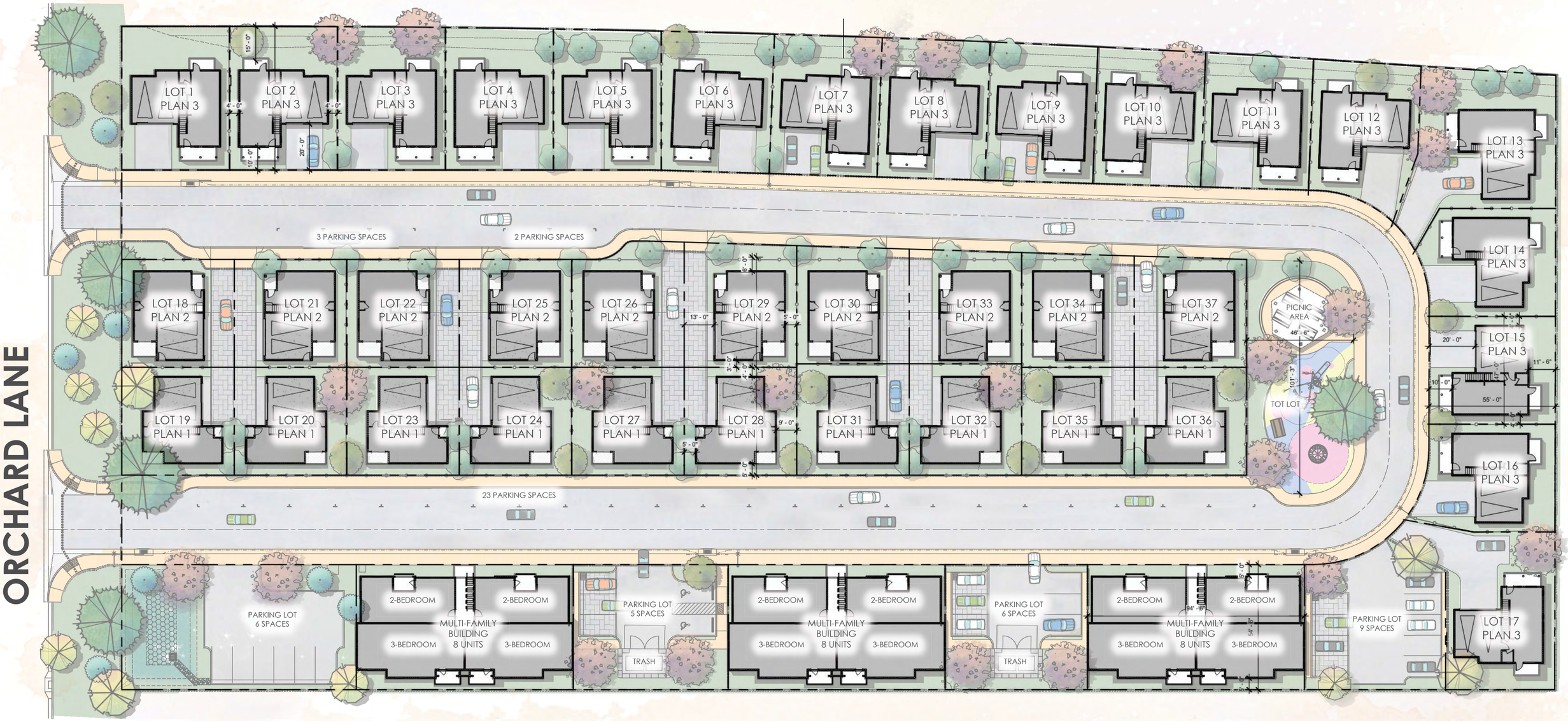
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SOLEDAD PARCEL B
EXISTING SITE SURVEY

1" = 40'-0" (24X36 SHEET)
0 20 40 80
1" = 20'-0" (12X18 SHEET)

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A2



37 SINGLE-FAMILY RESIDENCES
20 SFR COURT UNITS - (10) PLAN 1, (10) PLAN 2
17 SFR PERIMETER UNITS - (9) PLAN 3, (8) PLAN 4

24 MULTI-FAMILY RESIDENCES
(12) 2-BED, (12) 3-BED

PARKING PROVIDED

74	ENCLOSED IN GARAGE
34	OFF-STREET IN SF DRIVEWAY
26	OFF-STREET IN MF PARKING LOTS
28	ON-STREET
162	TOTAL PROVIDED

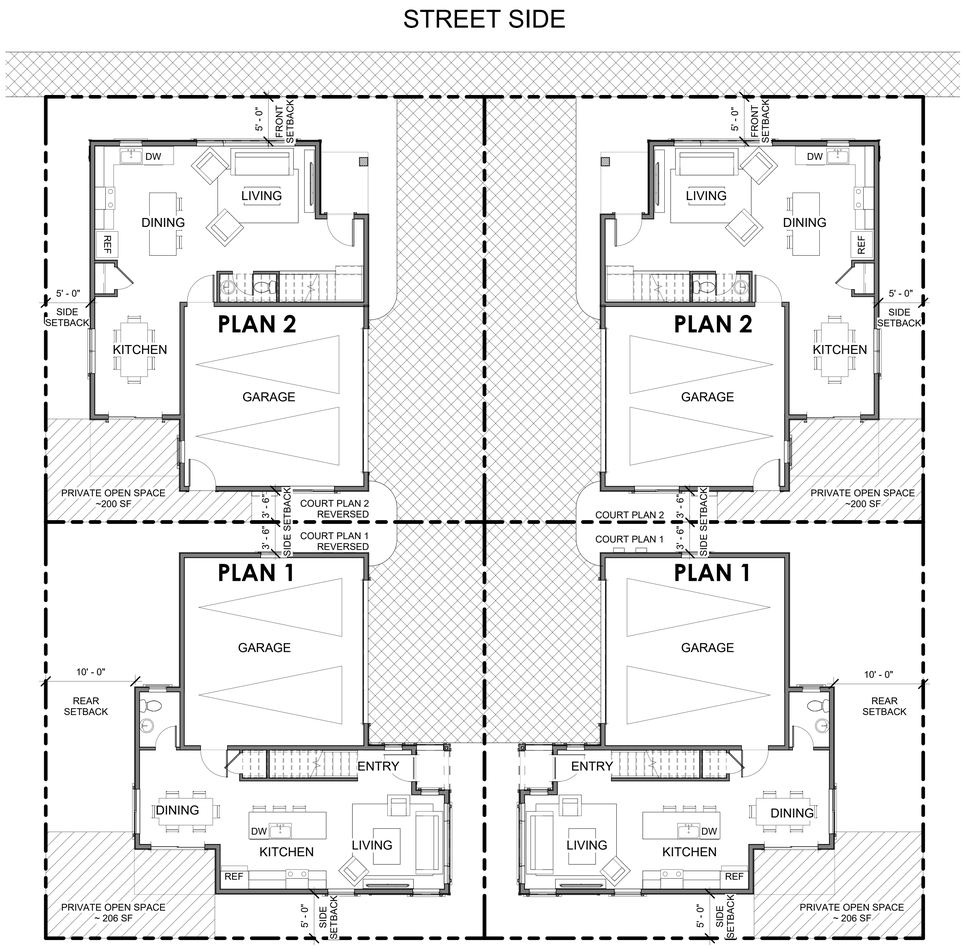
rrm design group

SOLEDAD PARCEL B
PROPOSED SITE PLAN

1" = 20'-0" (24X36 SHEET)
0 10 20 40
1" = 40'-0" (12X18 SHEET)

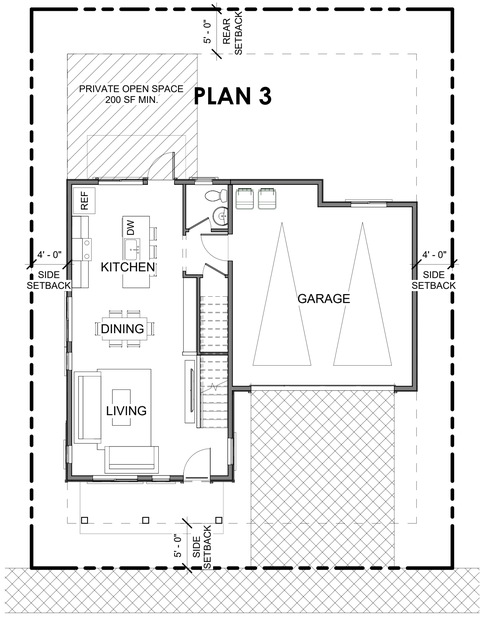
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A3



1 TYPICAL 4-PACK SITE PLAN

1/8" = 1'-0" (24 X 36 SHEET)



2 TYPICAL SINGLE FAMILY SITE PLAN

1/8" = 1'-0" (24 X 36 SHEET)

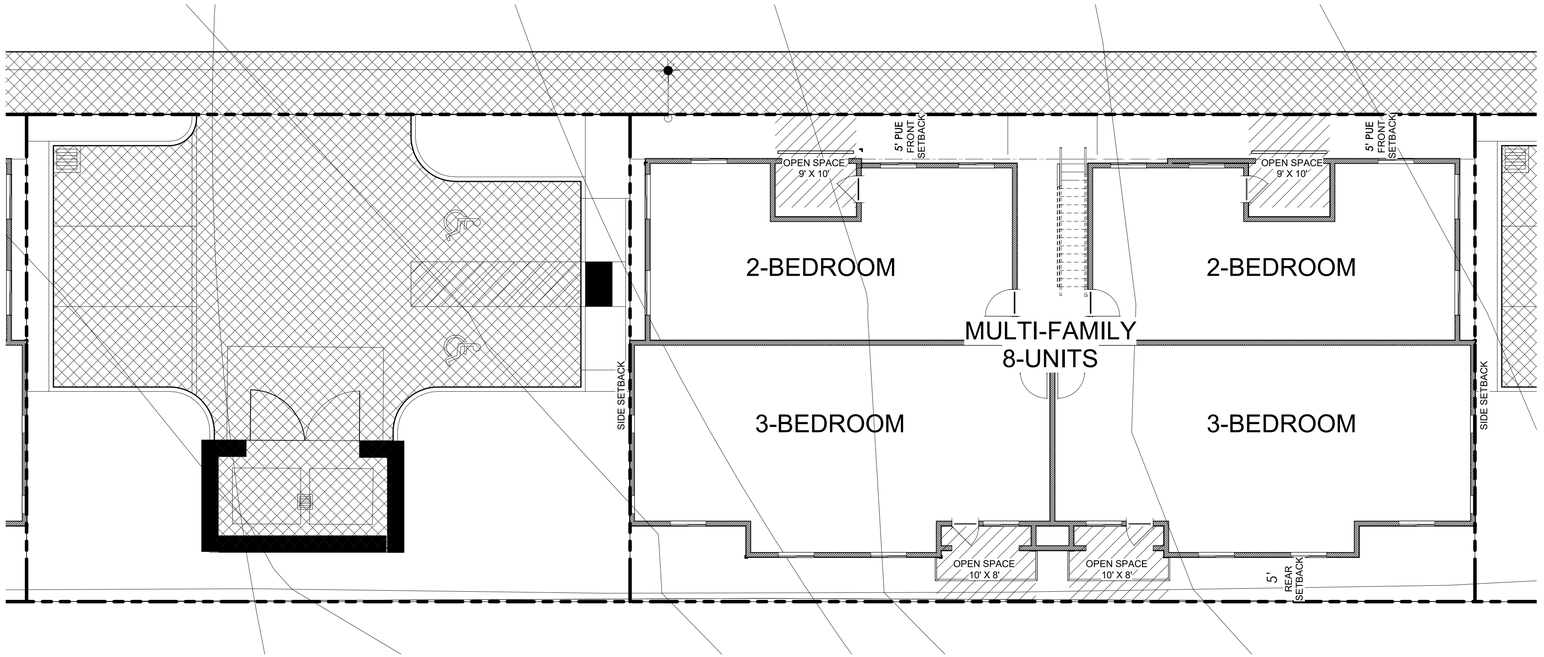
rrm design group

SOLEDAD PARCEL B
TYPICAL PLOT PLANS

1/8" = 1'-0" (24X36 SHEET)
0 4 8 16
1/16" = 1'-0" (12X18 SHEET)

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21 AUGUST 2025

A4



1 TYPICAL MULTI-FAMILY SITE PLAN

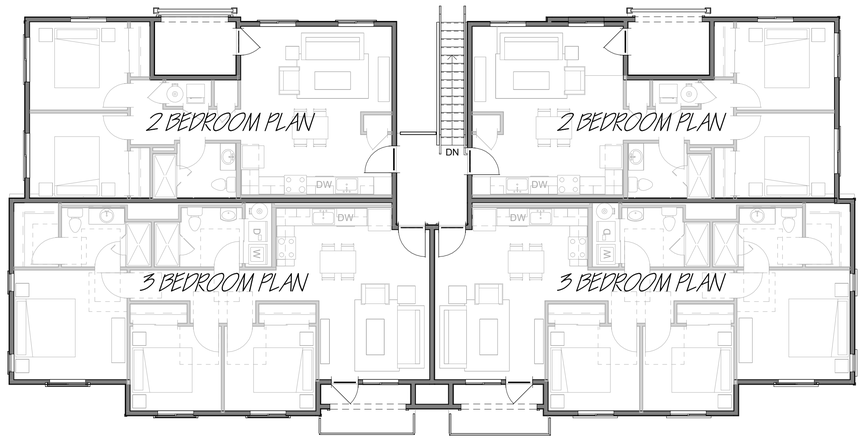
1/8" = 1'-0" (24 X 36 SHEET)

SOLEDAD PARCEL B
SECOND AND THIRD FLOOR PLAN

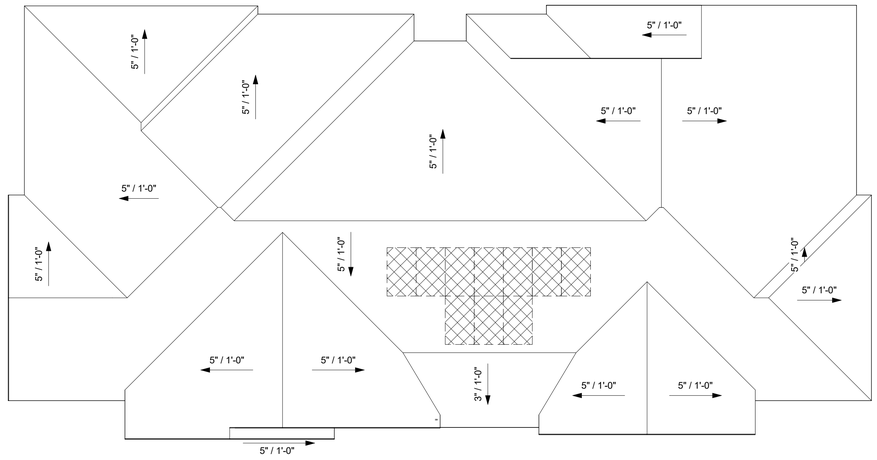
1/8" = 1'-0" (24X36 SHEET)
0 4 8 16
1/16" = 1'-0" (12X18 SHEET)

0047-12-RS19
21 AUGUST 2025

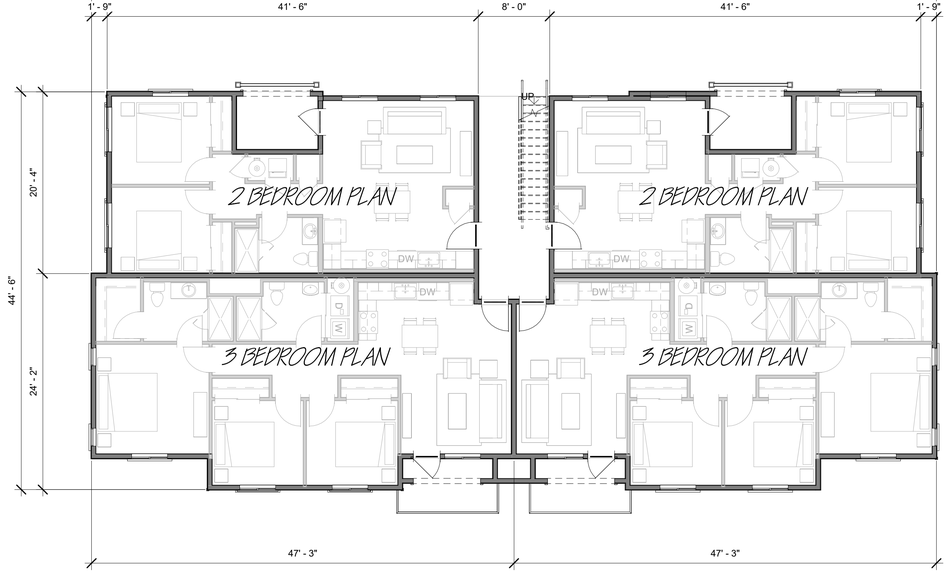
A5



1 SECOND FLOOR PLAN
1/8" = 1'-0" (24 X 36 SHEET)



1 ROOF PLAN
1/8" = 1'-0" (24 X 36 SHEET)



1 FIRST FLOOR PLAN
1/8" = 1'-0" (24 X 36 SHEET)

PV SYSTEM

SOLAR ARRAY PRELIM CHECK
PRESCRIPTIVE REQUIREMENTS PER PHOTOVOLTAIC SYSTEM:
CLIMATE ZONE 3

PROPOSED CONDITIONED AREA:

BUILDING 1: 3,710 SF/FLOOR X 2 FLOORS = **7,420 SF**

SIZE OF PV SYSTEM:

KW_{PV} REQUIRED = (CFA X A)/1000 + (ND_{WELL} X B)

BUILDING: (7,420SF X 0.628)/1000 + (8 D_{WELL} X 1.12) = **13.6 KW_{PV}**

TOTAL PANELS REQUIRED:

TYPICAL SOLAR PANEL: 65" X 39" = 1.5 KW_{PV}

BUILDING: 13.6 KW_{PV} / 1.5 KW_{PV} = **9 PANELS**

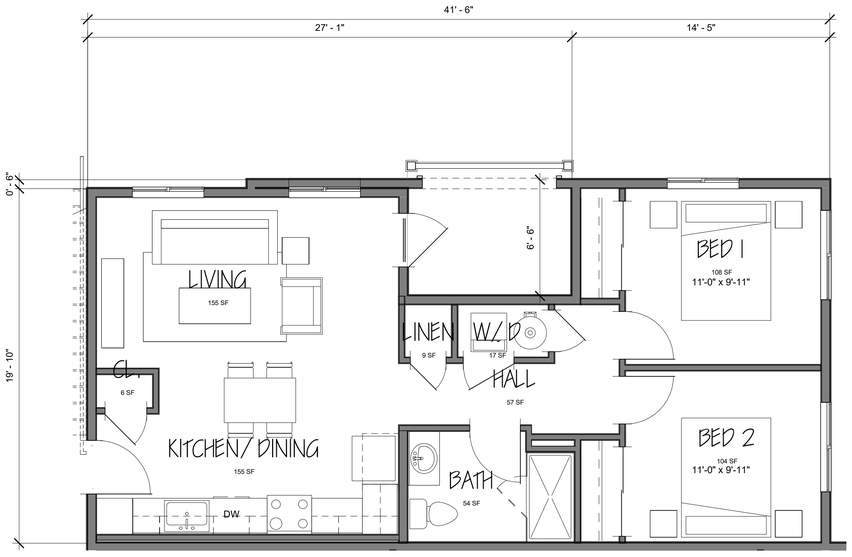
rrm design group

SOLEDAD PARCEL B
MULTI-FAMILY BUILDING - FLOOR & ROOF PLANS

1/8" = 1'-0" (24X36 SHEET)
0 4 8 16
1/16" = 1'-0" (12X18 SHEET)

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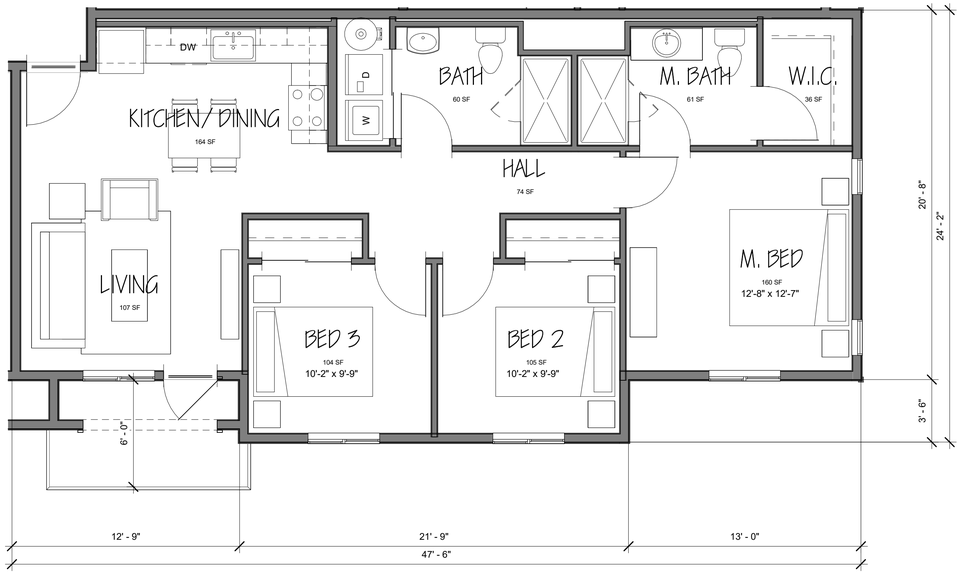
A6



1 2-BEDROOM FLOOR PLAN

1/4" = 1'-0" (24 X 36 SHEET)

FLOOR PLAN AREA : 810 SF



2 3-BEDROOM FLOOR PLAN

1/4" = 1'-0" (24 X 36 SHEET)

FLOOR PLAN AREA : 1,045 SF

rrm design group

SOLEDAD PARCEL B
TYPICAL UNIT PLANS

1/4" = 1'-0" (24X36 SHEET)
0 4 8 16
1/8" = 1'-0" (12X18 SHEET)

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A7



1 LEFT ELEVATION
1/8" = 1'-0" (24 X 36 SHEET)



2 REAR ELEVATION
1/8" = 1'-0" (24 X 36 SHEET)



3 RIGHT ELEVATION
1/8" = 1'-0" (24 X 36 SHEET)



4 FRONT ELEVATION
1/8" = 1'-0" (24 X 36 SHEET)

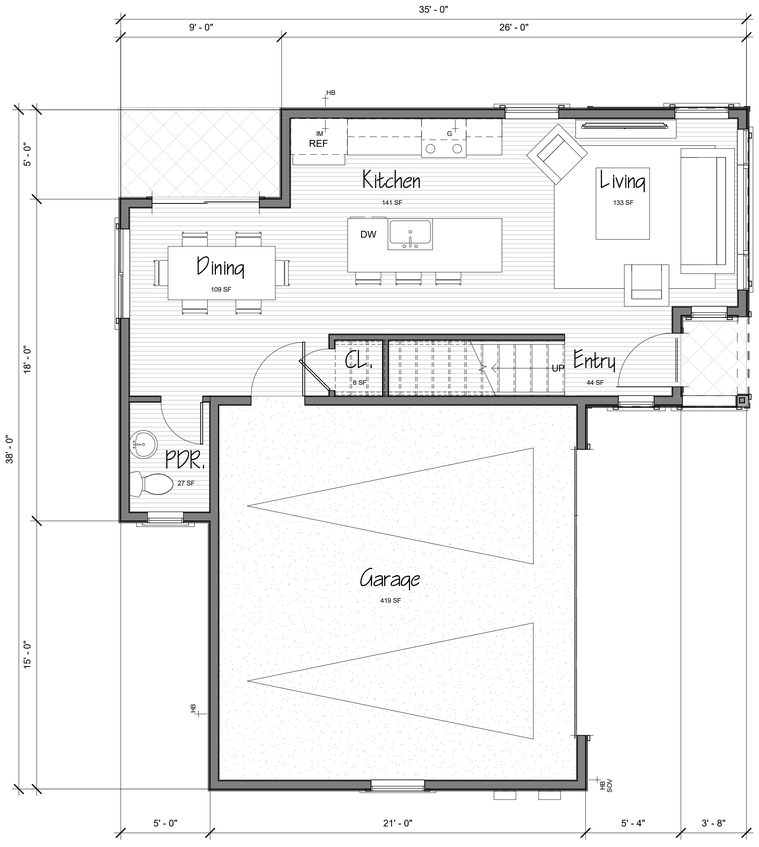
rrm design group

SOLEDAD PARCEL B
MULTI-FAMILY BUILDING - ELEVATIONS

1/8" = 1'-0" (24X36 SHEET)
0 4 8 16
1/16" = 1'-0" (12X18 SHEET)

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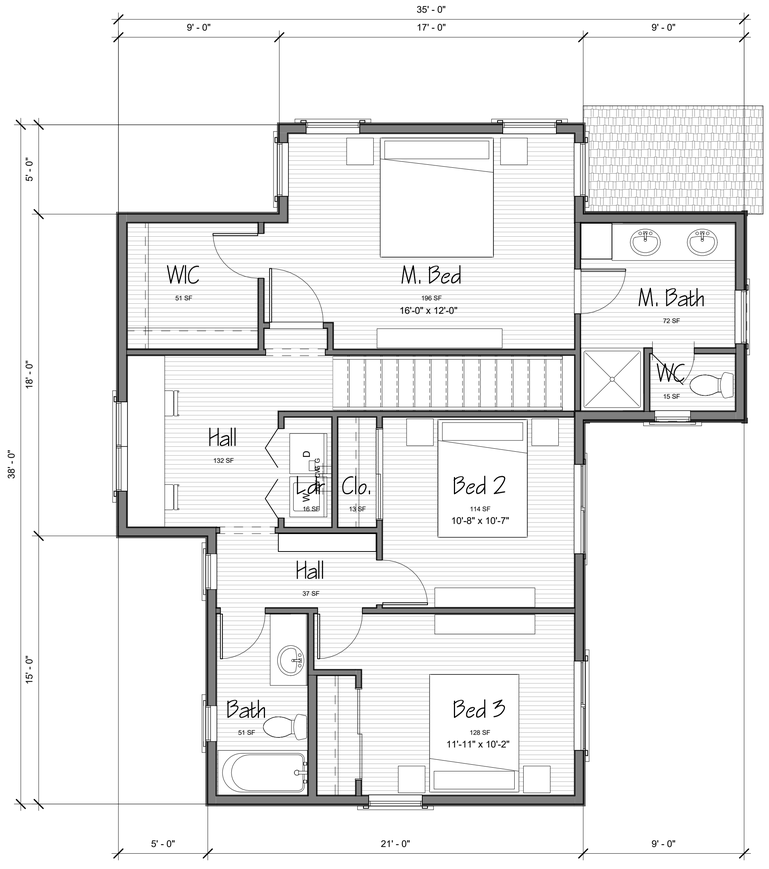
A8



1 SINGLE-FAMILY PLAN 1 - GROUND FLOOR

1/4" = 1'-0" (24 X 36 SHEET)

FLOOR PLAN AREA : 1,465 SF
PATIO AREA : 42 SF (6' X 9' SPACE)



1 SINGLE-FAMILY PLAN 1 - SECOND FLOOR

1/4" = 1'-0" (24 X 36 SHEET)

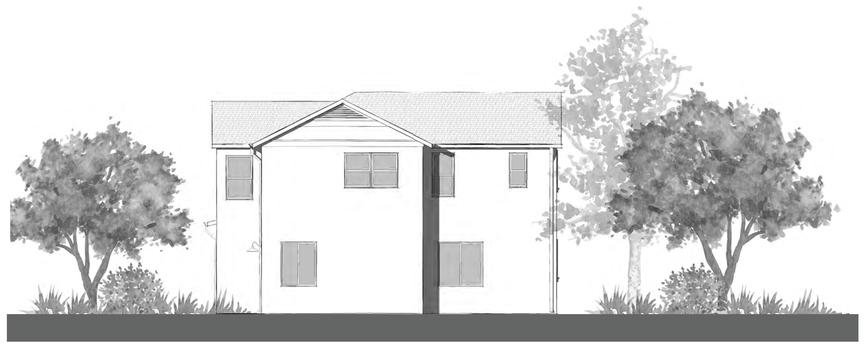
rrm design group

SOLEDAD PARCEL B
SINGLE-FAMILY PLAN 1 (MOTOR-COURT)- FLOOR PLANS

1/4" = 1'-0" (24X36 SHEET)
0 4 8 16
1/8" = 1'-0" (12X18 SHEET)

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21 AUGUST 2025

A9



REAR ELEVATION



FRONT ELEVATION - STYLE A (SHOWN IN COLOR SCHEME D)

1/4" = 1'-0" (24 X 36 SHEET)



RIGHT ELEVATION



LEFT ELEVATION

rrm design group

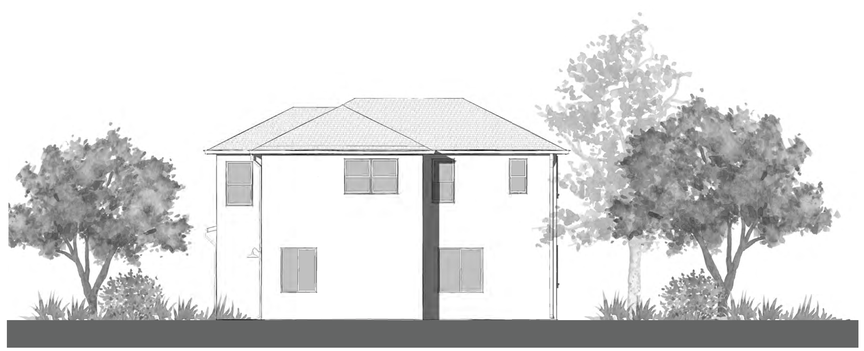
SOLEDAD PARCEL B

SINGLE-FAMILY PLAN 1 STYLE A - ELEVATIONS

1/4" = 1'-0" (24X36 SHEET)
0 8 16 32
1/8" = 1'-0" (12X18 SHEET)

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21 AUGUST 2025

A10



REAR ELEVATION

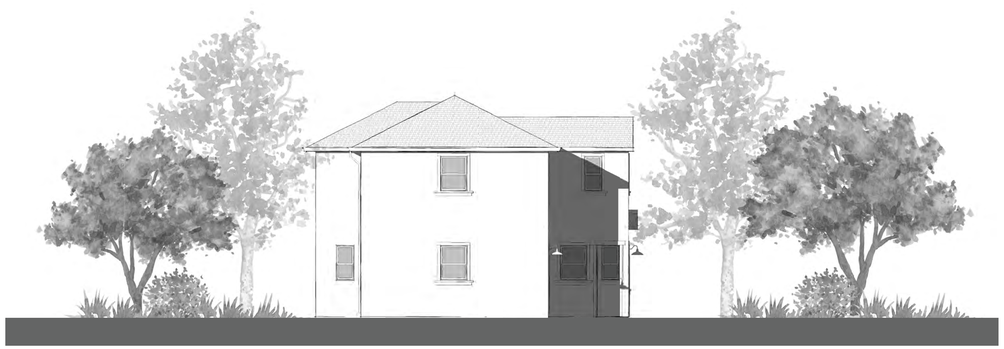


FRONT ELEVATION - STYLE B (SHOWN IN COLOR SCHEME C)

1/4" = 1'-0" (24 X 36 SHEET)



RIGHT ELEVATION



LEFT ELEVATION

rrm design group

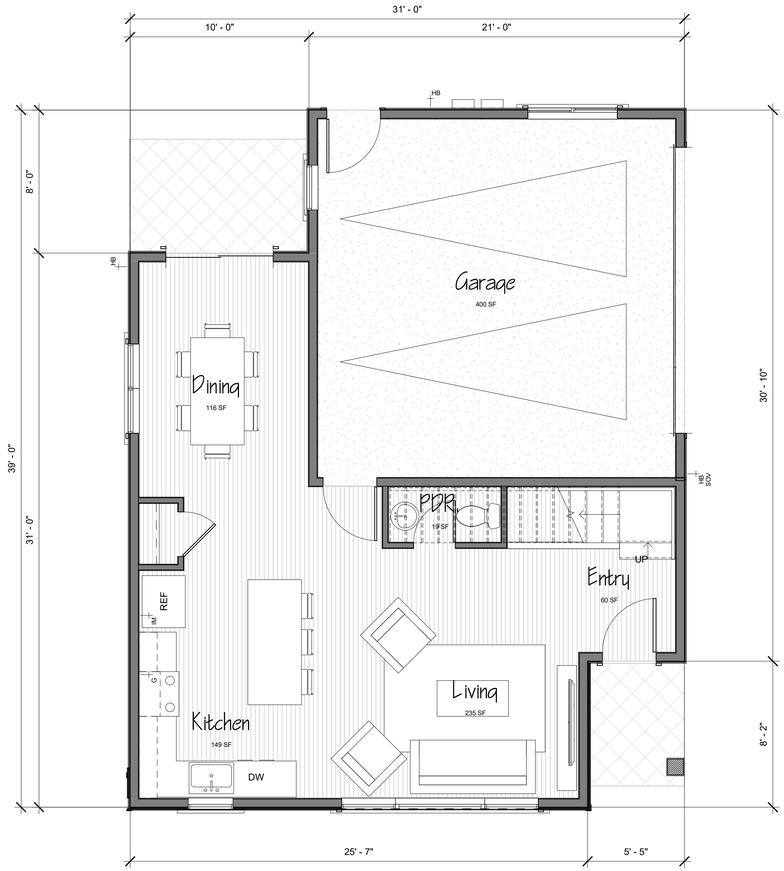
SOLEDAD PARCEL B
SINGLE-FAMILY PLAN 1 STYLE B - ELEVATIONS

1/4" = 1'-0" (24X36 SHEET)
0 8 16 32
1/8" = 1'-0" (12X18 SHEET)

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A11

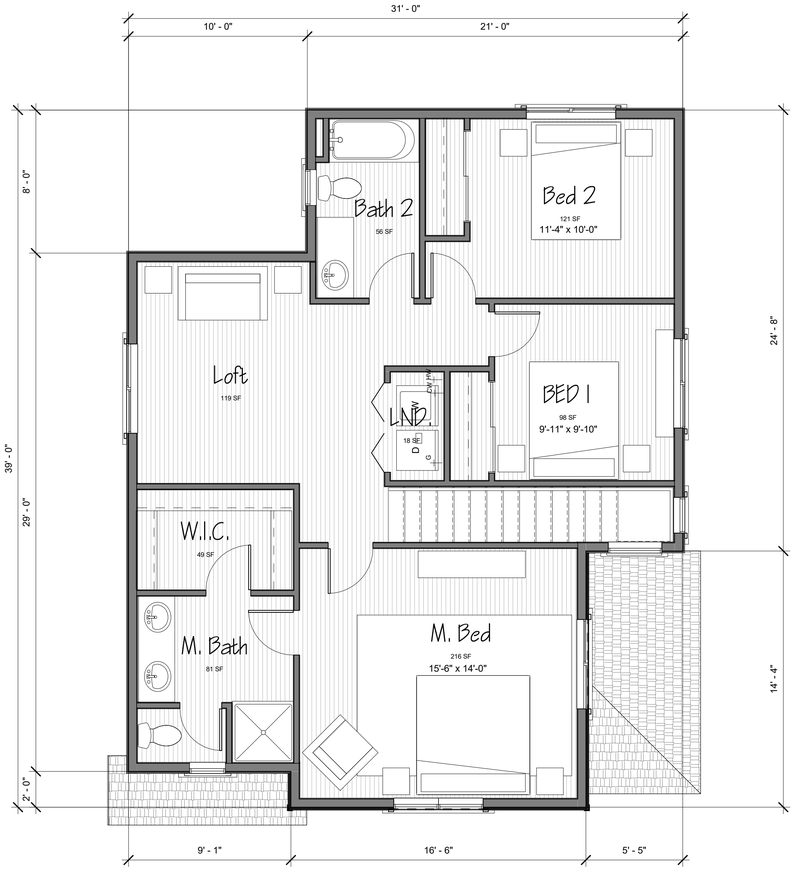
144



1 SINGLE-FAMILY PLAN 2 - GROUND FLOOR

1/4" = 1'-0" (24 X 36 SHEET)

FLOOR PLAN AREA : 1,625 SF
PATIO AREA : 80 SF (8' X 10' SPACE)



1 SINGLE-FAMILY PLAN 2 - SECOND FLOOR

1/4" = 1'-0" (24 X 36 SHEET)

SOLEDAD PARCEL B
SINGLE-FAMILY PLAN 2 (MOTOR-COURT)- FLOOR PLANS

1/4" = 1'-0" (24X36 SHEET)
0 4 8 16
1/8" = 1'-0" (12X18 SHEET)

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21 AUGUST 2025

A12



REAR ELEVATION



FRONT ELEVATION - STYLE A (SHOWN IN COLOR SCHEME B)

1/4" = 1'-0" (24 X 36 SHEET)



RIGHT ELEVATION



LEFT ELEVATION

rrm design group

SOLEDAD PARCEL B
SINGLE-FAMILY PLAN 2 STYLE A - ELEVATIONS

1/4" = 1'-0" (24X36 SHEET)
0 8 16 32
1/8" = 1'-0" (12X18 SHEET)

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21 AUGUST 2025

A13



REAR ELEVATION



FRONT ELEVATION - STYLE B (SHOWN IN COLOR SCHEME A)

1/4" = 1'-0" (24 X 36 SHEET)



RIGHT ELEVATION



LEFT ELEVATION

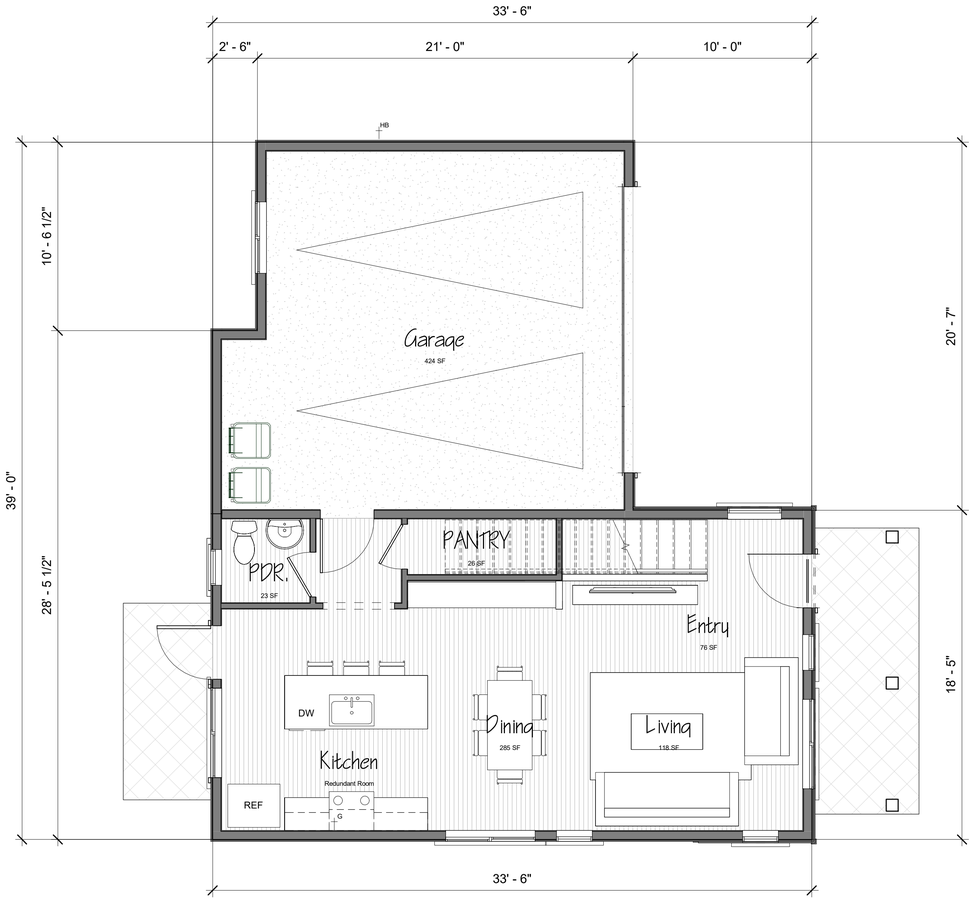
rrm design group

SOLEDAD PARCEL B
SINGLE-FAMILY PLAN 2 STYLE B - ELEVATIONS

1/4" = 1'-0" (24X36 SHEET)
0 8 16 32
1/8" = 1'-0" (12X18 SHEET)

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21 AUGUST 2025

A14



1 SINGLE-FAMILY PLAN 3 - GROUND FLOOR

1/4" = 1'-0" (24 X 36 SHEET)

FLOOR PLAN AREA : 1,590 SF
PATIO AREA : 96 SF (16' X 6' SPACE)



1 SINGLE-FAMILY PLAN 3 - SECOND FLOOR

1/4" = 1'-0" (24 X 36 SHEET)

rrm design group

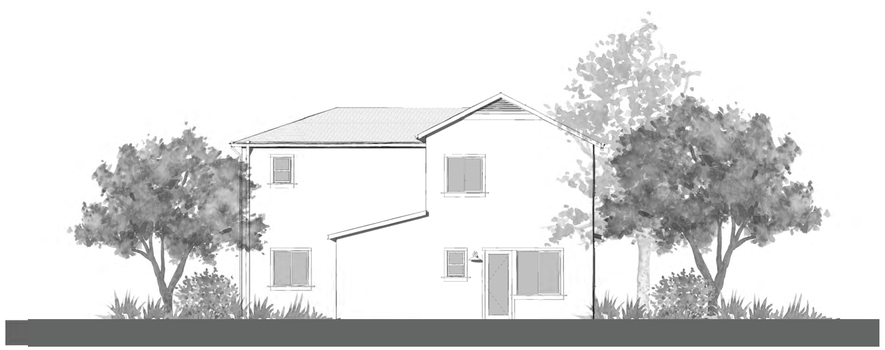
SOLEDAD PARCEL B

SINGLE-FAMILY PLAN 3 (SITE PERIMETER) - FLOOR PLANS

1/4" = 1'-0" (24X36 SHEET)
0 4 8 16
1/8" = 1'-0" (12X18 SHEET)

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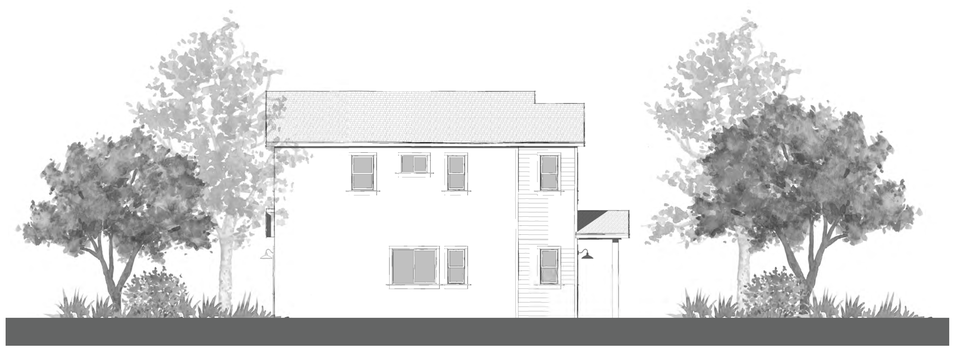


REAR ELEVATION



FRONT ELEVATION - STYLE A (SHOWN IN COLOR SCHEME A)

1/4" = 1'-0" (24 X 36 SHEET)



RIGHT ELEVATION



LEFT ELEVATION

rrm design group

SOLEDAD PARCEL B
SINGLE-FAMILY PLAN 3 STYLE A - ELEVATIONS

1/4" = 1'-0" (24X36 SHEET)
0 8 16 32
1/8" = 1'-0" (12X18 SHEET)

0047-12-RS19
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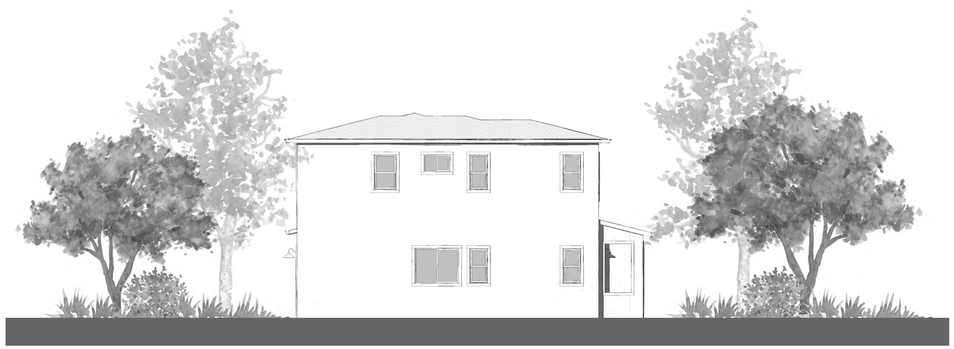


REAR ELEVATION

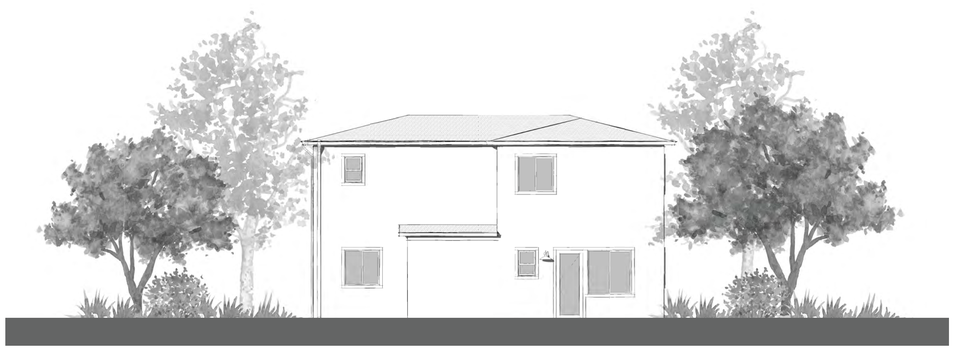


FRONT ELEVATION - STYLE B (SHOWN IN COLOR SCHEME A)

1/4" = 1'-0" (24 X 36 SHEET)



RIGHT ELEVATION



LEFT ELEVATION

rrm design group

SOLEDAD PARCEL B
SINGLE-FAMILY PLAN 3 STYLE B - ELEVATIONS

1/4" = 1'-0" (24X36 SHEET)
0 8 16 32
1/8" = 1'-0" (12X18 SHEET)

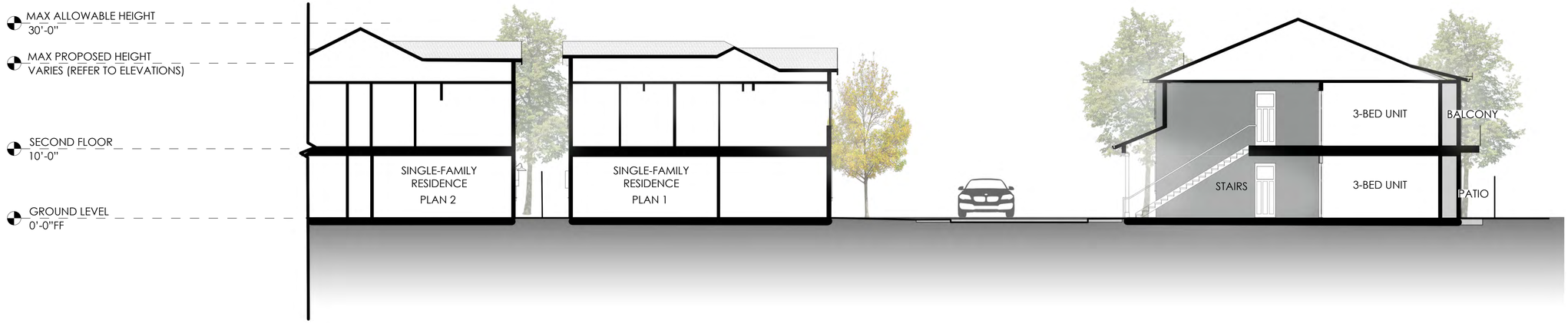
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1 CROSS SECTION LOOKING EAST - LEFT

1/8" = 1'-0" (24 X 36 SHEET)



2 CROSS SECTION LOOKING EAST - RIGHT

1/8" = 1'-0" (24 X 36 SHEET)

rrm design group

SOLEDAD PARCEL B
SITE SECTIONS

1/8" = 1'-0" (24X36 SHEET)
0 4 8 16
1/16" = 1'-0" (12X18 SHEET)

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A18



rrm design group

SOLEDAD PARCEL B
PERSPECTIVE

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A19

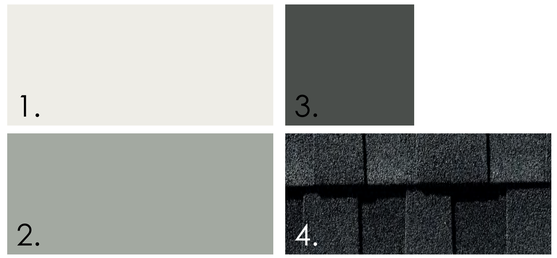




1 PLAN TYPE 1
NTS

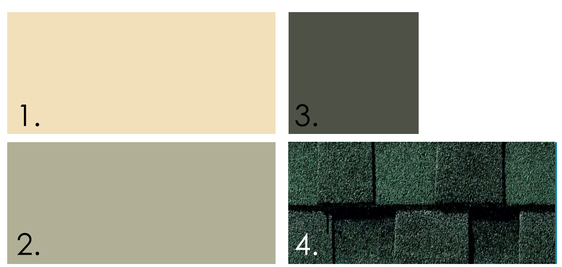
1 PLAN TYPE 2
NTS

1 PLAN TYPE 3
NTS



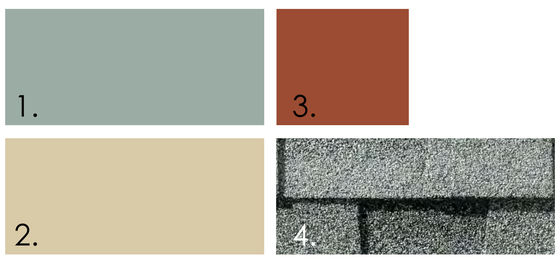
COLOR SCHEME A

1. MAIN PAINT COLOR:
   SHERWIN WILLIAMS PURE WHITE SW7005
2. ACCENT PAINT COLOR:
   SHERWIN WILLIAMS UNUSUAL GRAY SW7059
3. DOOR COLOR:
   SHERWIN WILLIAMS ROCK BOTTOM SW7062
4. ASPHALT SHINGLE ROOFING:
   GAF TIMBERLINE HD IN CHARCOAL



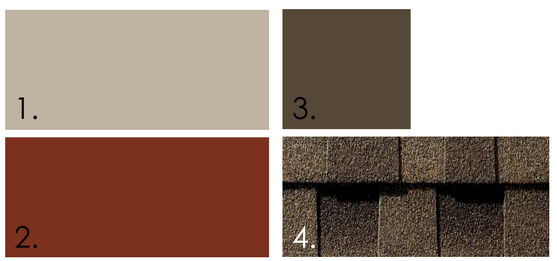
COLOR SCHEME C

1. MAIN PAINT COLOR:
   SHERWIN WILLIAMS JERSEY CREAM SW6379
2. ACCENT PAINT COLOR:
   SHERWIN WILLIAMS SVELTE SAGE SW6164
3. DOOR COLOR:
   SHERWIN WILLIAMS SHADE-GROWN SW6188
4. ASPHALT SHINGLE ROOFING:
   GAF TIMBERLINE HD IN HUNTER GREEN



COLOR SCHEME B

1. MAIN PAINT COLOR:
   SHERWIN WILLIAMS HALCYON GREEN SW6213
2. ACCENT PAINT COLOR:
   SHERWIN WILLIAMS BELIEVABLE BUFF SW6120
3. DOOR COLOR:
   SHERWIN WILLIAMS SPICY HUE SW6342
4. ASPHALT SHINGLE ROOFING:
   GAF TIMBERLINE HD IN BIRCHWOOD



COLOR SCHEME D

1. MAIN PAINT COLOR:
   SHERWIN WILLIAMS ROYCRAFT COPPER RED SW2839
2. ACCENT PAINT COLOR:
   SHERWIN WILLIAMS BALANCED BEIGE SW7037
3. DOOR COLOR:
   SHERWIN WILLIAMS VAN DYKE BROWN SW7041
4. ASPHALT SHINGLE ROOFING:
   GAF TIMBERLINE HD IN BARKWOOD

TYPICAL MATERIALS/COLORS/SPECS

5. TRIM COLOR:
   SHERWIN WILLIAMS COTTON WHITE SW7104
6. ACCENT CORRUGATED METAL ROOFING:
   GALVANIZED CHARCOAL
7. EXTERIOR GOOSENECK LIGHT FIXTURE





rrm design group

SOLEDAD PARCEL B
COLOR AND MATERIALS - SINGLE-FAMILY

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A

PRIMARY STUCCO COLOR
SHERMIN WILLIAMS PAINT
SWEATER WEATHER 9548

B

SECONDARY STUCCO COLOR
SHERMIN WILLIAMS PAINT
IRON ORE 7069

C

METAL ACCENT/RAILING
SHERMIN WILLIAMS PAINT
IRON ORE 7069

D

TRIM/WINDOW/DETAILS
SHERMIN WILLIAMS PAINT
PURE WHITE 7005

E

FIBER CEMENT SIDING
SHERMIN WILLIAMS PAINT
TOQUE WHITE 7003

F

VERTICAL FIBER CEMENT SIDING
SHERMIN WILLIAMS PAINT
FIREWEED 6328

F

ALTERNATE COLOR
SHERMIN WILLIAMS PAINT
DOCKSIDE BLUE 7601

G

HORIZONTAL FIBER CEMENT
SHERMIN WILLIAMS PAINT
EXTRA WHITE 7006

H

ASPHALT SHINGLES
GAF ROOFING
TIMBERLINE - BIRCHWOOD

rrm design group

SOLEDAD PARCEL B
COLOR AND MATERIALS - MULIT-FAMILY

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1 MULTI-FAMILY BUILDING REAR SIDE DETAILS



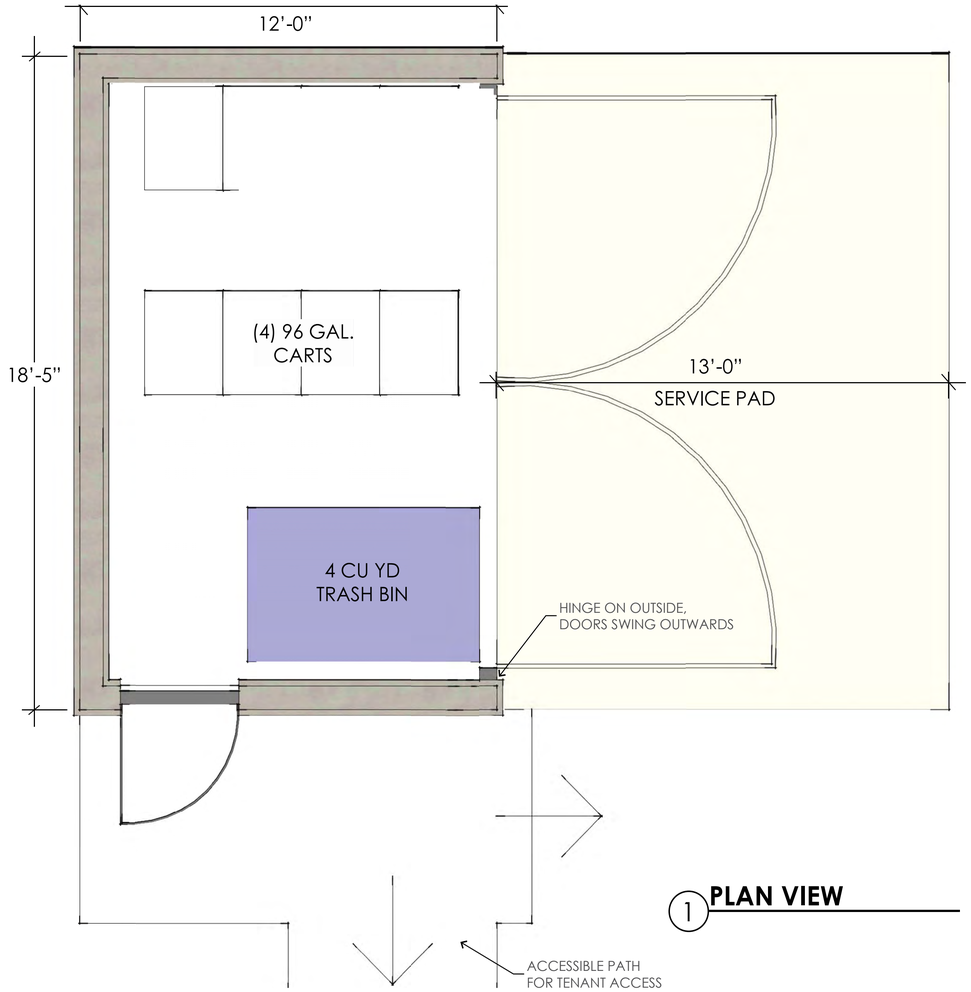
2 MULTI-FAMILY BUILDING INTERIOR STREET SIDE DETAILS

rrm design group

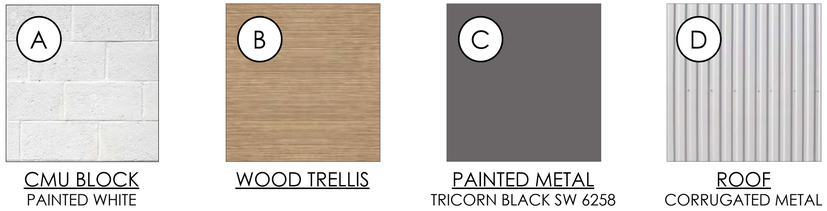
SOLEDAD PARCEL B
DETAIL VIGNETTES

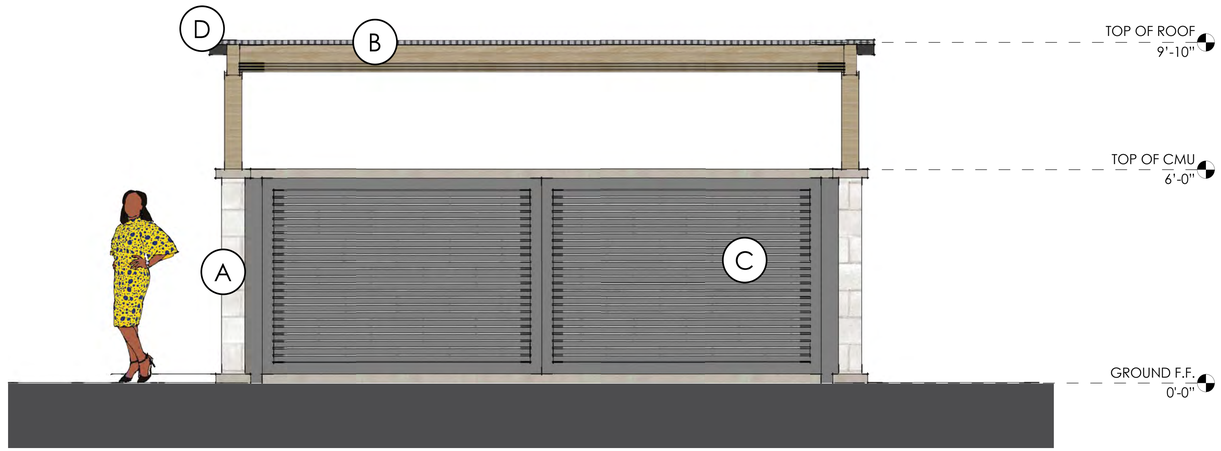
0047-12-RS19
21 AUGUST 2025

A22



1 PLAN VIEW

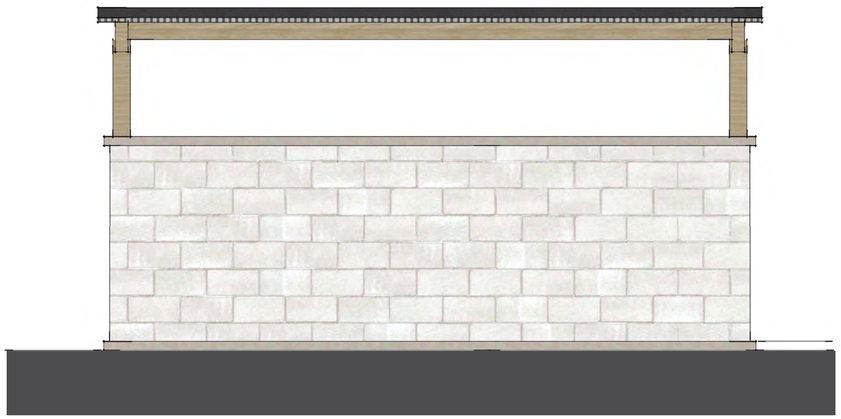




2 FRONT ELEVATION



3 LEFT ELEVATION



4 BACK ELEVATION



4 RIGHT ELEVATION

1/2" = 1'-0" 0 1 2 4 24X36 SHEET

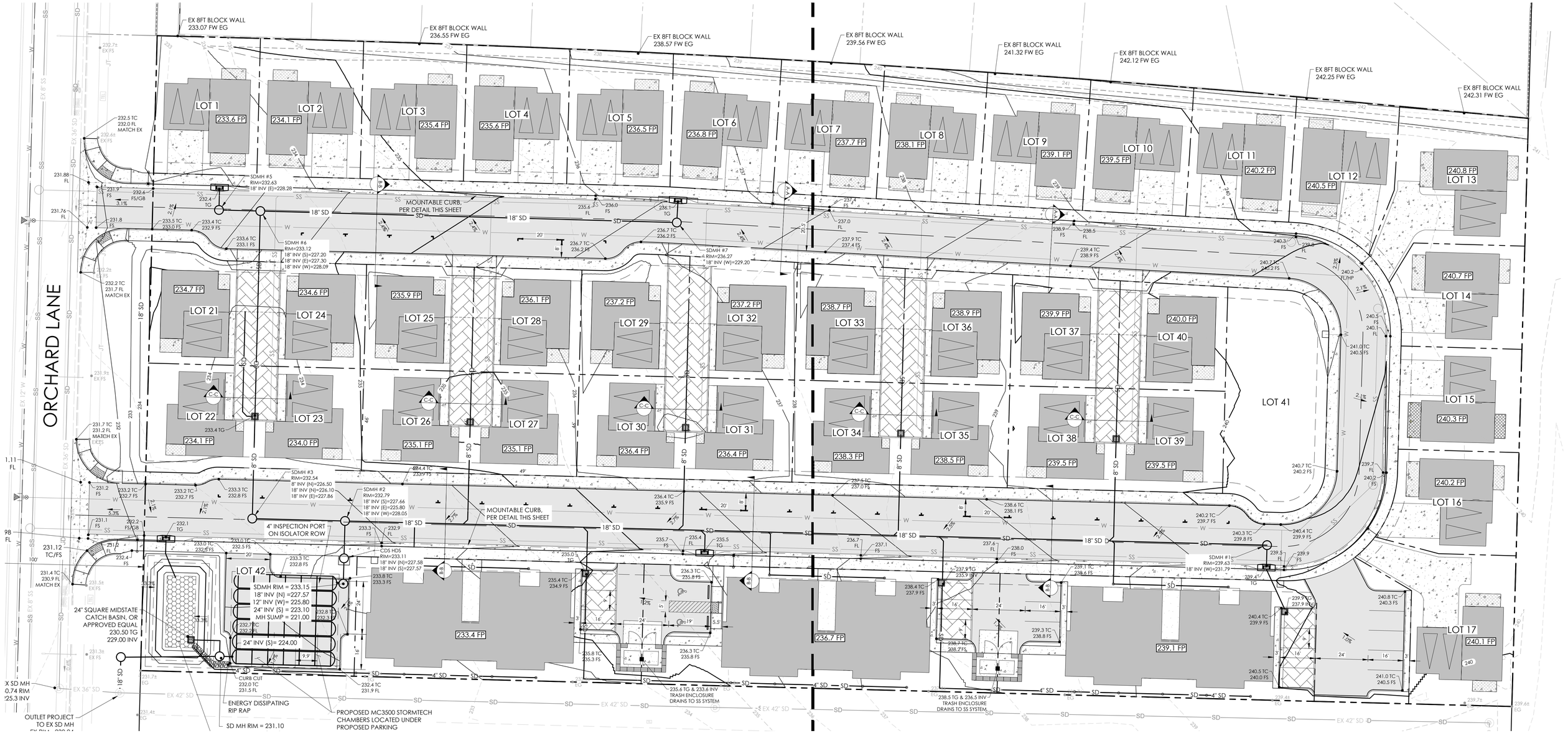
1/8" = 1'-0" (24X36 SHEET) 0 4 8 16
1/16" = 1'-0" (12X18 SHEET)

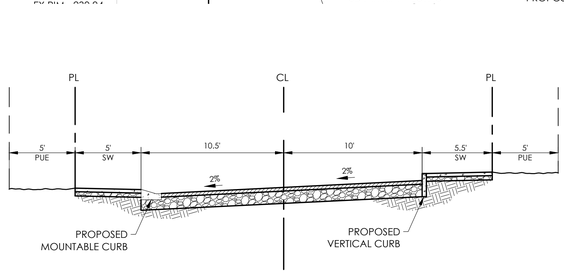
0047-12-RS19
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A23

rrm design group

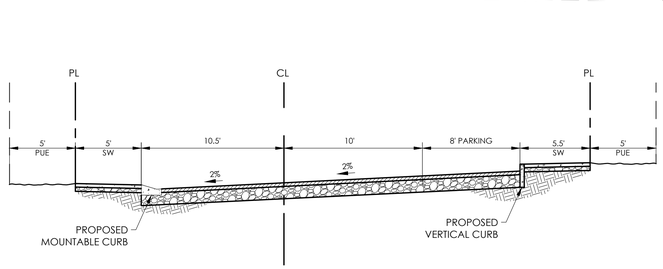
SOLEDAD PARCEL B
TRASH ENCLOSURE





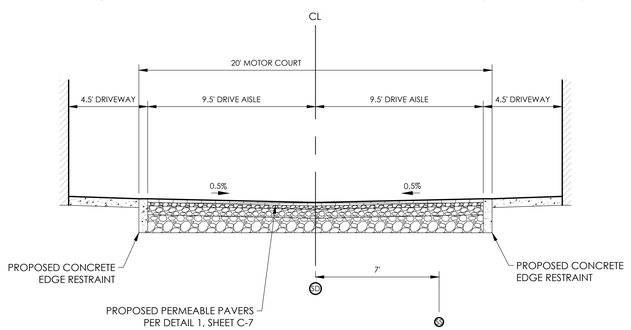
A-A TYPICAL STREET SECTION

N.T.S.



B-B TYPICAL STREET SECTION

N.T.S.



C-C TYPICAL MOTOR COURT SECTION

N.T.S.

LEGEND

- PROPOSED ASPHALT PAVING
- PROPOSED CONCRETE PAVING
- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPERTY LINE
- PROPOSED 18" STORM DRAIN

1" = 20'-0" (24X36 SHEET)
0 10 20 40
1" = 40'-0" (12X18 SHEET)

rrm design group

SOLEDAD PARCEL B
CIVIL GRADING AND DRAINAGE PLAN

0047-12-RS19
21 AUGUST 2025

C1

AROMAS PLACE

CEDAR LANE

ORCHARD LANE

MANZANITA LANE

MANZANITA LANE

BRYAN CANYON RD

BRYANT CANYON CHANNEL

EX SS MH
233.76 RIM
226.0 FL

PROPOSED
STREET LIGHT, TYP

CONNECT TO EX JT
NEAR ORCHARD LANE

INSTALL NEW SS
MANHOLE
INV = 224.90
224.79 EX SS PIPE

CONNECT TO
EXISTING WATER MAIN

RELOCATE
EX VAULTS

CONNECT TO
EXISTING WATER MAIN

INSTALL NEW SS
MANHOLE
INV = 224.05
223.95 EX SS PIPE

CONNECT TO EX JT
NEAR ORCHARD LANE

RELOCATE
EX VAULT

PROPOSED
STREET
LIGHT, TYP

EX SS MH
230.80 RIM
223.2 FL

LOT 1
LOT 2
LOT 3
LOT 4
LOT 5
LOT 6
LOT 7
LOT 8
LOT 9
LOT 10
LOT 11
LOT 12
LOT 13
LOT 14
LOT 15
LOT 16
LOT 17
LOT 21
LOT 22
LOT 23
LOT 24
LOT 25
LOT 26
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LOT 28
LOT 29
LOT 30
LOT 31
LOT 32
LOT 33
LOT 34
LOT 35
LOT 36
LOT 37
LOT 38
LOT 39
LOT 40
LOT 41
LOT 42

SEE DETAIL B FOR
TYPICAL SERVICE
LOCATIONS

SSMH #2
RIM=236.02
8" INV (W)=228.38
8" INV (E)=228.48

SSMH #1
RIM=239.90
8" INV (W)=231.37

SSMH #3
RIM=239.83

AC PAVING

AC PAVING

8" PVC PIPE
L=278.1' S=-0.93%

8" PVC PIPE
L=284.3' S=-1.00%

8" PVC
L=552.1' S=-0.99%

SS CLEANOUT

PROPOSED TRASH
ENCLOSURE

PROPOSED PERMEABLE
PAVERS, TYP.

PROPOSED TRASH
ENCLOSURE

ROCK ENERGY DISSIPATER

PROPOSED RETENTION
& DETENTION BASIN

CONTINUE EX SD PIPE FOR 454'
BEFORE DISCHARGING TO
BRYANT CANYON CHANNEL

FIRE DEPARTMENT NOTES

1. ALL ROADWAYS ARE TO BE DESIGNATED AS FIRE LANES, CURBS PAINTED RED, AND SIGNAGE INSTALLED.
2. ALL SFD'S SHALL BE PROTECTED WITH FIRE SPRINKLERS IN ACCORDANCE WITH NFPA 13D AS AMENDED BY THE CITY OF SOLEDAD.
3. ALL MULTI-FAMILY DWELLINGS SHALL BE PROTECTED WITH FIRE SPRINKLERS IN ACCORDANCE WITH NFPA 13R AS AMENDED BY THE CITY OF SOLEDAD.

PLANTING & EROSION CONTROL NOTES:

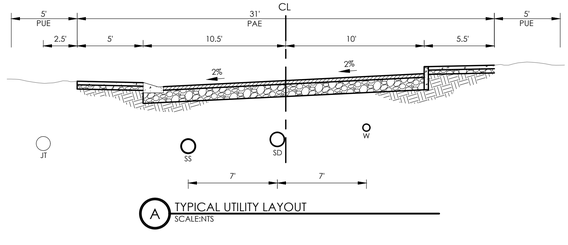
1. ALL 4:1 & STEEPER SLOPES TO BE HYDROSEEDED AFTER COMPLETION OF GRADING OPERATIONS.
2. THE BMP'S PROPOSED ON THESE PLANS ARE INTENDED AS A GUIDELINE FOR THE CONTRACTOR. OTHER AND/OR MORE EXTENSIVE MEASURES MAY BECOME NECESSARY DURING CONSTRUCTION, AND WILL BE THE RESPONSIBILITY OF THE CONTRACTOR TO IMPLEMENT.
3. POST CONSTRUCTION BMP'S INCLUDING PLANTINGS, SHRUBS, GROUND COVER AND TREES SHALL BE IN PLACE AS SOON AS PRACTICAL.

LEGEND

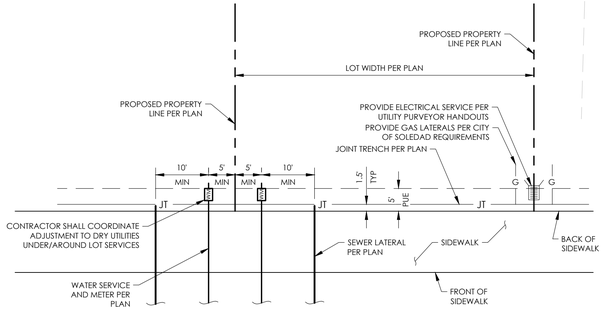
- PROPOSED 8" PVC WATER MAIN
- PROPOSED 18" PVC SD MAIN
- PROPOSED 8" PVC SEWER MAIN
- EXISTING SEWER LINE
- EXISTING WATER LINE
- EXISTING STORM DRAIN LINE
- PROPOSED FIRE HYDRANT
- PROPOSED MANHOLE
- THRUST BLOCK
- STREET LIGHT
- SD CHAMBER
- BOX CATCH BASIN
- CURB INLET CATCH BASIN
- SS CLEAN OUT
- 4" SD ATRIUM DRAIN

HATCH LEGEND

- AC PAVING
- CONCRETE PAVING
- PAVERS
- BUILDING



A TYPICAL UTILITY LAYOUT
SCALE:NTS



B TYPICAL SERVICE LOCATIONS
SCALE:NTS

NOTES

1. FIRE HYDRANTS SHALL BE SPACED A MAXIMUM OF 300' APART.

0 30 60 90 ft
1" = 30'

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SOLEDAD PARCEL B
CIVIL UTILITY PLAN

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21 AUGUST 2025

C2

CONCEPTUAL PLANT SCHEDULE

VERY LOW, LOW, AND LOW TO MODERATE WATER USERS

	COMMON NAME
ACCENT TREES	
OLEA EUROPAEA `MAJESTIC BEAUTY` TM	MAJESTIC BEAUTY FRUITLESS OLIVE
OLEA EUROPAEA `WILSONII`	WILSON OLIVE - LOW BRANCHING
PYRUS CALLERYANA `CAPITAL`	CAPITAL CALLERY PEAR
ROBINIA X AMBIGUA `PURPLE ROBE`	PINK FLOWERING LOCUST
CANOPY TREES	
ACER RUBRUM `ARMSTRONG`	ARMSTRONG RED MAPLE
JACARANDA MIMOSIFOLIA	JACARANDA
LAURUS NOBILIS `SARATOGA`	SWEET BAY
PLATANUS X ACERIFOLIA `COLUMBIA`	LONDON PLANE TREE
QUERCUS AGRIFOLIA	COAST LIVE OAK MULTI-TRUNK
TRISTANIA CONFERTA	BRISBANE BOX
ZELKOVA SERRATA ` VILLAGE GREEN`	SAWLEAF ZELKOVA
SHRUBS	
AGAVE X `BLUE FLAME` | ALOE `MOONGLOW`	MIX EQUAL:AGAVE AND ALOE
ALYOGYNE HUEGELII `SANTA CRUZ`	BLUE HIBISCUS
ANIGOZANTHOS MIX `TEQ. SUNRISE`, `BIG RED`, & `HARMONY`	KANGAROO PAW MIX
ARBUTUS UNEDO `COMPACTA`	DWARF STRAWBERRY TREE
ASCLEPIAS TUBEROSA	BUTTERFLY MILKWEED
CALAMAGROSTIS X ACUTIFLORA `KARL FOERSTER`	FEATHER REED GRASS
CARPENTERIA CALIFORNICA	BUSH ANEMONE
* CHONDROPETALUM TECTORUM `EL CAMPO`	CAPE RUSH
DIANELLA CAERULEA `CASSA BLUE`	CASSA BLUE FLAX LILY
DIETES BICOLOR	FORTNIGHT LILY
HARDENBERGIA VIOLACEA	LILAC VINE
* JUNCUS PATENS	CALIFORNIA GRAY RUSH
LANTANA X `NEW GOLD`	NEW GOLD LANTANA
LAVANDULA ANGUSTIFOLIA `HIDCOTE SUPERIOR`	HIDCOTE SUPERIOR LAVENDER
LAVATERA MARITIMA	TREE MALLLOW
LEONOTIS LEONURUS	LION'S TAIL
LEUCADENDRON X `SAFARI GOLD STRIKE`	YELLOW CONEBUSH
* LEYMUS CONDENSATUS	GIANT WILD RYE
* LOMANDRA LONGIFOLIA `BREEZE`	DWARF MAT RUSH
NEPETA X FAASSENII `WALKERS LOW`	WALKERS LOW CATMINT
PHLOMIS FRUTICOSA	JERUSALEM SAGE
PHORMIUM TENAX `AMAZING RED`	DWARF RED FLAX
PHORMIUM TENAX `YELLOW WAVE`	NEW ZEALAND FLAX
POLYGALA FRUTICOSA `PETITE BUTTERFLY`	SWEET PEA SHRUB
SALVIA CLEVELANDII	CLEVELAND SAGE
STIPA ARUNDINACEA	NEW ZEALAND WIND GRASS
TEUCRIUM FRUTICANS `AZUREUM`	AZURE BUSH GERMANDER
TIBOUCHINA URVILLEANA	PRINCESS FLOWER
GROUND COVERS	
ACACIA REDOLENS	BANK CATCLAW
ARCTOSTAPHYLOS UVA-URSI `POINT REYES`	KINNIKINNICK
BULBINE FRUTESCENS `TINY TANGERINE`	TINY TANGERINE BULBINE
CAREX DIVULSA	BERKELEY SEDGE
CEANOTHUS GRISEUS HORIZONTALIS	CARMEL CREEPER
FRAGARIA CHILOENSIS	BEACH STRAWBERRY
LANTANA MONTEVIDENSIS `WHITE LIGHTNIN`	TRAILING LANTANA
NO MOW SOD	
SENECIO MANDRALISCAE	BLUE FINGER
* SESLERIA AUTUMNALIS	AUTUMN MOOR GRASS
TURF SOD	DROUGHT TOLERANT FESCUE BLEND
VERBENA TAPIEN HYBRIDS `TAPIEN BLUE` TM	TAPIEN BLUE VERBENA

* INDICATES SPECIES SUITABLE FOR LID AREAS

PROPOSED METHOD OF IRRIGATION:

ALL OF THE PROPOSED LANDSCAPE AREAS SHALL BE IRRIGATED BY MEANS OF AN AUTOMATIC IRRIGATION SYSTEM CONSISTING OF HIGH EFFICIENCY, LOW FLOW DRIP EMITTERS, SPRAY, OR ROTARY SPRAY DEVICES. WEATHER BASED CONTROLLERS SHALL ALSO BE UTILIZED. A WATER BUDGET SHALL BE DEVELOPED FOR LANDSCAPE IRRIGATION USE THAT CONFORMS TO SOLEDAD'S LOCAL WATER EFFICIENT LANDSCAPE ORDINANCE, OR TO THE CALIFORNIA DEPARTMENT OF RESOURCES MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (MWELO), WHICHEVER IS MORE STRINGENT.

LEGEND

SITE FEATURES AND AMENITIES

1. PARKING AREA
2. PRIVATE YARDS, TYP.
3. MULTI FAMILY BUILDING
4. LOW WATER LANDSCAPE THROUGHOUT
5. PARK
6. BIO-RETENTION BASIN

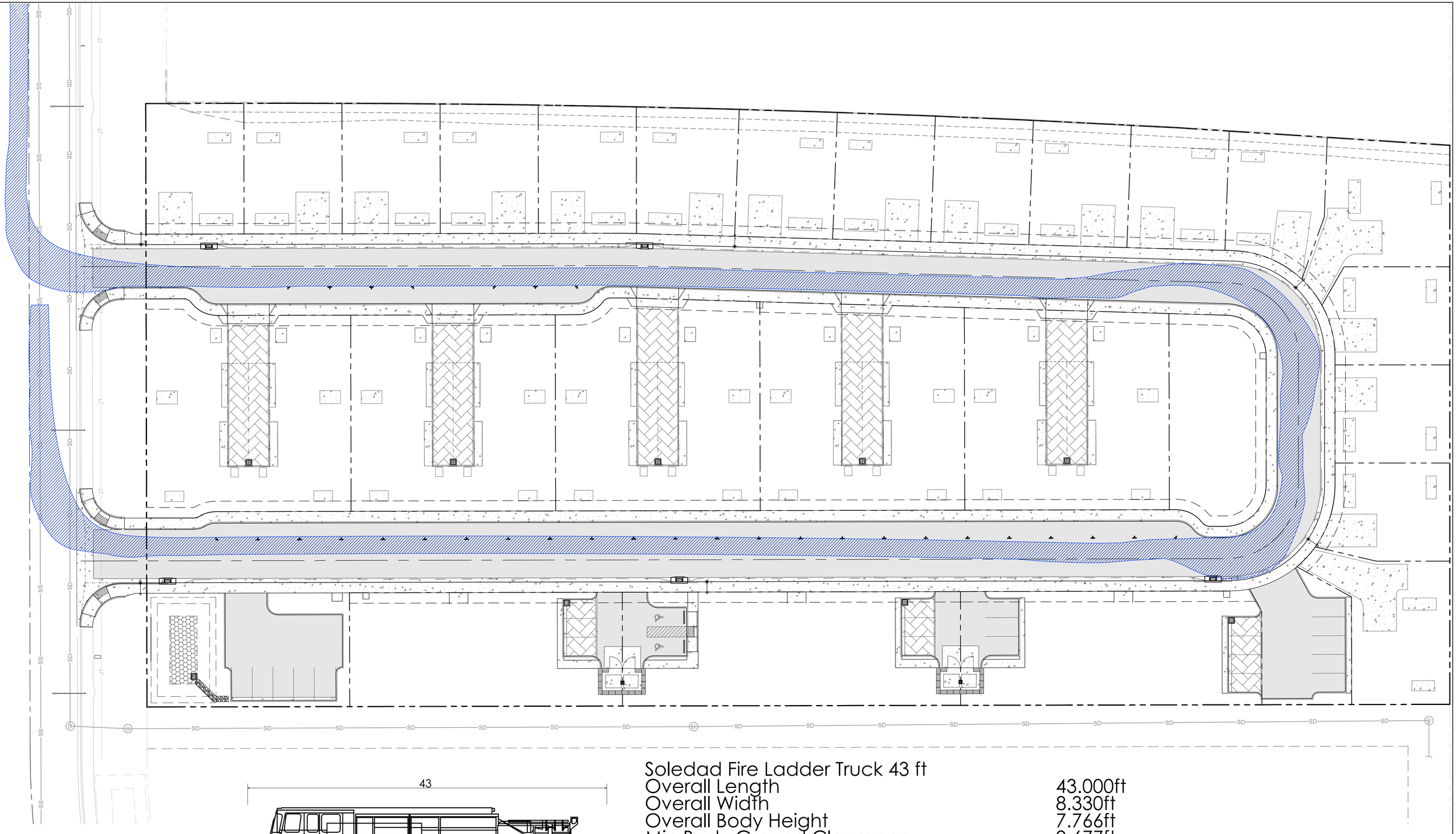


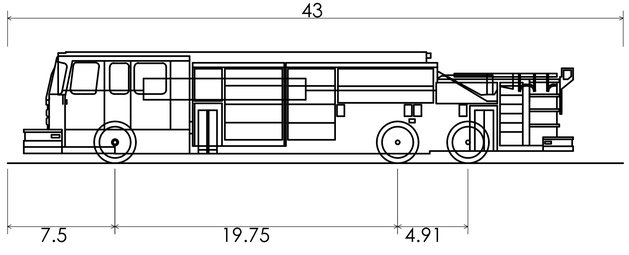
SOLEDAD PARCEL B
LANDSCAPE SITE PLAN

1" = 30'-0" (24X36 SHEET)
0 20 40 60
1" = 60'-0" (12X18 SHEET)

0047-12-RS19
21 AUGUST 2025

L1





Soledad Fire Ladder Truck 43 ft	
Overall Length	43.000ft
Overall Width	8.330ft
Overall Body Height	7.766ft
Min Body Ground Clearance	0.677ft
Track Width	8.290ft
Lock-to-lock time	5.00s
Max Wheel Angle	44.00°

0 10 20 40

SCALE: 1" = 20'

SOLEDAD PARCEL B

DATE: September 20, 2023 REVISED: February 22, 2024; REVISED: September 27,2024
REVISED: July 8, 2025

#0047-12-RS19

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H:\0001\0047-12-RS19-Soledad-Miravale-II-Parcel-B-Small-Lot-Entitlements\Engineering\TM\Exhibits\Vehicle Tracking\Vehicle Tracking2.dwg, 43ft Ladder Truck, Aug 05, 2025 - 3:26pm, jlewilson

ORCHARD LANE

LOT 1 PLAN 3
LOT 2 PLAN 3
LOT 3 PLAN 3
LOT 4 PLAN 3
LOT 5 PLAN 3
LOT 6 PLAN 3
LOT 7 PLAN 3
LOT 8 PLAN 3
LOT 9 PLAN 3
LOT 10 PLAN 3
LOT 11 PLAN 3
LOT 12 PLAN 3
LOT 13 PLAN 3
LOT 14 PLAN 3
LOT 15 PLAN 3
LOT 16 PLAN 3
LOT 17 PLAN 3

1/2 A-002

4' - 0"
15' - 0"
4' - 0"
10' - 0"
20' - 0"

3 PARKING SPACES
2 PARKING SPACES

LOT 18 PLAN 3
LOT 21 PLAN 2
LOT 22 PLAN 3
LOT 25 PLAN 2
LOT 26 PLAN 3
LOT 29 PLAN 2
LOT 30 PLAN 3
LOT 33 PLAN 2
LOT 34 PLAN 3
LOT 37 PLAN 2

5' - 0"
13' - 0"
5' - 0"
5' - 0"
4' - 0"
5' - 0"

LOT 19 PLAN 1
LOT 20 PLAN 1
LOT 23 PLAN 1
LOT 24 PLAN 1
LOT 27 PLAN 1
LOT 28 PLAN 1
LOT 31 PLAN 1
LOT 32 PLAN 1
LOT 35 PLAN 1
LOT 36 PLAN 1

9' - 0"
5' - 0"
5' - 0"

PICNIC AREA
46' - 6"
TOT LOT
43' - 10"

ONE DETACHED RESIDCENCE
20' - 0"
11' - 6"
10' - 0"
55' - 0"

23 PARKING SPACES

TWO 2 - BEDROOM UNITS IN EACH APARTMENT BUILDING. TOTAL 6 UNITS

PARKING LOT
10 SPACES

2-BEDROOM
2-BEDROOM
MULTI-FAMILY BUILDING
3-BEDROOM
8 UNITS
3-BEDROOM
TRASH
PARKING LOT
5 SPACES

2-BEDROOM
2-BEDROOM
MULTI-FAMILY BUILDING
3-BEDROOM
8 UNITS
3-BEDROOM
TRASH
PARKING LOT
5 SPACES

2-BEDROOM
2-BEDROOM
94' - 6"
MULTI-FAMILY BUILDING
3-BEDROOM
8 UNITS
3-BEDROOM
5' - 0"
54' - 10"
5' - 0"
PARKING LOT
5 SPACES

37 SINGLE-FAMILY RESIDENCES
20 SFR COURT UNITS – (10) PLAN 1, (10) PLAN 2
17 SFR PERIMETER UNITS – (9) PLAN 3, (8) PLAN 4

24 MULTI-FAMILY RESIDENCES
(12) 2-BED, (12) 3-BED

1/2 A-002

48 TOTAL PARKING STALLS
(5) SINGLE-FAMILY GUEST STALLS
(43) MULTI-FAMILY STALLS

rrm design group

SOLEDAD PARCEL B
PROPOSED SITE PLAN

1" = 20'-0" (24X36 SHEET)
0 10 20 40
1" = 40'-0" (12X18 SHEET)

0047-12-RS19
29 FEBRUARY 2024

A3

Statements of Justification

Page 2, Section III – B, 2.ii

Deviation from public street and street width minimum standard. The proposed private road width is 31 feet, the public road requires a 54 foot right of way. Reduction in road width through the use of private roads, is required in order to allow the property to meet the R-3 high density zoning of 12-22 units per acre. This is similar to more typical on site vehicle circulation on a apartment project.

Page 2, Section III – B.4 table

Deviation from minimum lot size. The project is designed to be a unique approach to addressing higher density housing needs coupled with market desires and multi-family financing realities. Along with traditional apartments, the project provides transitional small lot single family detached units all while maintaining target densities. This unique approach results in private vehicle circulation as private roads which would have otherwise been parking lots and parking circulation aisles. Consequently, these private roads are extracted as a separate common ownership parcel. This reduces the area available for the single family parcels so parcel size and minimum dimension are reduced. It should be noted that coverage and private open space is maintained as well as the overall MF lot requirements when viewed as a whole.

Deviation from minimum lot dimension. Deviation from minimum lot size. The project is designed to be a unique approach to addressing higher density housing needs coupled with market desires and multi-family financing realities. Along with traditional apartments, the project provides transitional small lot single family detached units all while maintaining target densities. This unique approach results in private vehicle circulation as private roads which would have otherwise been parking lots and parking circulation aisles. Consequently, these private roads are extracted as a separate common ownership parcel. This reduces the area available for the single family parcels so parcel size and minimum dimension are reduced. It should be noted that coverage and private open space is maintained as well as the overall MF lot requirements when viewed as a whole.

Deviation from minimum park amenity size: The proposed park amenity, while centrally located and anticipating play structure components, is sized to address the multi-family apartment building needs at 200 SF per unit for 24 units. The balance of the project represent small lot single family units which include usable yard space in each unit equaling or exceeding 200 SF per unit.

Planned Unit Development Statement of Justification

The proposed project is pursuing a planned unit development approval as means to deliver a superior residential product while meeting multi family R-3 density levels. The project allows for a variety of detached single family residences along with attached apartments to provide a mix of housing opportunities at various levels while still approaching the multi-family density levels typically only achieved by apartment projects.

Community open space is provided through a small park and 37 of the 61 proposed units are also provided extensive private open space in back yard as well as enclosed parking, both not typical of a multi-family project.

The project requires some reductions in set back and lot sizes to achieve the intended goals.

1. Front yards at the detached units is reduced to 10’ form the required 15; but this occurs only internally to the site.
2. Side Yard setbacks are reduced from 5’ down to 4’, but again, only for internal lots, the side set backs of the principal lot adhere to the R-3 requirements and in fact exceed the requirement where the parcel is adjacent to the single family homes to the North
3. Rear yard setbacks are reduced to 10’ along the rear drainage channel

AFFORDABLE HOUSING PROPOSAL

This project will provide a minimum 10% low affordable units for a total of 7 units distributed across the site with unit size in proportion to total of each unit size proposed. See attached Exhibit indicating suggested locations and quantity.

The project requests parking reductions in compliance with Gov Code Section 65915 (p)(1)(A) and (B).

Additionally we reserve the right to apply one additional incentive as allowed under Gov Code Section 69915(d)(C)(2)(A).

PARKING

Required per Municipal Code Section 17.36.020

Multifamily – 24 Units

2 spaces per unit: 24 x 2 = 48
1 guest per 4 units: 24 /4 = 6
Total = 54

Single Family

2 spaces per unit: 37 x 2 = 74
1 guest per 4 units: 37 /4 = 9.25
Total = 84

Total required per municipal code 54 + 84 = 138

PARKING REQUIRED FOR PROJECTS PROVIDING AFFORADABLE HOUSING:

Project to provide 10% low affordable per Gov Code Section 65915 (b)(1)(A).

Per Gove Code Section 65915 (p)(1)(A) and (B), The project requests the application of parking in the following ratios:

(A) Zero to one bedroom: one onsite parking space.
(B) Two to three bedrooms: two onsite parking spaces.

This is inclusive of all handicap and guest parking.

AFFORABLE HOUSING PARKING REQUIRMENTS

RESIDENTIAL	2-BEDROOM = 2 SPACES/UNIT	(12 X 2 = 24 SPACES)
	3-BEDROOM = 2 SPACES/UNIT	(49 X 2 = 98 SPACES)

GUEST PARKING: None required

TOTAL REQUIRED 24 + 98 = 122

TOTAL PARKING PROVIDED = 166 spaces

Single Family in garage (37 x 2) = 74

Single Family Driveway (17 x 2) = 34

On street = 28

Off street multifamily = 30



Community and Economic Development Department

Planning Division

October 15, 2025

Miravale II – Parcel B

Planned Unit Development & Vesting Tentative Map

Project Description – Parcel B





- 37 small-lot single family homes, 24 Multi-Family Units – total 61
- 4.05 acre site
- 12 to 22 units per acre – R-3 Zoning District – created through the Miravale II/Summerfield Phase II Annexation

Application Request –

Planned Development & Vesting Tentative Map

Planned Development/ CUP

- Reduction in Setbacks
- Open Space Requirements
- On-site Parking
- Small Lot Configuration

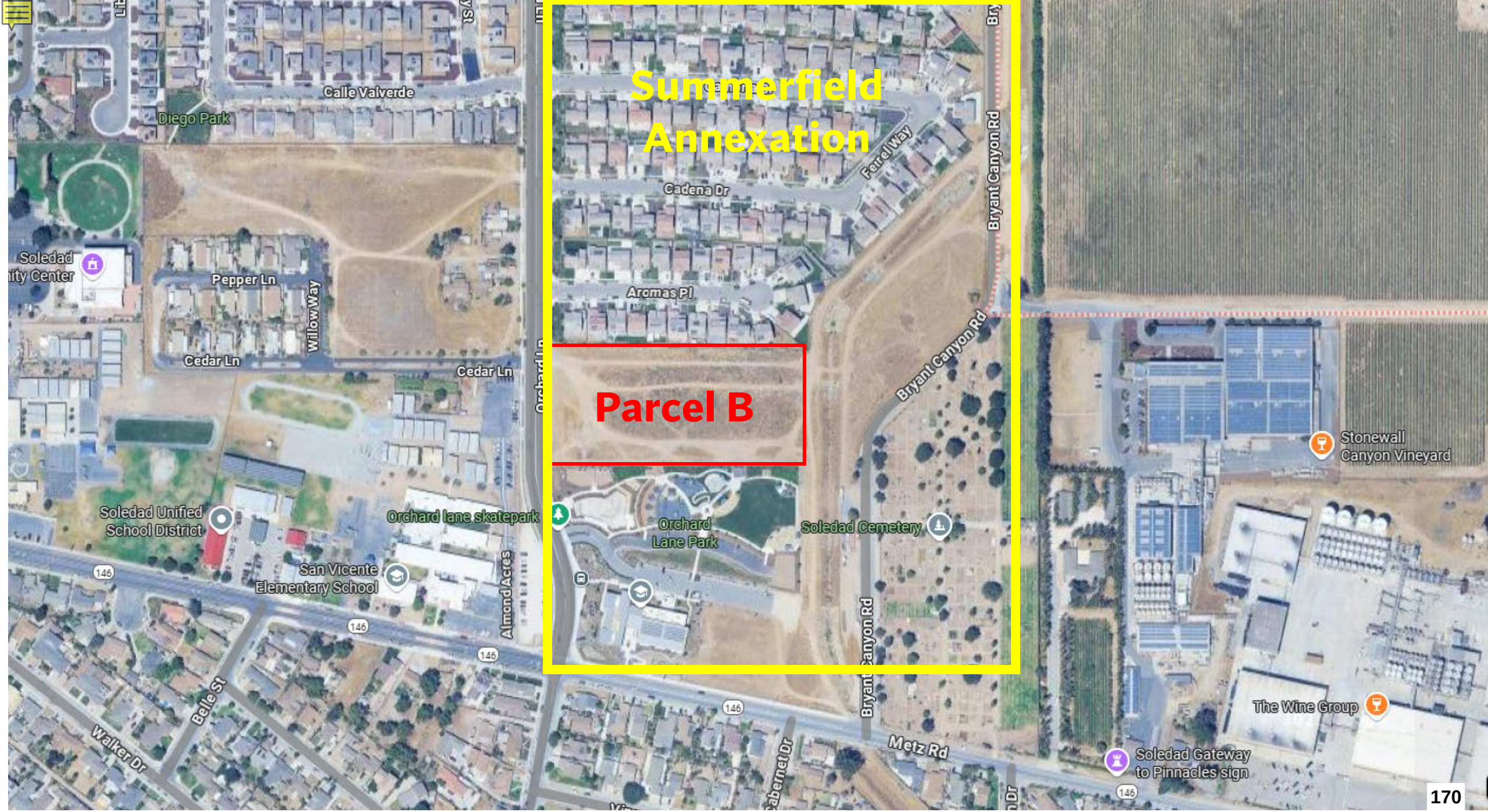
Vesting Tentative Map

- Small Lot Configuration



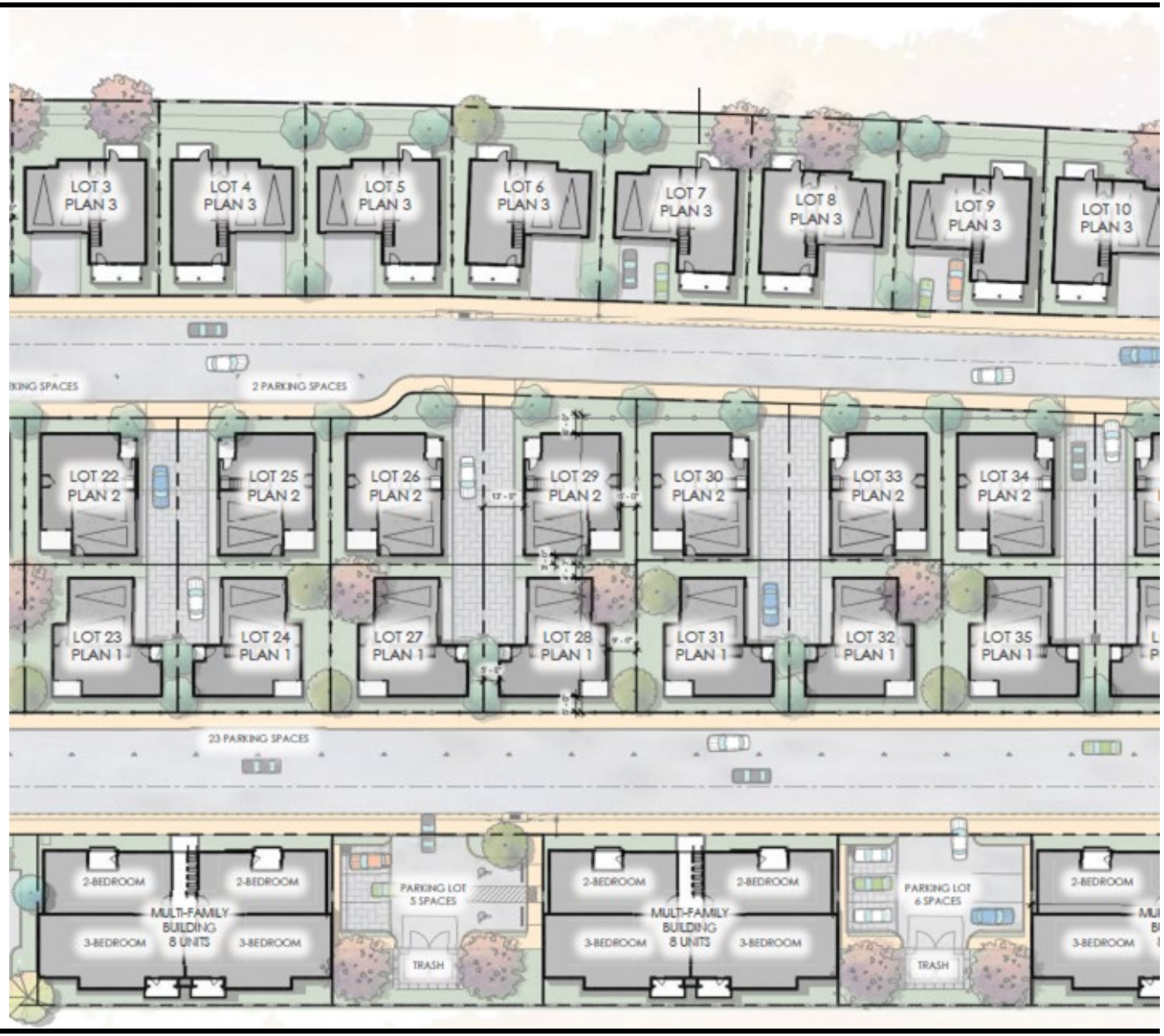
Project Timeline

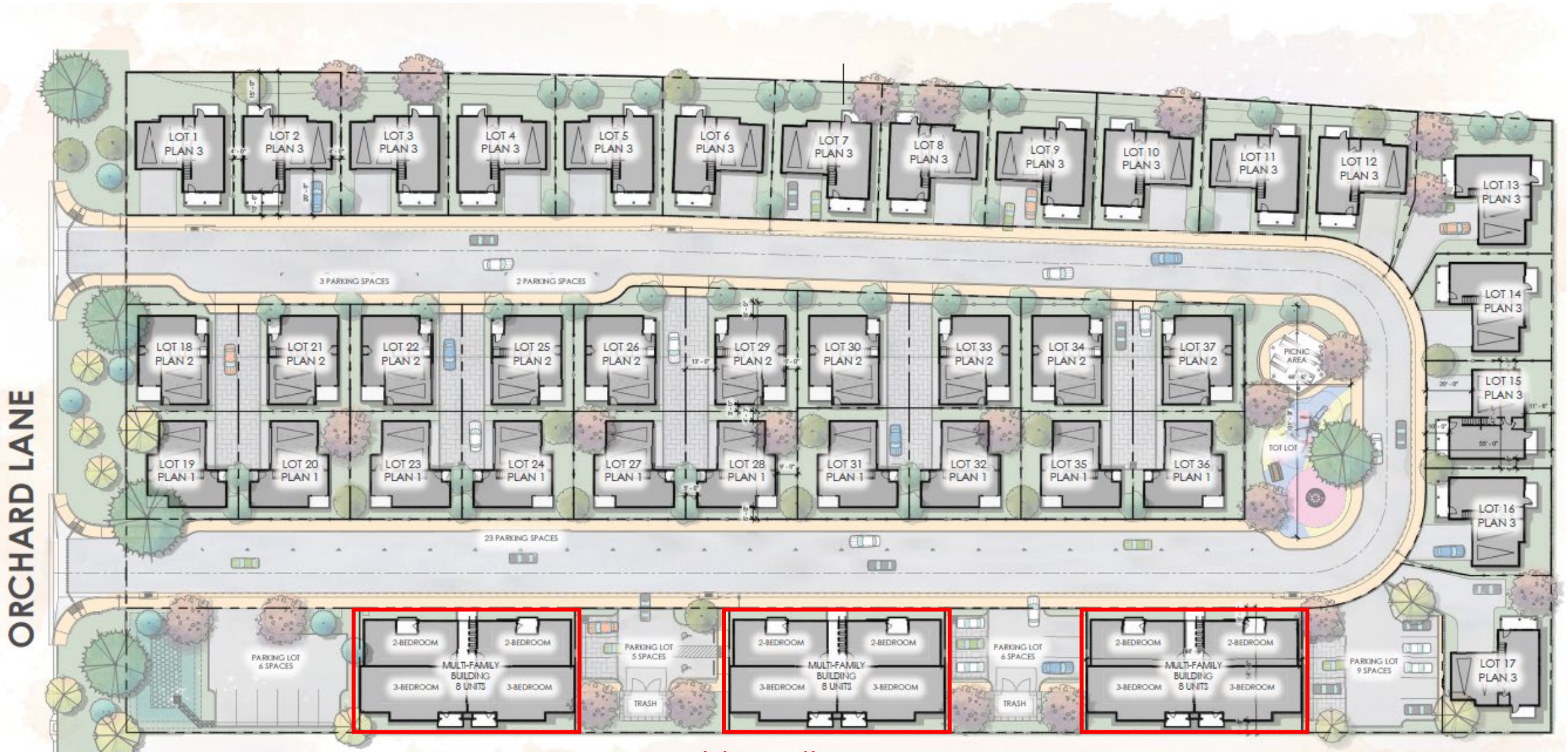
- August 28 & September 11, 2025- Recommendation from Planning Commission with a 3-1 Vote
- September 17, 2025 – Affordable Ad-Hoc Committee Presentation and advised approval of the project
- October 1, 2025- City Council for review and final approval as required per Soledad Municipal Code 16.08-Tentative Map and 17.38.230- Planned Development.


Summerfield Annexation
Parcel B
Calle Valverde
Diego Park
Soledad Community Center
Pepper Ln
Willow Way
Cedar Ln
Cedar Ln
Cadena Dr
Ferrel Way
Aromas Pl
Bryant Canyon Rd
Bryant Canyon Rd
Bryant Canyon Rd
Soledad Unified School District
Orchard lane skatepark
Orchard Lane Park
Soledad Cemetery
San Vicente Elementary School
Almond Acres
146
146
146
146
Belle St
Walker Dr
Metz Rd
Cabernet Dr
Stonewall Canyon Vineyard
The Wine Group
Soledad Gateway to Pinnacles sign

Planned Development

- Creates the standards and requirements for the subdivision
- General Plan Consistency
  - High-Density
  - Infill Development
  - Flexible Development Standards
- Housing Element Consistency
  - RHNA
  - Mix of Housing Types
  - Underutilized Land
  - Lot consolidation and subdivision





Multi-Family

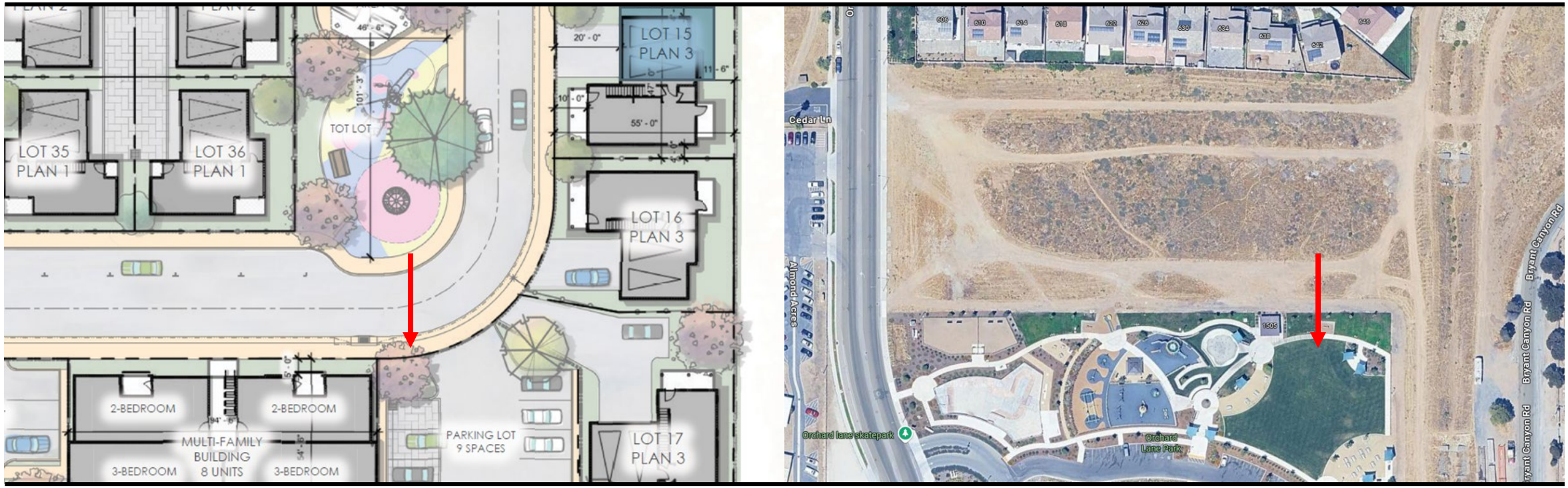
Property Development Standards

- Per Section 17.38.230, deviations from minimum lot area, dimension, and setback standards may be approved by the City Council

- City Council can approve a reduction of open space requirements and parking as deemed appropriate

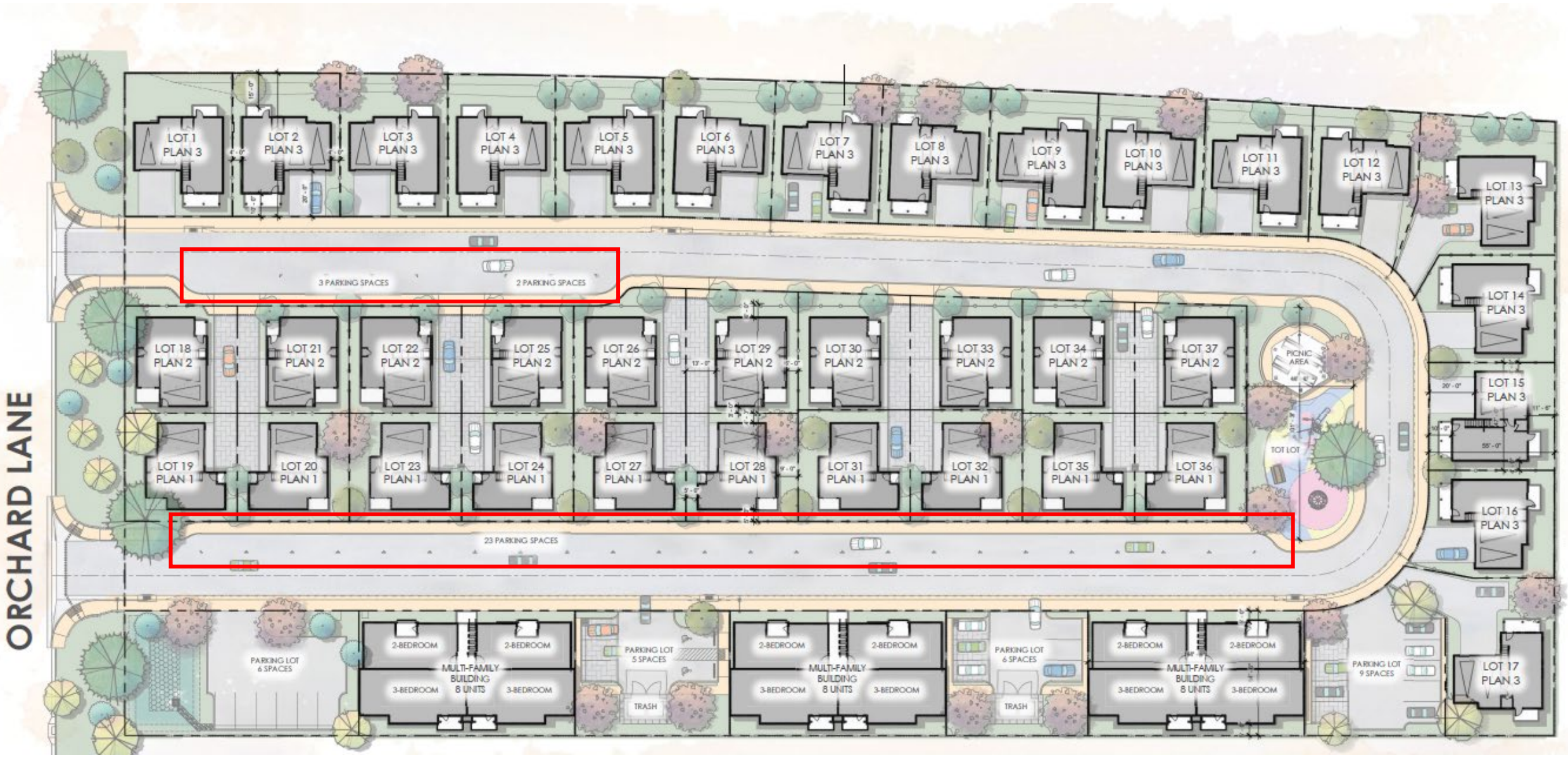
R-3 Zoning Standards			
Requirement	Provided	Min	Max
Lot Area	SFD min 2,278 SF to max 3,891 SF MFD min is 7,121 SF to 8,829 SF	6,000 ft	n.a
Lot Dimensions	46.5' x 49'	100 ft x 50 ft	n.a.
Density	15 units/acre = 61 units	12 units/acre = 49 units	22 units/acre= 89 units
Common (Public) Open Space	4,800 SF park proposed SFD will have 7,400 SF MFD will have 4,800 SF	200 SF per unit MFD min = 24 units x 200 SF = 4,800 SF SFD min = 37 units x 200 SF = 7,400 Total required Open Space = 12,200 Recreational Requirement = 6,100 SF	n.a.
Building Height in Feet	25'through 29-3'	14 ft	30 ft
Front Yard	10 ft. – 13 ft	15 ft	n.a
Side Yard	3 ft – 5 ft	5 ft	n.a
Rear Yard	5 ft – 15 ft	15 ft	n.a
Space Between Buildings (MFD Units Only)	SFD min is 8 ft up to 10 ft MFD is up to 20 ft	15-20 ft	n.a

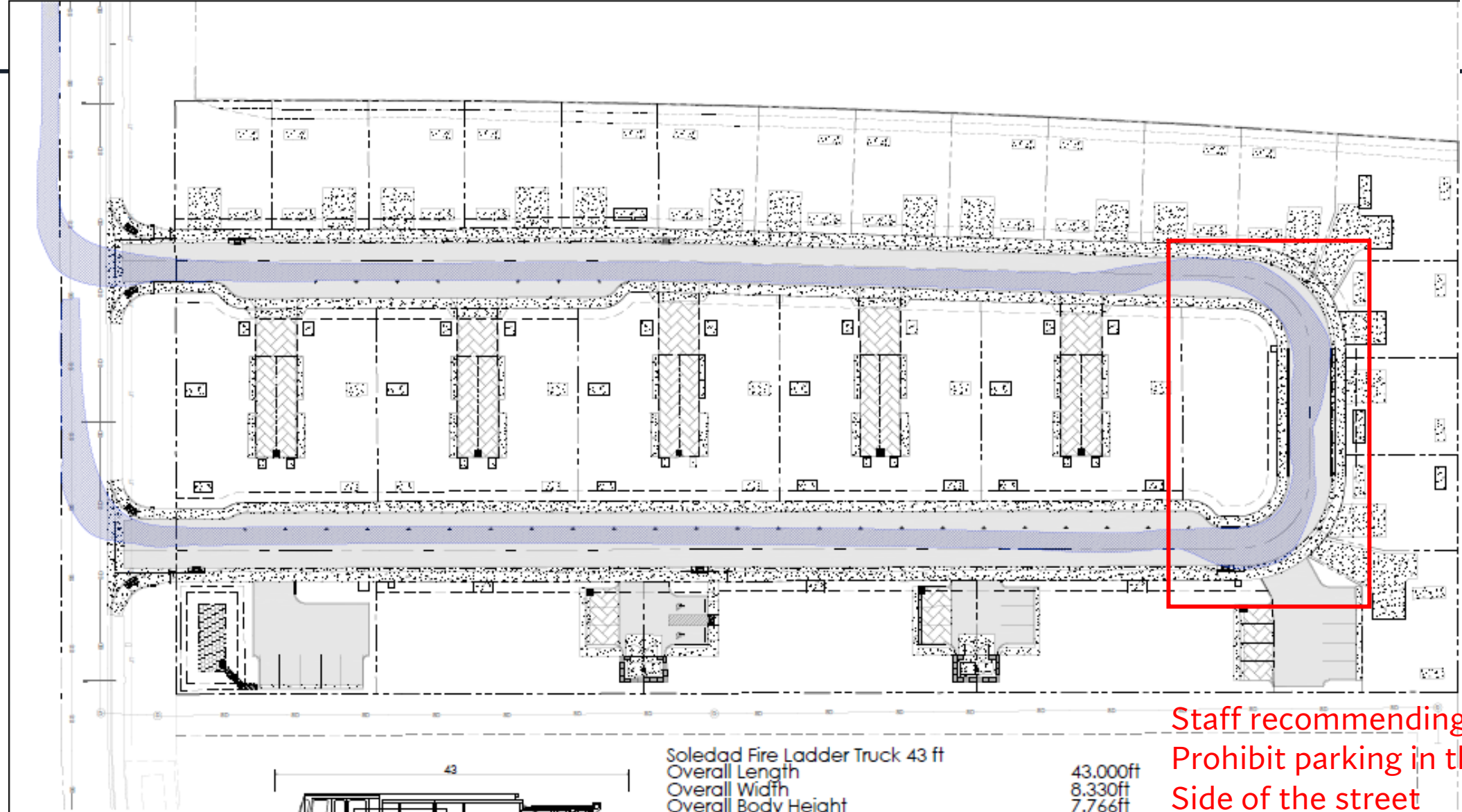
Open Space


LOT 35
PLAN 1
LOT 36
PLAN 1
TOT LOT
LOT 15
PLAN 3
LOT 16
PLAN 3
LOT 17
PLAN 3
2-BEDROOM
2-BEDROOM
MULTI-FAMILY
BUILDING
8 UNITS
3-BEDROOM
3-BEDROOM
PARKING LOT
9 SPACES
Cedar Ln
Almond Acres
Orchard lane skatepark
Orchard
Lane Park
Bryant Canyon Rd

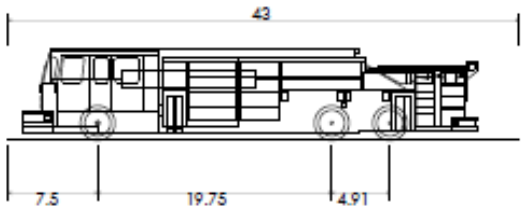
Parking and Circulation

		Off- Street Parking Requirements	
Parking	Provided	Min	Max
Parking in MFD	26	54	n.a.
Parking in SFD	108	84	
On-Street Parking Proposed	28	Proposed to meet the minimum parking requirement for MFD	
Total	162	138	


ORCHARD LANE
LOT 1 PLAN 3
LOT 2 PLAN 3
LOT 3 PLAN 3
LOT 4 PLAN 3
LOT 5 PLAN 3
LOT 6 PLAN 3
LOT 7 PLAN 3
LOT 8 PLAN 3
LOT 9 PLAN 3
LOT 10 PLAN 3
LOT 11 PLAN 3
LOT 12 PLAN 3
LOT 13 PLAN 3
LOT 14 PLAN 3
LOT 15 PLAN 3
LOT 16 PLAN 3
LOT 17 PLAN 3
3 PARKING SPACES
2 PARKING SPACES
LOT 18 PLAN 2
LOT 21 PLAN 2
LOT 22 PLAN 2
LOT 25 PLAN 2
LOT 26 PLAN 2
LOT 29 PLAN 2
LOT 30 PLAN 2
LOT 33 PLAN 2
LOT 34 PLAN 2
LOT 37 PLAN 2
PICNIC AREA
TOT LOT
LOT 19 PLAN 1
LOT 20 PLAN 1
LOT 23 PLAN 1
LOT 24 PLAN 1
LOT 27 PLAN 1
LOT 28 PLAN 1
LOT 31 PLAN 1
LOT 32 PLAN 1
LOT 35 PLAN 1
LOT 36 PLAN 1
23 PARKING SPACES
PARKING LOT 6 SPACES
2-BEDROOM
3-BEDROOM
MULTI-FAMILY BUILDING 8 UNITS
PARKING LOT 5 SPACES
TRASH
PARKING LOT 6 SPACES
PARKING LOT 9 SPACES



Staff recommending to
Prohibit parking in the Eastern
Side of the street



Soledad Fire Ladder Truck 43 ft	
Overall Length	43.000ft
Overall Width	8.330ft
Overall Body Height	7.766ft
Min Body Ground Clearance	0.677ft
Track Width	8.290ft
Lock-to-lock time	5.00s
Max Wheel Angle	44.00°

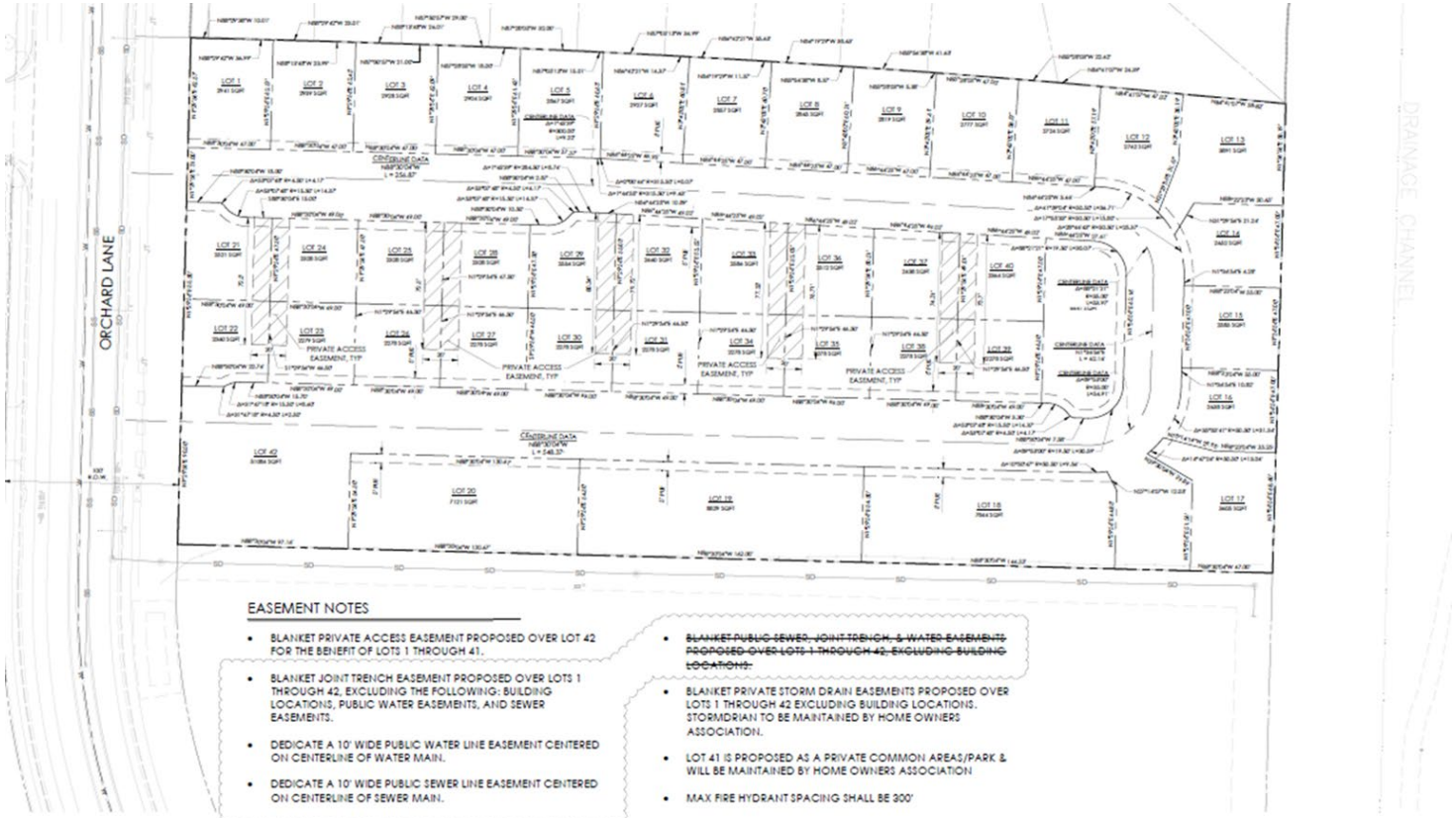
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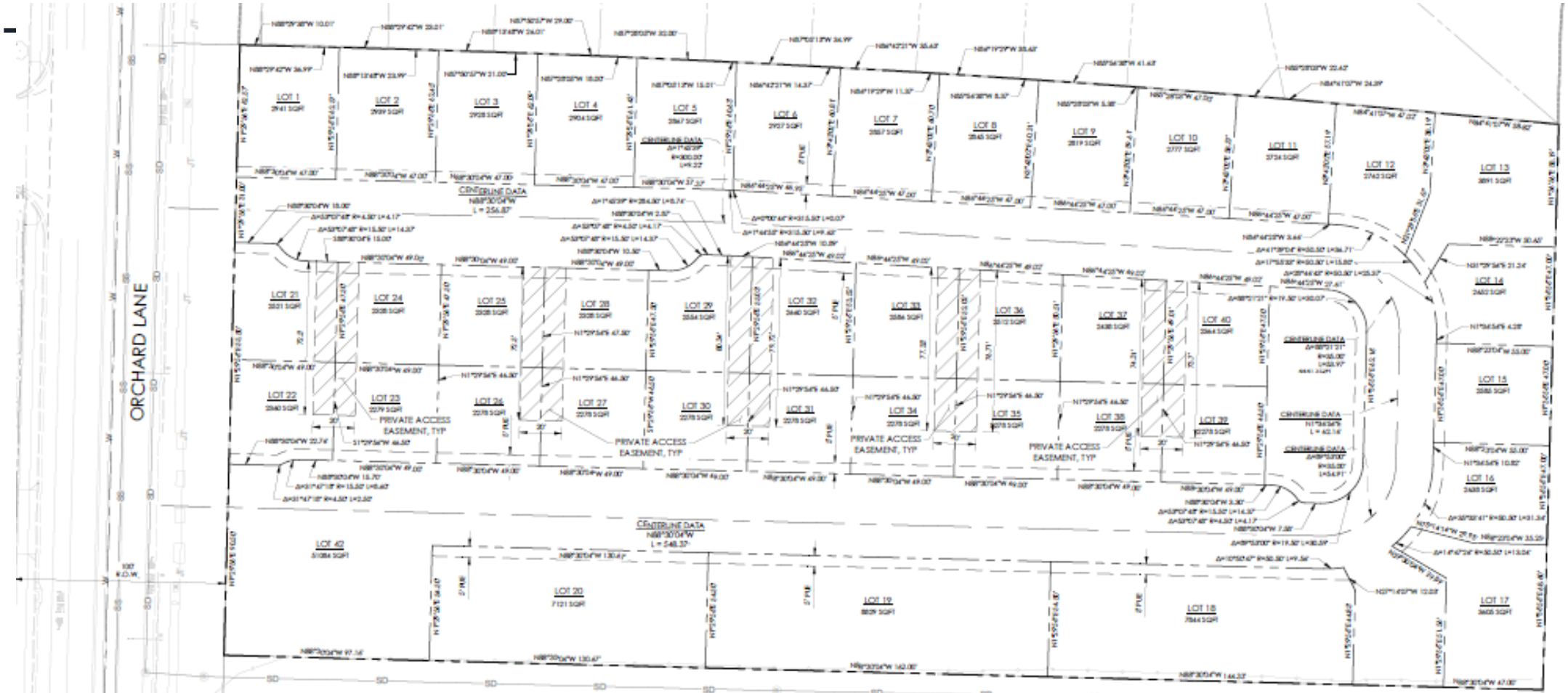
SOLEDAD PARCEL B

DATE: September 20, 2023 REVISED: February 22, 2024; REVISED: September 27, 2024
REVISED: July 8, 2025 #0047-12-8519

Conformance with the Soledad Subdivision Ordinance

Minimum residential lot size of 6,000 square feet, the proposed VTM includes lots ranging in size from 2,278 to 3,891 square feet. Even though these lots are smaller than the established minimum size, the subdivision enhances design quality by incorporating permanent open spaces, public areas, and efficient lot configurations





EASEMENT NOTES

- BLANKET PRIVATE ACCESS EASEMENT PROPOSED OVER LOT 42 FOR THE BENEFIT OF LOTS 1 THROUGH 41.
- BLANKET JOINT TRENCH EASEMENT PROPOSED OVER LOTS 1 THROUGH 42, EXCLUDING THE FOLLOWING: BUILDING LOCATIONS, PUBLIC WATER EASEMENTS, AND SEWER EASEMENTS.
- DEDICATE A 10' WIDE PUBLIC WATER LINE EASEMENT CENTERED ON CENTERLINE OF WATER MAIN.
- DEDICATE A 10' WIDE PUBLIC SEWER LINE EASEMENT CENTERED ON CENTERLINE OF SEWER MAIN.
- ~~BLANKET PUBLIC SEWER, JOINT TRENCH, & WATER EASEMENTS PROPOSED OVER LOTS 1 THROUGH 42, EXCLUDING BUILDING LOCATIONS.~~
- BLANKET PRIVATE STORM DRAIN EASEMENTS PROPOSED OVER LOTS 1 THROUGH 42 EXCLUDING BUILDING LOCATIONS. STORMDRIAN TO BE MAINTAINED BY HOME OWNERS ASSOCIATION.
- LOT 41 IS PROPOSED AS A PRIVATE COMMON AREAS/PARK & WILL BE MAINTAINED BY HOME OWNERS ASSOCIATION
- MAX FIRE HYDRANT SPACING SHALL BE 300'

rrm design group



1 MULTI-FAMILY BUILDING REAR SIDE DETAILS



2 MULTI-FAMILY BUILDING INTERIOR STREET SIDE DETAILS



Planned Development and Vesting Map Findings



- General Plan and Housing Element Consistency
- CEQA: 2017 Miravale Summerfield Annexation EIR / Class 32 In-Fill Exemption
- Consistent with R-3 Zoning and Property Development Standards
- Adequate water, sewer and accessibility to the site
- Assigned Maintenance of common land and facilities
- As designed, the project ensures compatibility with existing uses

QUESTIONS?



Regional Housing Needs Allocation (RHNA)

The amount of housing the City must plan for by income level

Determine by the State & AMBAG

Allocation is divided between local cities and counties

Updated in 8 years cycles

RHNA 5th Cycle (2015-2023)

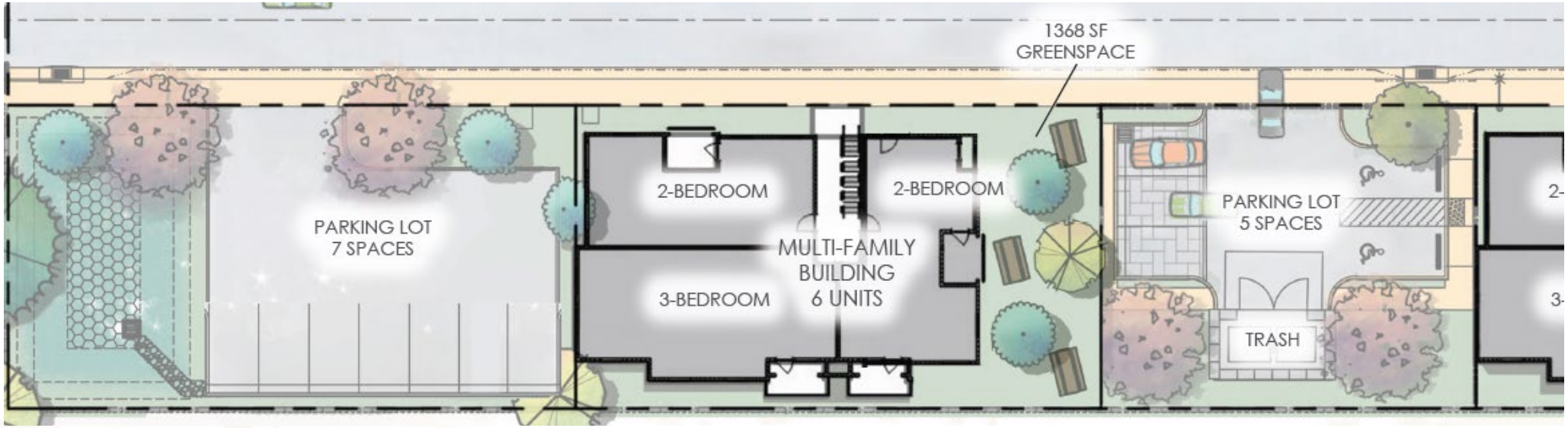
Area Media Income (AMI)	RHNA Allocation	Units Built
Very Low (<50% AMI)*	46	0
Low (51-80% AMI)	30	6
Moderate (81-120% AMI)	35	31
Above Moderate (>120% AMI)	80	564
TOTAL	**191**	**601**

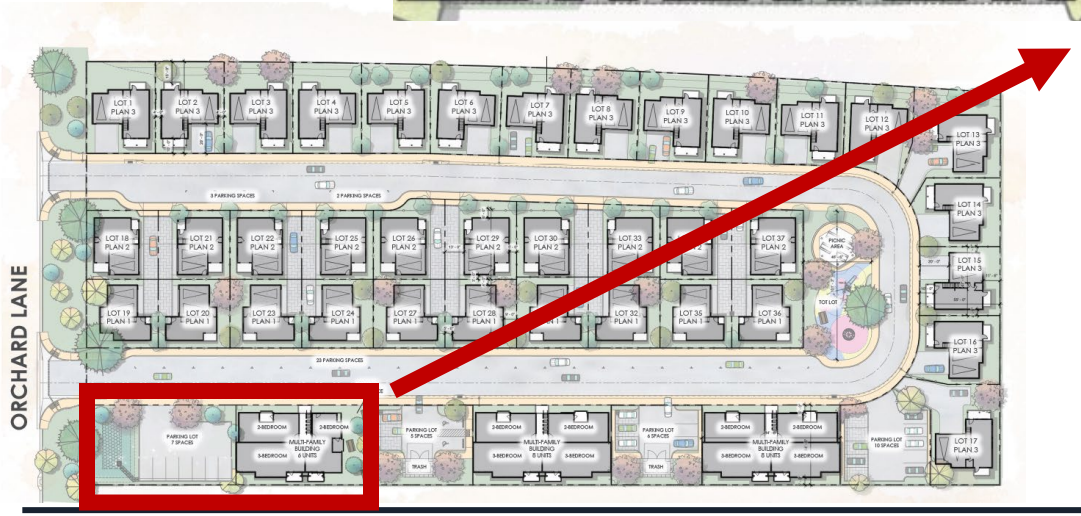
RHNA 6th Cycle (2023-2031)

Area Media Income (AMI)	Income Range	RHNA Allocation
Very Low (<50% AMI)*	$56,850 or less	100
Low (51-80% AMI)	$56,851 – $91,000	65
Moderate (81-120% AMI)	$91,001 – $108,100	183
Above Moderate (>120% AMI)	$108,101 or more	376
TOTAL		**724**

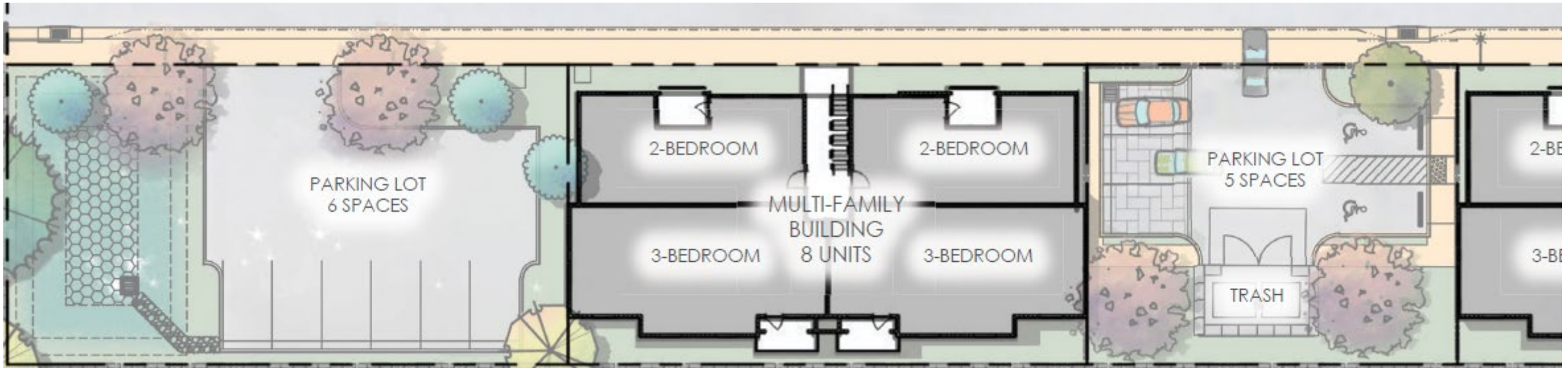
**It is assumed that 50 percent of the very low-income units are allocated to address extremely low-income need.*

Option 1 – Updated Project

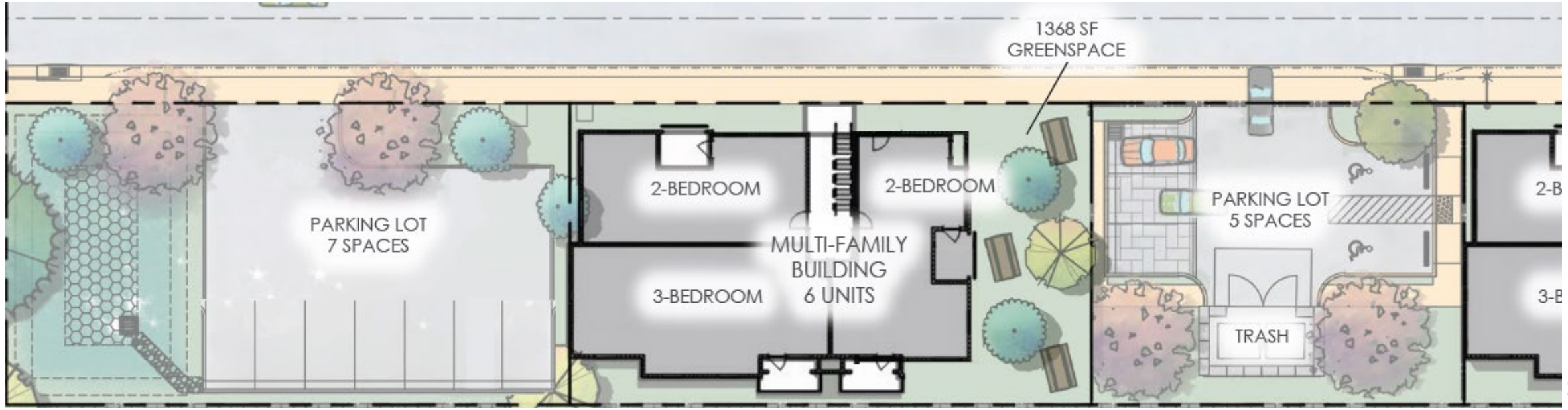




Original Proposal that includes 61 Units



Option 1- Proposal that includes 59 Units + Common Space



CITY OF SOLEDAD
STAFF REPORT

SUBJECT: **Discussion and Direction Regarding Retail and Commercial Map and Storefront Marketing Initiative**

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

FROM: **Tencia C. Vargas, Economic Development Coordinator and Beatriz Trujillo, Community & Economic Development Director**

THROUGH: **Megan Hunter, City Manager**

MEETING DATE: **October 15, 2025**

Recommendation

It is recommended that the City Council receive the staff report review the Retail and Commercial Map and storefront marketing initiative, provide direction on website placement, select the final sticker design, and authorize staff to proceed with placing QR codes at strategic locations citywide.

Executive Summary

The Community and Economic Development Department, in partnership with the Hartnell College Career and Transfer Hub Internship Program, has developed a Retail and Commercial Map to increase the visibility of local businesses and encourage both residents and visitors to shop in Soledad. The map, which can be easily updated to reflect new and existing businesses, is intended to be featured on the City's website under both the "Residents" and "Economic Development" pages. To support outreach and promotion, a marketing sticker featuring a QR code has been designed to direct users to the map. Following City Council feedback, staff and the Hartnell intern will place at least 50 QR codes at strategic locations—including gas stations, electric vehicle charging stations, shopping centers, parks, and the downtown area—to maximize visibility and encourage both residents and travelers to explore Soledad's retail and dining options. With more than 10,000 vehicles passing through Soledad daily, this initiative presents a strong opportunity to capture visitor spending and retain dollars within the local economy. The timing of the project also creates a unique opportunity to launch a holiday "Shop Local" campaign, promoting community pride while supporting small businesses during the busiest retail season of the year. Staff is seeking City Council direction on the placement of the map on the City's website and selection of the final storefront sticker design.

Background

In early 2025, the City of Soledad partnered with the Hartnell College Career and Transfer Hub Internship Program to support student career exploration and provide meaningful work experience. Through this partnership, the City welcomed intern Alejandro Medina-Ruiz, who brought valuable

expertise in Geographic Information Systems (GIS). Recognizing his strong technical skills, the Community and Economic Development Department engaged Alejandro to assist in the development of a Retail and Commercial Map designed to serve both residents and visitors.

In an effort to enhance the visibility of local businesses and promote economic development opportunities within the community, Economic Development staff identified the need for a tool that would allow residents and visitors to easily locate and explore Soledad's retail and commercial establishments. Many residents are unaware of the variety of shopping and service options available locally and often travel outside of the city to meet their needs. Encouraging residents to shop locally helps retain spending within the community and supports the vitality of small businesses.

Additionally, with more than 10,000 vehicles passing through Soledad each day, there exists a significant opportunity to attract visitors to shop and dine locally rather than simply stopping for fuel and continuing on their way. The development of the Retail and Commercial Map seeks to capture this potential by highlighting Soledad's business offerings and encouraging both residents and travelers to support the local economy.

Review & Analysis

The Retail and Commercial Map is a strategic tool designed to increase the visibility of local businesses and encourage both residents and visitors to shop in Soledad. By providing clear, user-friendly features, the map allows users to easily locate retail and commercial establishments throughout the city. An important advantage of this platform is its ability to be updated and maintained regularly, ensuring that new businesses can be added and existing listings modified quickly, thereby keeping the information current and relevant.

This project also addresses the City's goal of retaining visitors in town for longer periods of time. For example, as electric vehicle charging stations continue to expand in Soledad, travelers will have natural dwell time while charging their vehicles. By scanning the QR code displayed on storefront marketing stickers, visitors can conveniently access the map, discover nearby shops, restaurants, and services, and be encouraged to explore the community rather than limit their stop to fuel or a single transaction.

With more than 10,000 vehicles passing through Soledad each day, the opportunity to capture visitor spending is significant. The marketing sticker, featuring a prominently displayed QR code, strengthens this outreach effort by linking visitors directly to the City's retail and commercial offerings. This simple but effective approach not only supports existing businesses but also promotes economic development opportunities by enhancing local visibility and keeping more dollars circulating within the community.

The timing of this effort is especially beneficial, as it aligns with the upcoming holiday season. Featuring the Retail and Commercial Map on the City's website and promoting storefront QR code stickers provides a timely opportunity to encourage a "Shop Local" campaign that highlights Soledad businesses and supports them during one of the most critical retail periods of the year. Staff is also seeking City Council direction regarding the placement of the Retail and Commercial Map on the City's website. The intent is to feature the map under both the "Residents" and "Economic Development" pages to maximize accessibility. To support outreach and promotion efforts, storefront marketing stickers with a QR code will be distributed to participating businesses, allowing residents and visitors to conveniently access the map and explore shopping opportunities throughout Soledad.

Following City Council feedback, staff will move forward with the placement of at least 50 QR code stickers at strategic locations, including but not limited to gas stations, electric vehicle charging

stations, shopping centers, parks, and the downtown area. These placements will broaden visibility, maximize exposure to both residents and visitors, and strengthen the campaign's impact on local business activity. Staff recommends that the City Council review the project, provide direction on the placement of the Retail and Commercial Map on the City's website, and select the final storefront sticker design to move the initiative forward.

Financial Considerations

The cost of the Hartnell College intern on the Retail and Commercial Map project had no impact on the City's General Fund, as the intern's time was fully funded through the Hartnell College Internship Program. The estimated cost for the production of approximately 200 marketing stickers is $100.00, which will be funded through the Community and Economic Development's existing budget.

Alternatives

The Council is being asked to provide direction on this project.

Planning/CEQA

The proposed report 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. No environmental assessment is required.

Public Notice Requirements

Not required.

Attachment(s):
Retail Map Presentation

Discover Soledad's Retail & Commercial Sites

Mapping Soledad's Retail & Commercial Landscape

Presenting by:

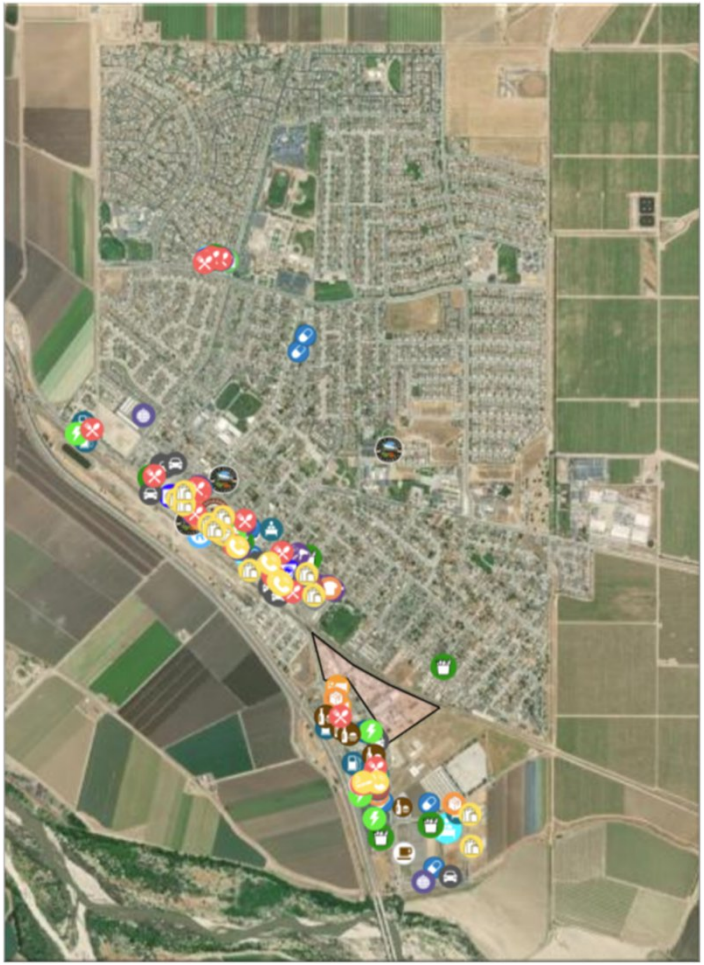
Tencia C. Vargas, Economic Development Coordinator

Alejandro Medina-Ruiz, Hartnell Intern

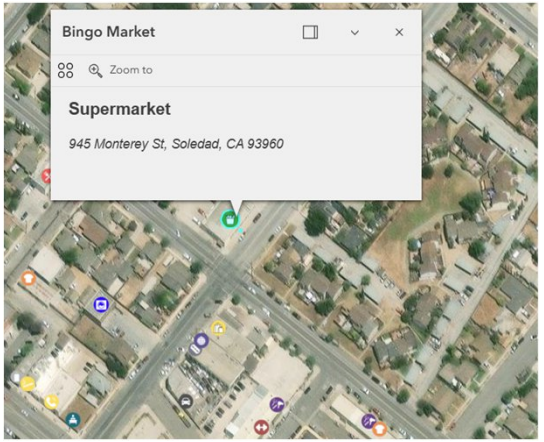


Creating a map that shows the locations and types of retail and commercial sites in our community provides a convenient roadmap for shopping, benefiting both residents and visitors alike.

Soledad Retail Map

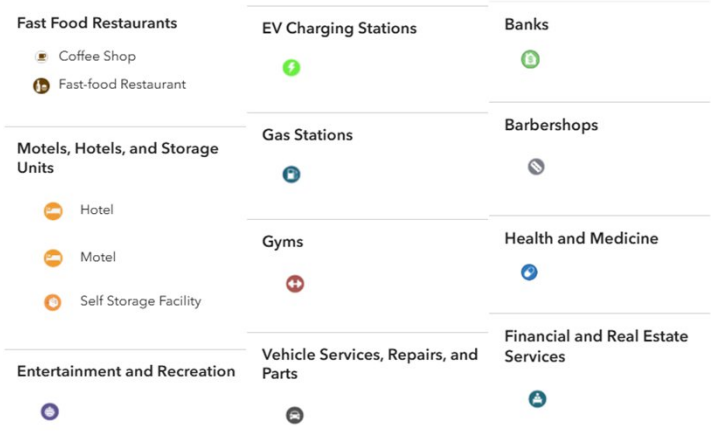


Overview: Businesses sorted into categories with unique colors and logos



Pop-up:
Name
Business Type
Address

*The map has the ability to add new businesses or changing the name of a business.



Soledad Retail Map

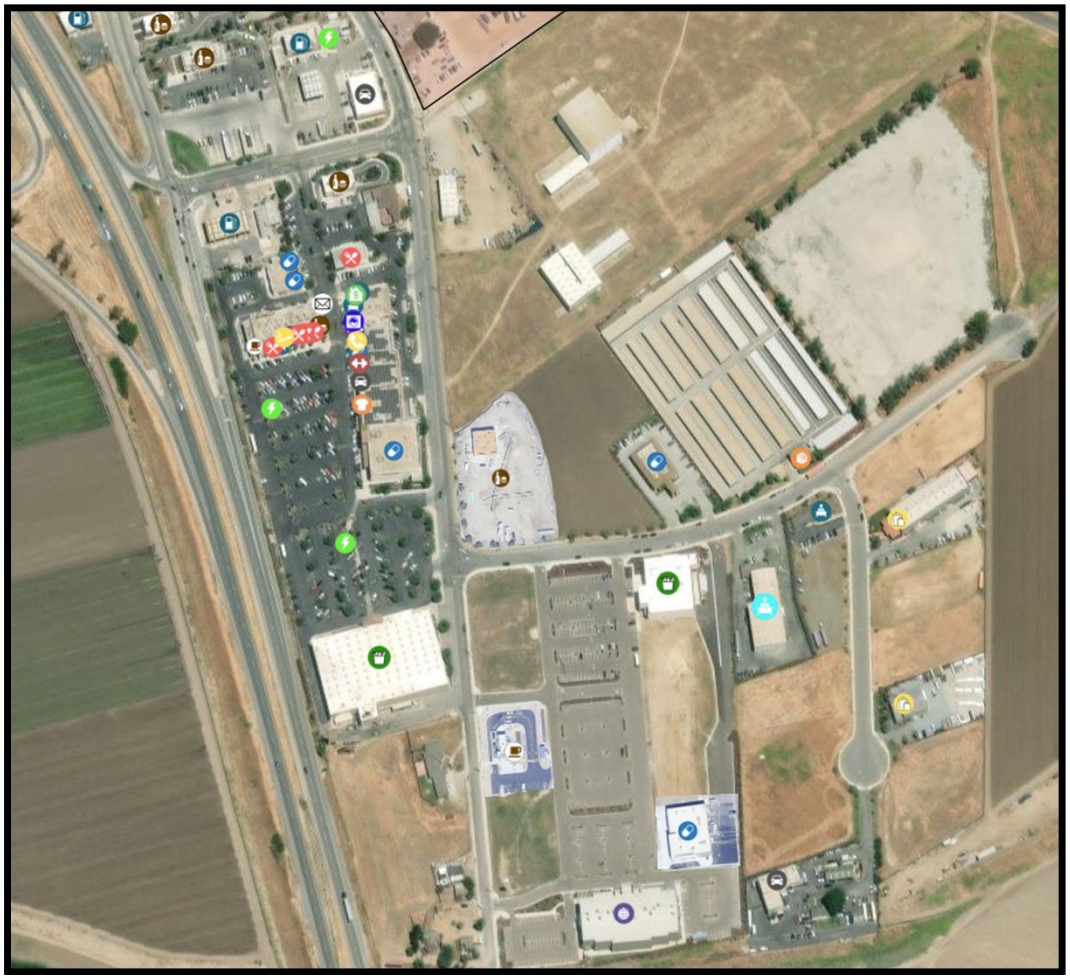


Bookmarks:
The computer and tablet versions of the website have clickable bookmarks.

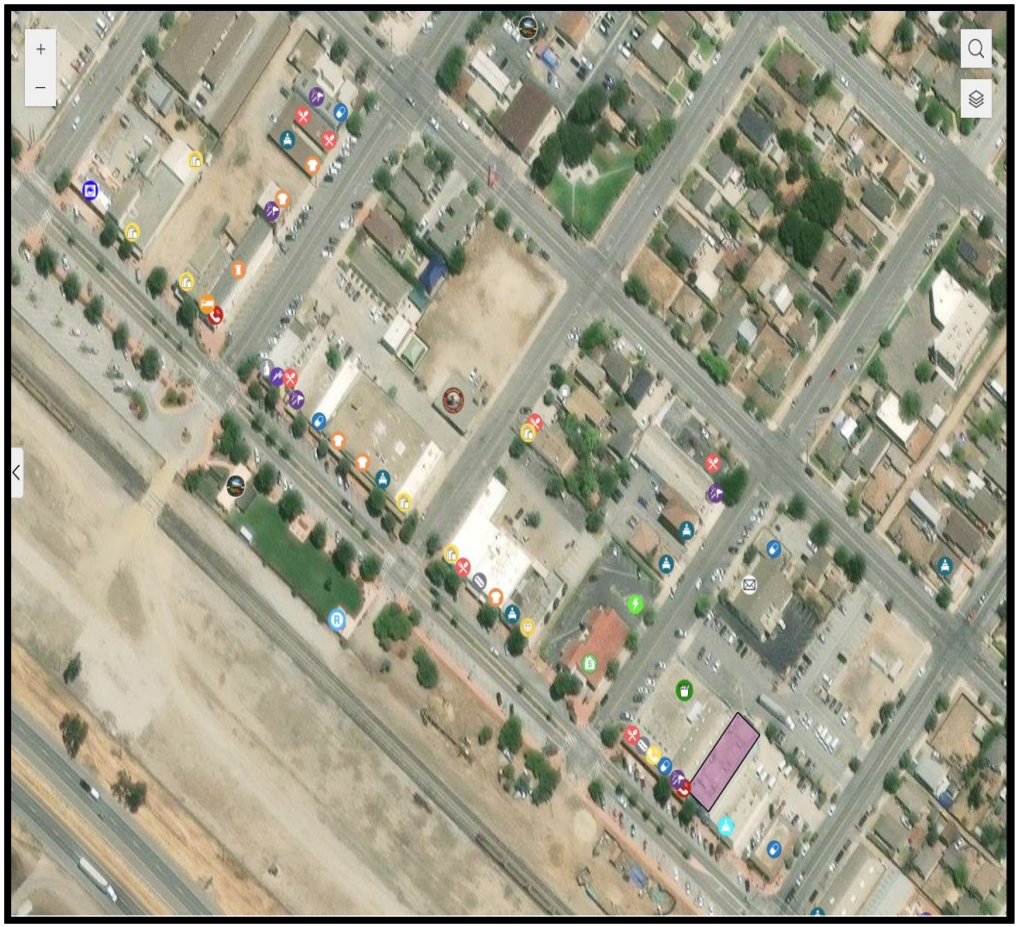
When clicked, they zoom into certain areas of Soledad

- Majority of logos were created manually, and updated satellite images of the Soledad Marketplace were incorporated into the map
- Pins were added to highlight city buildings, the Soledad Historical Society, and public restrooms
- Not every business category could have a unique logo, as updating special categories requires a separate software, which would make maintaining the map significantly more time-consuming

Bookmark view of the Soledad Marketplace



Soledad Retail Map



Bookmark view of Front Street



Bookmark view of Gabilan Plaza

How will this map be used?

The retail map will be available on the City's website for residents and visitors. Storefront stickers with QR codes will link directly to the map online.

Three examples of sticker design







THANK YOU

ANY QUESTIONS OR COMMENTS?

CITY OF SOLEDAD
STAFF REPORT

SUBJECT: **Receive a Presentation on the Soledad Wastewater Reclamation Facility (WRF) Assessment and Improvements Project**

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

FROM: **Donald Wilcox, Public Works Director**

THROUGH: **Megan Hunter, City Manager**

MEETING DATE: **October 15, 2025**

Recommendation

It is recommended that the City Council of the City of Soledad receive a presentation regarding the Soledad Water Reclamation Facility (WRF) Assessment and Improvements Project and provide input on the findings and recommended approach.

Executive Summary

The Soledad Water Reclamation Facility (WRF) has operated continuously for the past 15 years and is now overdue for an industry-standard 10-year assessment. This evaluation is essential to identify capital improvements to improve efficiency, regulatory compliance, treatment performance, safety, security, reliability, and system redundancy. The assessment is also critical to ensure the WRF can continue producing high-quality, Title 22-compliant effluent to meet permit requirements and support Soledad's Recycled Water Conveyance Project, which is currently under construction.

On June 5, 2024, the City Council approved a Consulting Services Agreement with Black & Veatch Corporation for professional engineering services as part of the WRF Assessment and Improvements Project. Phase 1 (Assessment) is now substantially complete, and Black & Veatch has prepared a presentation to share their findings with the City Council.

Background

The WRF is a relatively new tertiary-level wastewater treatment plant with plenty of capacity and does not require replacement or expansion as our neighboring cities are currently experiencing. Still, as it has operated 24/7 for the past 15 years, the WRF is already overdue for an industry-standard 10- year assessment to identify significant maintenance and upgrades needed for improved efficiency, regulatory agency permit compliance, treatment, safety, security, reliability, and redundancy. It is also important to ensure that the WRF is capable of consistent high-quality, Title 22 compliant treatment and associated effluent production as necessary for use in Soledad's Recycled Water Conveyance Project, which is currently under construction. On June 5, 2024, the City Council Approved a Consulting

Services Agreement with Black and Veatch Corporation, for Professional Engineering Services for the Soledad Wastewater Reclamation Facility (WRF) Assessment and Improvements Project.

Review & Analysis

WRF Assessment and Improvements Project Overview

The WRF Assessment and Improvements Project is structured into four phases as listed below:

1. Complete a thorough, non-structural facility assessment, resulting in a report that identifies elements in need of upgrade, repair and/or replacement, priorities, and associated cost estimates for concept elements.
2. Prepare detailed plans, specifications and cost estimates for desired improvements.
3. Determine funding mechanisms, including potential grant funding opportunities.
4. Develop formal bid packages for construction.

Consultant Scope of Work

As outlined in the City's Request for Proposals (RFP), Black & Veatch Corporation was selected based on a defined approach and scope of work. The consultant's responsibilities include a comprehensive evaluation of the WRF based on field visits and available documentation. This assessment identifies deficiencies, recommends improvements, and highlights areas requiring further analysis or corrective action. Key focus areas include, but are not limited to:

A. Overall condition of the WRF
B. Facility processes from headworks to sludge disposal to RW use
C. Permit discharge compliance
D. Facility safety and site security
E. Energy efficiency
F. General facility maintenance (structures, levees, liners, coatings, equipment, etc.)
G. Emergency backup power
H. Reliability and redundancy
I. Groundwater dewatering well performance
J. Storage (emergency/overflow)
K. SCADA (limitations and need for upgrades)
L. Maintenance Software (limitations and need for upgrades)
M. Capacity – Hydraulic & Solids Loading

Following more than a year of data collection and in-depth evaluation, Phase 1 (Assessment) is now substantially complete. Black & Veatch has prepared a presentation to share their findings and recommendations with the City Council.

Financial Considerations

No funding approval is being requested in conjunction with this presentation. The cost estimates provided in the Phase 1 assessment will inform the upcoming update to the City's water, sewer, and recycled water rate study. The City is currently soliciting consultant proposals for that study.

Alternatives

No action is required at this time. With the assessment phase of the Soledad Wastewater Reclamation Facility (WRF) Assessment and Improvements Project now largely complete, Black & Veatch has prepared a presentation to share their findings with the City Council.

Planning/CEQA

The assessment findings presentation 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):
WRF Asessment Presentation October 2025

BLACK & VEATCH

October 15, 2025

City of Soledad

Water Reclamation Facility (WRF) Assessment



Presented By:
Ashu Shirolkar, PE
Phil Giori, PE
Black & Veatch

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Water Reclamation Facility (WRF) Purpose

WRF Purpose:

- Receive sewage
- Clean and separate contaminants
- Produce clean recycled water and waste sludge

WRF Importance:

- Critical to public health
- Protects groundwater and Salinas River water quality
- Sustainable water resource for City (through production of Title 22 Recycled Water)



History of the Soledad WRF

Soledad WWTP in 2008



Ponds
Minimal Treatment

Soledad WRF Today



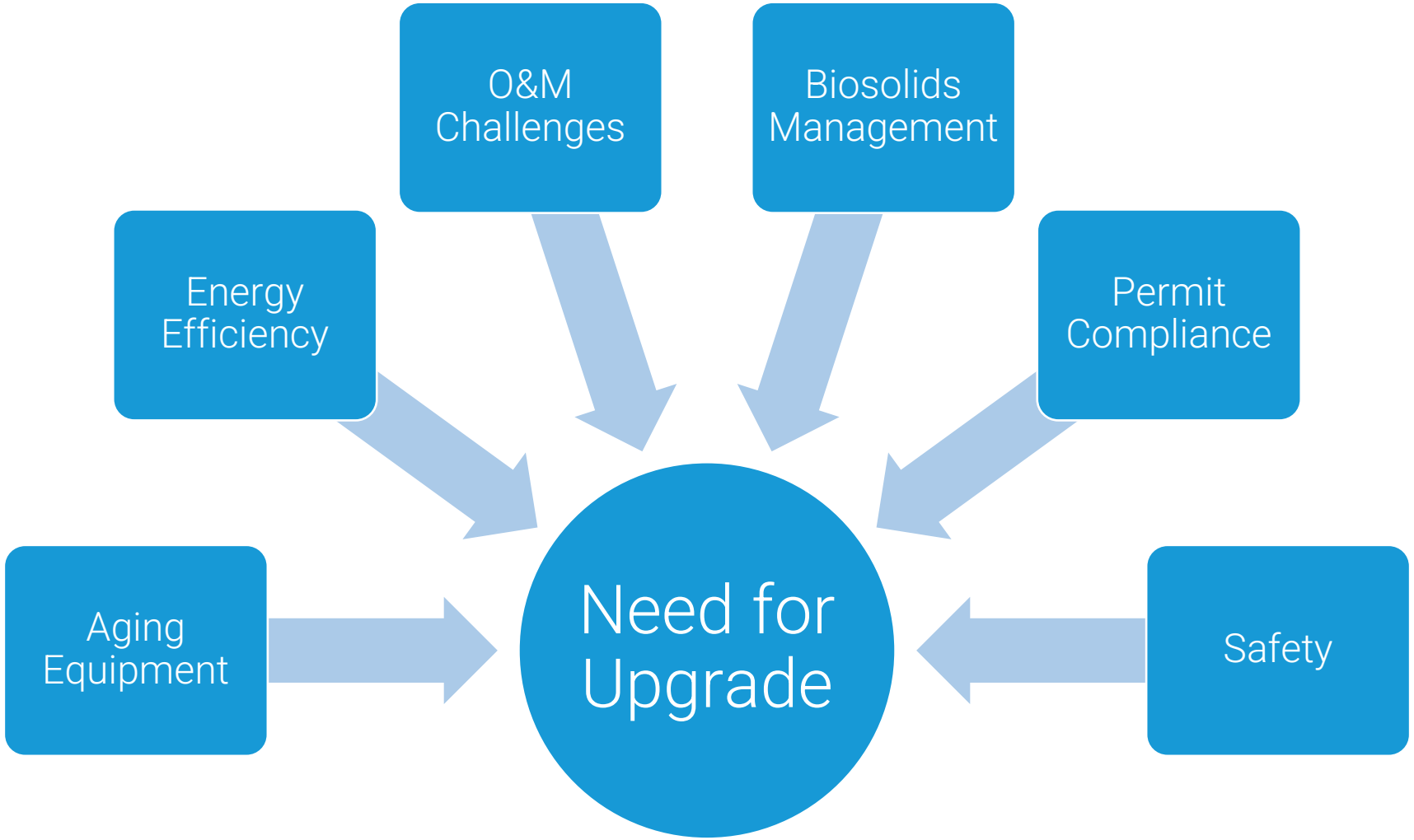
Modern High-Quality Treatment
Recycled Water Production
Capacity Increased to Accommodate Growth

Upgrades Completed in 2010
Designed by Black & Veatch

How Does Soledad Compare to Other Cities?

City/Agency	Treatment Capacity	Current Level of Treatment	Planned Upgrades
Soledad	5.5 MGD (City + CDCR)	Tertiary (Advanced)	Plant-Wide Upgrades
Gonzales	1.3 MGD	Ponds	Upgrade from Ponds to Secondary (New Plant)
Greenfield	2.0 MGD	Ponds	Upgrade from Ponds to Tertiary (New Plant)
King City	2.0 MGD	Ponds	Upgrade to Tertiary (New Plant)
Monterey One Water	29.6 MGD	Secondary	Plant-Wide Upgrades

Soledad WRF Assessment Drivers



Expected Useful Life of WRF Assets

Q: Is it common to upgrade a WRF after 15 years?

A: Yes. Many WRF Asset Classes have an expected useful life around 15 years.

Estimated Useful Lives

Asset	Expected Useful Life (in years)
Chlorination Equipment	10-15
Other Treatment Equipment	10-15
Storage Tanks	30-60
Pumps	10-15
Buildings	30-60
Electrical Systems	7-10
Distribution Pipes	35-40

Note: These numbers are ranges of expected useful lives drawn from a variety of sources. The ranges assume that assets have been properly maintained.

Source: EPA publication 816-R-03-016

Phase 1 - WRF Assessment Approach

Assessment Tasks

- Review of Plant Data and Reports
- Multi-discipline condition assessment
- O&M workshops with Staff input
- Reliability and Redundancy

Outcomes

- Identify High, Medium, Low Priority Projects
- Develop Preliminary Cost Estimates
- Evaluate funding opportunities
- Recommend Next Steps



WRF Improvement High Priority Needs and Cost

Priority	Description of Work	Needs Addressed	Cost Estimate (2025 Dollars)[1]
High	Headworks Improvements	• Aging Equipment • Safety • O&M Challenges	$6,500,000
High	Overflow Storage Basin	• Permit Compliance	$15,200,000
High	Secondary Process Improvements	• Aging Equipment • Safety • Energy Efficiency	$13,600,000
High	Solids Handling and Dewatering Facility Upgrades	• Aging Equipment • Safety	$18,400,000
	TOTAL		$53,700,000

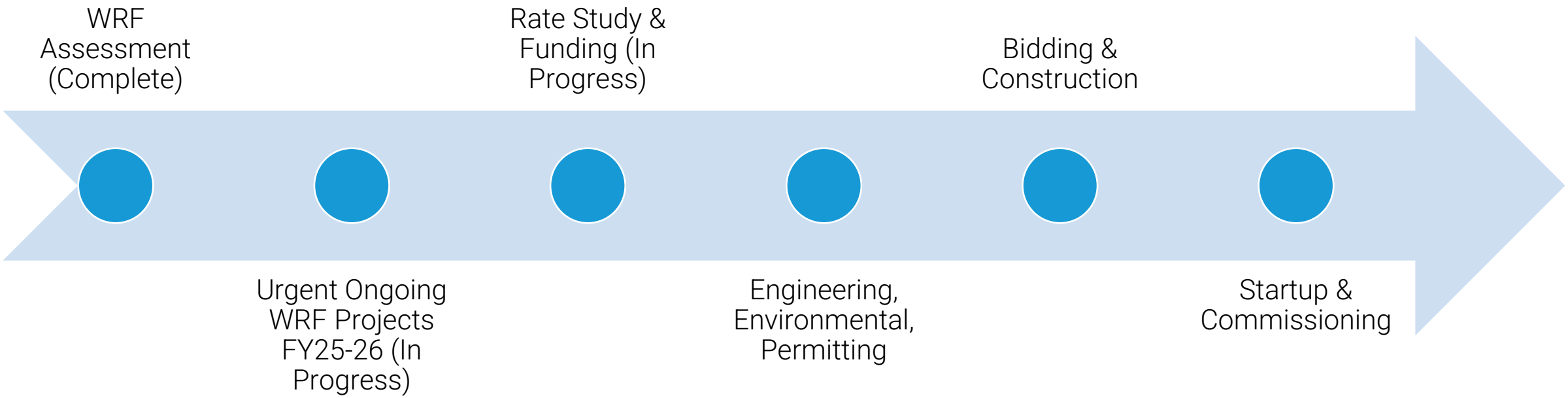
[1] Cost estimates are for budgeting purposes and include construction, engineering, CM & inspection, and administrative costs with a 30% contingency. Accuracy of cost estimates range from -30% to +50% based on the level of project definition.

WRF Improvement Needs and Cost

Priority	Description of Work	Needs Addressed	Cost Estimate (2025 Dollars)[1]
Medium	Effluent Disposal and Capacity Study	• Capacity	$300,000
Medium	Facility Electrical Upgrades	• Aging Equipment	$1,400,000
Low	Levee Enhancement Project	• Flood Protection	$10,000,000[2]
	TOTAL		$11,700,000

[1] Cost estimates are for budgeting purposes and include construction, engineering, CM & inspection, and administrative costs with a 30% contingency. Accuracy of cost estimates range from -30% to +50% based on the level of project definition.
[2] Levee enhancement project is not well-defined and cost estimate is based on historical repairs to the levee. Federal funding through USACE or FEMA should be pursued to offset costs.

Next Steps for WRF Improvements



Questions?



CITY OF SOLEDAD
STAFF REPORT

SUBJECT: **Resolution No. 6294, A Resolution of the City Council of the City of Soledad Accepting a Water & Energy Efficient Grant (WEEG) Grant No. R24AP00470-00 in the Amount of $1,402,531 from the United States Bureau of Reclamation for Soledad's Smart Metering and Water Use Efficiency Project**

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

FROM: **Don Wilcox, Public Works Director**

THROUGH: **Megan Hunter, City Manager**

MEETING DATE: **October 15, 2025**

Recommendation

It is recommended that the City Council of the City of Soledad consider and adopt Resolution No. 6294, "A Resolution of the City Council of the City of Soledad Accepting a Water & Energy Efficient Grant (WEEG) Grant No. R24AP00470-00 in the Amount of $1,402,531 from the United States Bureau of Reclamation for Soledad's Smart Metering and Water Use Efficiency Project".

Executive Summary

The City of Soledad replaces an average of 20 water meters throughout the city on a monthly basis due to broken and inaccurate water meters at a cost of $115,000 per year. Older propeller meters also read low, resulting in significant revenue loss.

Soledad applied for and has received the attached Notice of Award for a Water & Energy Efficiency Grant (WEEG) for our Smart Metering and Water Use Efficiency Project, which will enable the City to replace all of our remaining propeller water meters with ultrasonic meters. This will take us from Automated Meter Reading (AMR) technology (monthly drive-by meter reading) to Advanced Metering Infrastructure (AMI) technology (real time cellular meter reading) by replacing our 3500 remaining AMI meters with new AMR meters over the next three fiscal years along with a new meter reading system at the front counter and a new online customer portal. This is CIP Project W09 and will be partially funded by $1,402,531 from federal funds through the WEEG Grant and $467,711 per year over the next three fiscal years from the City's Water Fund per the 50% match requirement.

Background

The City of Soledad currently utilizes an Automated Meter Reading (AMR) system, which requires monthly drive-by readings to collect water consumption data. With over 4,500 service connections

ranging in size from 5/8" through 6", the existing system requires significant resources to maintain and is becoming obsolete. Over the past few years, Soledad has made efforts toward upgrading to Advanced Metering Infrastructure (AMI) technology, which reads meters in real time. So far we have upgraded around 900 of our 4500 meters from AMR to AMI as we replace broken and our oldest meters. The new meters are "ultrasonic," so they have no moving parts and will not read low as they age, like our older "propeller" meters do.

Review & Analysis

Soledad applied for and has received the attached Notice of Award for a Water & Energy Efficiency Grant (WEEG) for our Smart Metering and Water Use Efficiency Project, which will enable the City to replace all of our remaining propeller water meters with ultrasonic meters. This will take us from AMR technology (monthly drive-by meter reading) to AMI technology (real time cellular meter reading) by replacing our 3500 remaining AMI meters with new AMR meters over the next three fiscal years along with a new meter reading system at the front counter and a new online customer portal.

The City of Soledad replaces an average of 20 water meters throughout the city on a monthly basis due to broken and inaccurate water meters at a cost of $115,000 per year (Line Item 309-0000-52521). Older propeller meters read low, resulting in significant revenue loss. The WEEG funding will allow the City to replace or upgrade approximately 3,500 existing non-AMI meters with ultrasonic flowmeters equipped with AMI cellular technology (smart meters).

These smart meters will be installed at single-family residences, multi-family housing units, schools and commercial customers throughout the City. These advanced meters, in conjunction with the customer portal service, offer the City and its customers highly accurate meter readings to enhance water consumption data and set priority alarms for continuous leak and reverse flow events. Ultrasonic flowmeters will provide highly accurate readings that AMI can send through wireless signals in real-time, allowing residents and Soledad utility staff to track water use hourly, daily, or weekly, making it easier to achieve conservation targets and detect leaks. Benefits to utility customers include real-time information about water usage and more accurate water bills.

The primary objective of this project is to continue Soledad's efforts to upgrade the City's water metering system to Advanced Metering Infrastructure (AMI) technology. This transition will:

- Improve the accuracy and reliability of water usage data.
- Enhance operational efficiency by eliminating manual and drive-by meter readings.
- Provide near real-time consumption data for both the utility and customers.
- Support water conservation efforts through timely leak detection and consumption monitoring.
- Reduce operational costs and improve billing accuracy.

Next steps:

1. Take the grant to the Soledad City Council for acceptance – Oct. 15
2. Prepare Semi-Annual Federal Financial **and** Performance Progress Reports
3. Prepare CEQA & NEPA findings to comply with all Federal environmental and cultural resource requirements, including the National Environmental Policy Act, Endangered Species Act, Clean Water Act, and the National Historic Preservation Act.
4. Develop existing meter inventory – type, size, brand, model, etc.
5. Advertise an RFP for us to choose an AMI system vendor - selection only (no purchase) from the major vendors using Alliance for Water Efficiency (a4we.org) template for an advanced metering

infrastructure system request for proposals (RFP)

6. Advertise for bids to provide the selected system and purchase/install meters over FY25-26, FY 26-27, FY 27-28 with equal cash outlays to align with the budget for the required 50% match.

Note – steps 5 & 6 may be able to be combined depending on procurement code requirements and legal approval.

There is no award documents to sign as per the language below from Page 2 of 3 of the NOA:

Recipients are NOT required to sign the Notice of Award or any other award document. Recipients indicate their acceptance of an award, including award terms and conditions, by starting work, drawing down funds, or accepting the award via electronic means. Recipient acceptance of an award carries with it the responsibility to be aware of and comply with all terms and conditions applicable to the award. Recipients are responsible for ensuring that their subrecipients and contractors are aware of and comply with applicable award statutes, regulations, and terms and conditions. Recipient failure to comply with award terms and conditions can result in Reclamation taking one or more of the remedies and actions described in 2 CFR 200.339.343.

Financial Considerations

The estimated cost of the Smart Metering and Water Use Efficiency Project is estimated at $2,805,063. This is CIP Project W09 and will be funded by $1,402,531 from federal funds through the WEEG Grant and $467,711 per year over the next three fiscal years. The City is required to match this grant equally or $1,402,531 and $467,711 per year from the City's water fund – Capital Outlay 309-0000-57000. The FY 25-26 budget includes an allocation for water meter replacement in the amount of $935,022 for CIP #W09.

The City will delay expenditures during the current federal shut down. Once the federal government has resumed operations, the City will submit monthly reimbursement requests to minimize impacts to the cash flow in the Water Fund.

Alternatives

- Approve the resolution as presented; or
- Do not approve the resolution and provide other direction to staff.

Planning/CEQA

The project of meter replacement is categorically exempt under the California Environmental Quality Act (CEQA) Section 15301 (d)–Existing Facilities. This Class 1 categorical exemption includes the operation, repair, maintenance, leasing, or minor alteration of existing public or private structures or facilities, provided the exemption only involves negligible or no expansion of the previous site's use.

Public Notice Requirements

None required.

Attachment(s):
Resolution No. 6294
Exhibit A - NOA

RESOLUTION NO. 6294

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOLEDAD ACCEPTING A WATER & ENERGY EFFICIENCY GRANT (WEEG) GRANT NO. R24AP00470-00 IN THE AMOUNT OF $1,402,531 FROM THE UNITED STATES BUREAU OF RECLAMATION FOR SOLEDAD'S SMART METERING AND WATER USE EFFICIENCY PROJECT

WHEREAS, the City of Soledad currently utilizes an Automated Meter Reading (AMR) system, which requires monthly drive-by readings to collect water consumption data; and

WHEREAS, Soledad has made efforts toward upgrading to Advanced Metering Infrastructure (AMI) technology, which reads meters in real time; and

WHEREAS, Soledad applied for and has received the attached Notice of Award for a Water & Energy Efficiency Grant (WEEG) for our Smart Metering and Water Use Efficiency Project, which will help enable the City to replace all of our remaining propeller water meters with ultrasonic meters; and

WHEREAS, this project will take the City from AMR technology (monthly drive-by meter reading) to AMI technology (real-time cellular meter reading) by replacing up to 3500 remaining AMI meters with new AMR meters over the next three fiscal years, along with a new meter reading system at the front counter and a new online customer portal; and

WHEREAS, the estimated cost of the Smart Metering and Water Use Efficiency Project, CIP Project W09, is $2,805,063, and will be funded by $1,402,531 from federal funds through the WEEG Grant and $467,711 per year over the next three fiscal years from the City's Water Fund; and

WHEREAS, this project is included in the FY 2025/2026 Capital Improvement Program (CIP) budget, with $935,022 allocated in anticipation of the grant award, and staff will submit monthly reimbursement requests to maintain adequate cash flow in the Water Fund to support project implementation; and

WHEREAS, this project is categorically exempt under the California Environmental Quality Act (CEQA) Class 1 categorical exemption under CEQA Section 15301 (d)-Existing Facilities, which includes the operation, repair, maintenance, leasing, or minor alteration of existing public or private structures or facilities, provided the exemption only involves negligible or no expansion of the previous site's use;

NOW THEREFORE, BE IT HEREBY RESOLVED, by the City Council of the City of Soledad, that the Notice of Award (NOA) of Grant No. R24AP00470-00 from the U.S. Department of the Interior, Bureau of Reclamation, in the amount of $1,402,531, a copy of the NOA, attached 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 15th day of October 2025, by the following vote:

AYES, and in favor thereof, Councilmembers:

NOES, Councilmembers:

ABSENT, Councilmembers:

ABSTAIN, Councilmembers:

_____
ANNA M. VELAZQUEZ, Mayor

ATTEST:

_____
MEGAN HUNTER, City Clerk

NOTICE OF AWARD

1. DATE ISSUED *MM/DD/YYYY* 09/18/2025

1a. SUPERSEDES AWARD NOTICE dated except that any additions or restrictions previously imposed remain in effect unless specifically rescinded

2. ASSISTANCE LISTING NUMBER
15.507 - WaterSMART (Sustain and Manage America's Resources for Tomorrow)

3. ASSISTANCE TYPE Project Grant

4. GRANT NO. R25AP00470-00
Originating MCA #

5. TYPE OF AWARD Other

4a. FAIN R25AP00470

5a. ACTION TYPE New

6. PROJECT PERIOD *MM/DD/YYYY*
From 09/10/2025 **Through** *MM/DD/YYYY* 12/31/2027

7. BUDGET PERIOD *MM/DD/YYYY*
From 09/10/2025 **Through** *MM/DD/YYYY* 12/31/2027

AUTHORIZATION (Legislation/Regulations)

Section 9504(a), Omnibus Public Lands Management Act of 2009, (Public Law 111-11), as amended.

8. TITLE OF PROJECT (OR PROGRAM)
Soledad Smart Metering and Water Use Efficiency Project

9a. GRANTEE NAME AND ADDRESS
CITY OF SOLEDAD
248 Main St
Soledad, CA, 93960-2619

9b. GRANTEE PROJECT DIRECTOR
Mr. Don Wilcox
248 Main Street
Soledad, CA, 93960-2619
Phone: 831-223-5124

10a. GRANTEE AUTHORIZING OFFICIAL
Ms. Megan Hunter
248 MAIN ST
SOLEDAD, CA, 93960-2619
Phone: 831-223-5043

10b. FEDERAL PROJECT OFFICER
Joshua German

ALL AMOUNTS ARE SHOWN IN USD

11. APPROVED BUDGET (Excludes Direct Assistance)

	I Financial Assistance from the Federal Awarding Agency Only	II Total project costs including grant funds and all other financial participation
a.	Salaries and Wages	$ 0.00
b.	Fringe Benefits	$ 0.00
c.	Total Personnel Costs	$ 0.00
d.	Equipment	$ 0.00
e.	Supplies	$ 0.00
f.	Travel	$ 0.00
g.	Construction	$ 2,805,062.00
h.	Other	$ 0.00
i.	Contractual	$ 0.00
j.	TOTAL DIRECT COSTS	$ 2,805,062.00
k.	INDIRECT COSTS	$ 0.00
l.	**TOTAL APPROVED BUDGET**	$ 2,805,062.00
m.	Federal Share	$ 1,402,531.00
n.	Non-Federal Share	$ 1,402,531.00

12. AWARD COMPUTATION

a. Amount of Federal Financial Assistance (from item 11m)	$ 1,402,531.00
b. Less Unobligated Balance From Prior Budget Periods	$ 0.00
c. Less Cumulative Prior Award(s) This Budget Period	$ 0.00
d. **AMOUNT OF FINANCIAL ASSISTANCE THIS ACTION**	$ 1,402,531.00
13. Total Federal Funds Awarded to Date for Project Period	$ 1,402,531.00

14. RECOMMENDED FUTURE SUPPORT
(Subject to the availability of funds and satisfactory progress of the project):

YEAR	TOTAL DIRECT COSTS	YEAR	TOTAL DIRECT COSTS
a. 2	$	d. 5	$
b. 3	$	e. 6	$
c. 4	$	f. 7	$

15. PROGRAM INCOME SHALL BE USED IN ACCORD WITH ONE OF THE FOLLOWING ALTERNATIVES:
a. DEDUCTION
b. ADDITIONAL COSTS
c. MATCHING
d. OTHER RESEARCH (Add / Deduct Option)
e. OTHER *(See REMARKS)*

e

16. THIS AWARD IS BASED ON AN APPLICATION SUBMITTED TO, AND AS APPROVED BY, THE FEDERAL AWARDING AGENCY ON THE ABOVE TITLED PROJECT AND IS SUBJECT TO THE TERMS AND CONDITIONS INCORPORATED EITHER DIRECTLY OR BY REFERENCE IN THE FOLLOWING:
a. The grant program legislation
b. The grant program regulations.
c. This award notice including terms and conditions, if any, noted below under REMARKS.
d. Federal administrative requirements, cost principles and audit requirements applicable to this grant.

In the event there are conflicting or otherwise inconsistent policies applicable to the grant, the above order of precedence shall prevail. Acceptance of the grant terms and conditions is acknowledged by the grantee when funds are drawn or otherwise obtained from the grant payment system.

REMARKS (Other Terms and Conditions Attached - (●) Yes ( ) No)
See next page

GRANTS MANAGEMENT OFFICIAL:
KIMBERLY DETAMBLE, Grants Management Specialist
1849 C ST NW
WASHINGTON, DC, 20240
Phone: 3034452624

17. VENDOR CODE 0071452074 **18a. UEI** FJ4JK94UUJL8 **18b. DUNS** **19. CONG. DIST.** 18

LINE#	FINANCIAL ACCT	AMT OF FIN ASST	START DATE	END DATE	TAS ACCT	PO LINE DESCRIPTION
2	0054000911-00010	$1,402,531.00	09/10/2025	12/31/2027	0680	R-DO-2024-005390 WEEG City of Soledad

REMARKS:

No Program Income is Allowed

Recipients are NOT required to sign the Notice of Award or any other award document. Recipients indicate their acceptance of an award, including award terms and conditions, by starting work, drawing down funds, or accepting the award via electronic means. Recipient acceptance of an award carries with it the responsibility to be aware of and comply with all terms and conditions applicable to the award. Recipients are responsible for ensuring that their subrecipients and contractors are aware of and comply with applicable award statutes, regulations, and terms and conditions. Recipient failure to comply with award terms and conditions can result in Reclamation taking one or more of the remedies and actions described in 2 CFR 200.339-343.

Federal Financial Report Cycle			
Reporting Period Start Date	Reporting Period End Date	Reporting Type	Reporting Period Due Date
09/10/2025	09/30/2025	Semi-Annual	10/30/2025
10/01/2025	03/31/2026	Semi-Annual	04/30/2026
04/01/2026	09/30/2026	Semi-Annual	10/30/2026
10/01/2026	03/31/2027	Semi-Annual	04/30/2027
04/01/2027	09/30/2027	Semi-Annual	10/30/2027
10/01/2027	12/31/2027	Final	04/29/2028

Performance Progress Report Cycle			
Reporting Period Start Date	Reporting Period End Date	Reporting Type	Reporting Period Due Date
09/10/2025	09/30/2025	Semi-Annual	10/30/2025
10/01/2025	03/31/2026	Semi-Annual	04/30/2026
04/01/2026	09/30/2026	Semi-Annual	10/30/2026
10/01/2026	03/31/2027	Semi-Annual	04/30/2027
04/01/2027	09/30/2027	Semi-Annual	10/30/2027
10/01/2027	12/31/2027	Final	04/29/2028

AWARD ATTACHMENTS

CITY OF SOLEDAD R25AP00470-00

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I. Award Administration and Overview

1. Authority

This Financial Assistance Agreement (Agreement) is entered into between the Bureau of Reclamation (Reclamation) and City of Soledad(Recipient), pursuant to Public Law 111-11, Omnibus Public Lands Management Act of 2009, Section 9504(a), as amended.

2. Public Purpose of Support

The Soledad Smart Metering and Water Use Efficiency Project (Project) achieves the public purpose of the Act by conserving water and improving water management

3. Background and Objectives

Through WaterSMART (Sustain and Manage America's Resources for Tomorrow), Reclamation leverages Federal and non-Federal funding to work cooperatively with states, tribes, and local entities as they plan for and implement actions to increase water supply sustainability through investments and attention to local water conflicts.

Through Water and Energy Efficiency Grants, Reclamation provides assistance to states, tribes, irrigation districts, water districts, other entities with water or power delivery authority, and non-profit conservation groups to undertake projects that result in quantifiable water savings, implement renewable energy components, and support broader sustainability benefits.

The City of Soledad (City), located in the Salinas Valley of Monterey County, provides water to more than 24,000 residents. As a California city with an agriculture-based economy, water efficiency is critical to its daily operations and longevity. With nearly 4,400 total water connections throughout the city, Soledad is proposing to upgrade to advanced metering infrastructure (AMI) systems in pursuit of improving water conservation and efficiency. The proposed work would include replacing or upgrading approximately 3,500 existing non-AMI meters with ultrasonic flowmeters equipped with AMI cellular technology (smart meters). This upgrade would also include implementation of a new subscription service customer portal. These smart meters would be installed at single family residences, multi-family housing units, schools, commercial customers, parks, and other municipal connections throughout the City of Soledad. These advanced meters, in conjunction with the customer portal service, offer the City and its customers highly accurate meter readings to enhance water consumption data, and priority alarms for continuous leak and reverse flow events. Ultrasonic flowmeters will provide highly accurate readings that AMI can send through wireless signals in real-time, allowing residents and Soledad utility staff to track water use hourly, daily or weekly, making it easier to achieve conservation targets and detect leaks. Benefits to utility customers include real-time information about water usage and more accurate water bills. To ensure residents are prepared to interpret and harness this new data, the City will provide information via social media, utility bills and more, prior to project implementation.

4. Financial Assistance Administrative Regulations

All recipients are required to follow the applicable federal, Department of Interior, and Reclamation financial assistance regulations. The provisions of the "Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Financial Assistance" located at Title 2 CFR Part 200, the Department of the Interior Federal Agency Regulations for Grants and Agreements at Title 2 CFR Subtitle B, Part 1400-1499, and the Financial Assistance Interior Regulations (or FAIR) at Title 2 CFR Subtitle B, Parts 1402-1402.499, are hereby incorporated by reference as though set forth in full text.

5. Regulatory Compliance

All recipients must comply, or assist Reclamation, with all regulatory compliance requirements and all applicable state, federal, and local environmental, cultural, and paleontological resource protection laws, as applicable to this Agreement. These may include, but are not limited to, the National Environmental Policy Act, the Clean Water Act, the Endangered Species Act, consultation with potentially affected Tribes, and consultation with the State Historic Preservation Office. If the Recipient begins project activities that require environmental compliance approval, prior to written notice from the GO that all such clearances have been obtained, Reclamation reserves the right to initiate remedies for non-compliance as defined by 2 CFR 200.339-340, including termination of this Agreement.

6. Acceptance

Recipients of Reclamation financial assistance awards must comply with the applicable terms and conditions incorporated, either directly or by reference, in their Notice of Funding Opportunity (R24AS00052 WaterSMART Grants: Water and Energy Efficiency Grants for Fiscal Year 2024 and Fiscal Year 2025), program announcements, and this Notice of Award. These terms and conditions are in addition to the assurances and certifications made as part of the award application process through submission of the Standard Forms SF-424B Assurances for Non-Construction Programs, SF-424D Assurances for Construction Programs, and Certifications Regarding Lobbying (see SF-424 Family | Grants.gov), or through acceptance of certifications and representations in the System for Award Management (SAM.gov).

Acceptance of a financial assistance award, including any amendments, from Reclamation carries with it the responsibility to be aware of and comply with all terms and conditions applicable to the award. Acceptance means starting work, drawing down or requesting funds, or accepting the award via electronic means. Accepting the award constitutes a consent to fulfill and comply with all terms and conditions by the recipient.

7. Amendments

Any changes to this Agreement shall be made in writing by the Grants Officer (GO), unless determined by Reclamation to be administrative corrections which do not impact the terms and

conditions of the Agreement. No statement made by any person, or in writing, other than the GO shall be allowed to amend, modify, or otherwise affect the Agreement.

All recipient requests for amendment of the Agreement, including prior approval requirements set forth in 2 CFR 200.308, such as no-cost extensions and changes to key personnel, or the addition of previously agreed upon funding, are addressed to the GO and submitted in writing (including via email) and will include a full description of the reason for the request.

Amendment requests can be submitted to the Grants Management Specialist (GMS) or to the GO identified on the NOA page.

II. Project Performance

1. Project Narrative and Milestones

The Recipients approved project proposal dated 10/16/2024 is incorporated by reference to this Agreement.

Under this Agreement, the Recipient shall upgrade approximately 3,500 automated meter reading water meters with advanced metering infrastructure compatible ultrasonic flowmeters.

The project area consists of homes and commercial buildings within the City of Soledad's water service area. The Recipient shall include in its records the locations of the new meters installed under this Agreement.

After review of the methodology used to estimate water conservation savings, consideration of supporting documentation provided by Recipient, and any adjustments made during the evaluation of the Project, it was determined that these improvements are expected to result in annual water savings of 244 acre-feet.

The milestones* for completing the Project are:

Milestone / Task / Activity	Planned Start Date	Planned Completion Date
Complete required environmental and cultural compliance	7/01/2025	12/31/2025
Contract and equipment procurement	07/01/2025	12/30/2025
AMI installation (25% complete)	01/01/2026	06/30/2026
AMI installation (50% complete)	07/01/2026	12/31/2026
AMI installation (100% complete)	01/01/2027	10/31/2027
AMI software integration	01/01/2026	10/31/2027

*Please note milestone activities and planned dates may change

2. Recipient Responsibilities

The Recipient shall carry out the approved project in accordance with the terms and conditions stated herein, 2 CFR Part 200 (including procurement requirements at 200.320), adherence to Federal, state, and local laws, regulations, and codes, as applicable, and shall obtain all required approvals and permits. If the approved project contains construction activities, the Recipient is responsible for construction inspection, oversight, and acceptance. If applicable, the Recipient shall also coordinate and obtain approvals from site owners and operators.

3. Reclamation Responsibilities

Reclamation monitoring and oversight of this award includes review and approval of financial and performance reports, and other deliverables identified as part of the project scope. Additional monitoring activities may include drawdown approvals, site visits, conference calls, and other on-site and off-site monitoring activities such as inspections or evaluation on Recipient and subrecipient premises. At the Recipient's request, Reclamation may also provide technical support to the Recipient for the approved project and objectives of this Agreement.

III. Financial Assistance

1. Available Funding

The total estimated project cost for this Agreement is **$2,805,063.00**.

The amount of federal funds issued with this action is **$1,402,531.00** as indicated by "Amount of Financial Assistance This Action" within block 12 of the NOA.

The Recipient shall not incur costs or obligate funds for any purpose pertaining to operation of the program or activities beyond the period of performance end date. The only costs which are authorized for a period of up to 120 days following the period of performance are those strictly associated with closeout activities for preparation of the final reports.

2. Approved Budget

The total approved budget summarizes the financial aspects of the project. It is detailed by category in block 11 of the NOA page and/or below. Final costs incurred within budget categories listed may be either higher or lower than the estimated costs. All costs incurred by the Recipient under this Agreement must be in accordance with budget documentation submitted on 7/24/2025to Reclamation, and any pre-award clarifications conducted between the Recipient and Reclamation.

The Recipient is responsible for ensuring federal funds are managed in a manner consistent with 2 CFR Part 200 Subpart E, the approved budget, approved project activities, and terms and conditions of award. Recipients are encouraged to direct questions regarding allowability,

allocability or reasonableness of costs to the GO for review prior to incurrence of the costs in question.

Budget Summary			
6. Budget Object Category	Total Cost	Federal Estimated Amount	Non-Federal Estimated Amount
a. Personnel	$211,043		
b. Fringe Benefits	$52,754		
c. Travel	$0		
d. Equipment	$0		
e. Supplies	$899,750		
f. Contractual	$0		
g. Construction	$1,629,516		
h. Other Direct Costs	$12,000		
i. Total Direct Costs	$2,805,063		
i. Indirect Charges	$0		
Total Costs	$2,805,063	$1,402,531	$1,402,532
	Cost Share Percentage	50%	50%

3. Cost Sharing Requirement

At least 50% non-federal cost-share is required for costs incurred under this Agreement. If pre-award costs are authorized, reimbursement of these costs is limited to federal cost share percentage identified in this Agreement.

The federal share of allowable costs shall not be expended in advance of the Recipient's non-federal share. The expenditure of federal and non-federal funds based upon the cost share percentage above shall occur concurrently. If a bona fide need arises which requires the expenditure of federal funds in advance of the Recipient share, then the Recipient must request written approval from the GO prior to the expenditure. Recipient's may expend their agreed upon share of costs in advance of the expenditure of federal funds without prior written approval.

IV. Payment Information

1. Payment Method

Recipients must utilize the Department of Treasury Automated Standard Application for Payments (ASAP) payment system to request payments. ASAP is a Recipient-initiated payment and information system designed to provide a single point of contact for the request and delivery of federal funds. ASAP is the only allowable method for request and receipt of payment. Recipient procedures must minimize the time elapsing between the drawdown of federal funds and the disbursement for Agreement purposes.

2. Payment

Financial assistance recipients are paid in advance by electronic drawdown, provided they maintain written procedures that minimize the time elapse between transfer of funds from ASAP accounts and disbursements, and they have financial management systems that meet standards for fund control and accountability. Advance payments are limited to the immediate cash requirements to carry out the purpose of the approved program or project.

3. Return of Funds, Interest or Excess Cash

3.1 Return of Funds or Excess Cash

Funds, principal, and excess cash returns may be made to Reclamation through the following means.

Payment Method ASAP

The Recipient must direct returns of funds not spent, excess cash on hand, interest owed to the federal government, and principal to the ASAP system. Returns should include:

- The agency to credit the funding (i.e. Reclamation)
- The relevant ASAP account numbers
- The reason for the return

Payment Method Electronic Transfer

If the Recipient is unable to return funds owed to the federal government through ASAP, the following electronic transfer information should be utilized:

ACH Returns:
ABA Routing Number: 051036706
Account number: 312018
Bank Name and Location: Credit Gateway, Federal Reserve Bank, Richmond, VA
Agreement Number: Reclamation Grant or Cooperative Agreement Number

Fedwire Returns:
ABA Routing Number: 021030004
ABA Short Name: TREAS NYC
Account number: 14060905
Beneficiary Name: Bureau of Reclamation
Bank Name and Location: Federal Reserve Bank, 33 Liberty Street, Federal Reserve Post Office Station, New York, NY 10045
Agreement Number: Reclamation Grant or Cooperative Agreement Number

Payment Method US Mail

For Recipients that do not have electronic remittance capability, please make check payable to: "Bureau of Reclamation" and include the following in the memo lines of the check:

- The Reclamation award number
- The ASAP account number

Mail (by USPS only) the check to Treasury approved lockbox:
DOI-BOR-Region: Denver
P.O. Box 6200-21
Portland, OR
97228-6200

3.2 Return of Interest

Interest earned on Federal funds in excess of $500 per year must be returned annually to the Department of Health and Human Services Payment Management System (PMS). Recipients and subrecipients can find further information and a link to directions at 2 CFR 200.305(b)(12).

V. Reporting Requirements

1. Reclamation Required Reports and Submission

Reports can be submitted to the GMS via GrantSolutions.

1.1 Financial Reporting Requirements

The interim Federal Financial Report (SF-425) shall be submitted semi-annually, according to the Report Frequency and Submission schedule noted under the *Federal Financial Report Cycle*, following the Notice of Award page in the table at the end of this section. All financial reports shall be signed by an Authorized Certifying Official for the Recipient's organization.

Per 2 CFR Part 200.344, the **Final** Federal Financial Report (SF-425) shall be submitted within 120 days of the period of performance end date. The recipient shall not incur costs or obligate funds for any purpose pertaining to the operation of the program or activities beyond the period of performance end date and must liquidate all financial obligations incurred under the award. The only costs which are authorized for 120 days following the period of performance end date are those strictly associated with closeout activities in preparation of final reports. All sections of the Final SF-425 must be complete.

1.2 Performance Progress Reporting Requirements

Reclamation requires Performance Reports to be submitted semi-annually, according to the Report Frequency and Submission schedule noted under the *Performance Progress Report Cycle*, following the Notice of Award page. Reclamation may utilize standard, OMB-approved forms for

the collection of performance information, or no specific format, as identified in the NOFO or program announcement.

For Construction and non-construction, the minimum information to include in Performance Reports are:

- Report identification; recipient name, agreement number, project title.
- A comparison of actual accomplishments to the objectives of the federal award for the reporting period
- Where accomplishments can be quantified, or performance data and analysis informative to Reclamation, if applicable
- A reason(s) why any established goals/objectives were not met, if applicable
- Pertinent information on overall activity such as cost overruns, or high unit costs
- Significant developments such as problems, delays, or adverse conditions, if applicable
- Favorable developments such as objectives ahead of schedule, or less cost than anticipated, if applicable

Per 2 CFR Part 200.344, the **Final** Performance Progress Report shall be submitted within 120 days of the period of performance end date. The Final Performance Report shall include a summary of all activities completed during the entire period of performance with the minimum information stated above, and any Program Specific or Data Collection report requirements as stated within the NOFO and this Agreement.

2. Federal-wide Reports and Disclosures

2.1 System for Award Management

Unless exempted by 2 CFR 25.110, recipients must maintain current information in the System for Award Management (SAM) until the final financial report required under the Award is submitted, or the final payment is received, whichever is later, per Appendix A to Part 25, Title 2. This requires recipients to review and update information *at least annually* after the initial registration, or more frequently if required by changes in your information. See SAM.gov | Home. If a recipient allows their SAM registration to lapse, they will be prevented from submitting applications for funding opportunities in Grants.gov, and ASAP accounts are suspended, among other federal financial assistance restrictions.

2.2 Subawards and Executive Compensation

Unless exempted by 2 CFR Part 170.105, Recipients are required to report information on subawards and executive total compensation to meet the requirements of the federal Funding Accountability and Transparency Act of 2006. Recipients can review Appendix A to Part 170, Title 2 for information on what, where, and when to report.

2.3 Reporting Recipient Integrity and Performance

Recipients that have active financial assistance and procurement contracts from federal agencies exceeding $10,000,000 for any period of time during the period of performance of this Agreement must maintain current information in SAM about civil, criminal, or administrative proceedings as outlined in Appendix XII to Part 200.

2.4 Conflicts of Interest

The Recipient must establish safeguards to prohibit its employees and Subrecipients from using their positions for purposes that constitute or present the appearance of a personal or organizational conflict of interest. The Recipient is responsible for notifying the Grants Officer in writing of any actual or potential conflicts of interest that may arise during the life of this award. Conflicts of interest include any relationship or matter which might place the Recipient or its employees in a position of conflict, real or apparent, between their responsibilities under the agreement and any other outside interests. Conflicts of interest may also include, but are not limited to, direct or indirect financial interests, close personal relationships, positions of trust in outside organizations, consideration of future employment arrangements with a different organization, or decision-making affecting the award that would cause a reasonable person with knowledge of the relevant facts to question the impartiality of the Recipient and/or Recipient's employees and Subrecipients in the matter.

The Grants Officer and the servicing Ethics Counselor will determine if a conflict of interest exists. If a conflict of interest exists, the Grants Officer will determine whether a mitigation plan is feasible. Mitigation plans must be approved by the Grants Officer in writing. Failure to resolve conflicts of interest in a manner that satisfies the government may be cause for termination of the award.

Definitions:

This section incorporates by reference 2 CFR Part 200, Subpart A, Acronyms and Definitions including, but not limited to the following additional terms:

A. Conflict of Interest is defined as any relationship or matter which might place the Recipient, its employees, and/or its Subrecipients in a position of conflict, real or apparent, between their responsibilities under the agreement and any other outside interests. Conflicts of interest may also include, but are not limited to, direct or indirect financial interests, close personal relationships, positions of trust in outside organizations, consideration of future employment arrangements with a different organization, or decision-making affecting the award that would cause a reasonable person with knowledge of the relevant facts to question the impartiality of the Recipient and/or Recipient's employees and Subrecipients in the matter.

B. Close Personal Relationship means a federal award program employee's childhood or other friend, sibling, or other family relations that may compromise or impair the fairness and impartiality of the Proposal Evaluator and Advisor and Grants Officer in the review, selection, award, and management of a financial assistance award.

C. Discretionary Federal Financial Assistance means Federal awards including grants and

agreements that are awarded at the discretion of the agency.

D. Employment means:

1. In any capacity, even if otherwise permissible, by any applicant or potential applicant for a Federal financial assistance award;
2. Employment within the last 12 months with a different organization applying for some portion of the award's approved project activities and funding to complete them OR expected to apply for and to receive some portion of the award; and/or
3. Employment with a different organization of any member of the organization employee's household or a relative with whom the organization's employee has a close personal relationship who is applying for some portion of the award's approved project activities and funding to complete them OR expected to apply for and to receive some portion of the award.

E. Non-federal entity means a State, local government, Indian tribe, institution of higher education, or nonprofit organization that carries out a Federal award as a Recipient or Subrecipient.

F. Recipient means a non-federal entity that receives a federal award directly from a federal awarding agency to carry out an activity under a federal program. The term Recipient does not include Subrecipients.

G. Subrecipient means a non-federal entity that receives a subaward from a pass-through entity to carry out part of a federal program, but does not include an individual who is a beneficiary of such program. A Subrecipient may also be a recipient of other federal awards directly from a federal awarding agency.

2.5 Trafficking Victims Protection

The Recipient, its employees, and its subrecipients under this award may not engage in human trafficking, procuring commercial sex acts, or using forced labor during the performance of the award, or any subawards. Recipients must inform Reclamation immediately of any allegation of such activity. Reclamation may unilaterally terminate this award, without penalty, in addition to other remedies for noncompliance, if a violation of the Trafficking Victims Protection Act of 2000 (TVPA), codified at 2 CFR Part 175.15 for financial assistance awards, is determined. Recipients will ensure this provision is included in any agreements entered into for award activities.

3. Remedies for Noncompliance

Failure to comply with the recipient reporting, disclosure, and notice requirements contained in this Agreement, terms and conditions, or federal financial assistance regulations, may be considered a material noncompliance with the terms and conditions of the award. Noncompliance may result in withholding of payments, denying both the use of federal funds and recipient cost-share for all or part of a cost, activity or action not in compliance, whole or partial suspension or termination of the Agreement, recovery of funds paid under the Agreement, withholding of future awards, or other legal remedies in accordance with 2 CFR 200.339-340.

VI. Program or Project Specific Terms and Conditions

1. Buy America Preference for Infrastructure Projects

Recipients of an award of Federal financial assistance from a program for infrastructure are hereby notified that none of the funds provided under this award may be used for an infrastructure project unless:

(1) All iron and steel used in the project are produced in the United States—this means all manufacturing processes, from the initial melting stage through the application of coatings, occurred in the United States;

(2) All manufactured products used in the project are produced in the United States—this means the manufactured product was manufactured in the United States; and the cost of the components of the manufactured product that are mined, produced, or manufactured in the United States is greater than 55 percent of the total cost of all components of the manufactured product, unless another standard that meets or exceeds this standard has been established under applicable law or regulation for determining the minimum amount of domestic content of the manufactured product; and

(3) All construction materials are manufactured in the United States—this means that all manufacturing processes for the construction material occurred in the United States. The construction material standards are listed below.

Incorporation into an infrastructure project. The Buy America Preference only applies to articles, materials, and supplies that are consumed in, incorporated into, or affixed to an infrastructure project. As such, it does not apply to tools, equipment, and supplies, such as temporary scaffolding, brought to the construction site and removed at or before the completion of the infrastructure project. Nor does a Buy America Preference apply to equipment and furnishings, such as movable chairs, desks, and portable computer equipment, that are used at or within the finished infrastructure project but are not an integral part of the structure or permanently affixed to the infrastructure project.

Categorization of articles, materials, and supplies. An article, material, or supply should only be classified into one of the following categories: (i) Iron or steel products; (ii) 15 Manufactured products; (iii) Construction materials; or (iv) Section 70917(c) materials. An article, material, or supply should not be considered to fall into multiple categories. In some cases, an article, material, or supply may not fall under any of the categories listed in this paragraph. The classification of an article, material, or supply as falling into one of the categories listed in this paragraph must be made based on its status at the time it is brought to the work site for incorporation into an infrastructure project. In general, the work site is the location of the infrastructure project at which the iron, steel, manufactured products, and construction materials will be incorporated.

Application of the Buy America Preference by category. An article, material, or supply

incorporated into an infrastructure project must meet the Buy America Preference for only the single category in which it is classified.

Determining the cost of components for manufactured products. In determining whether the cost of components for manufactured products is greater than 55 percent of the total cost of all components, use the following instructions:

(a) For components purchased by the manufacturer, the acquisition cost, including transportation costs to the place of incorporation into the manufactured product (whether or not such costs are paid to a domestic firm), and any applicable duty (whether or not a duty-free entry certificate is issued); or

(b) For components manufactured by the manufacturer, all costs associated with the manufacture of the component, including transportation costs as described in paragraph (a), plus allocable overhead costs, but excluding profit. Cost of components does not include any costs associated with the manufacture of the manufactured product.

Construction material standards. The Buy America Preference applies to the following construction materials incorporated into infrastructure projects. Each construction material is followed by a standard for the material to be considered "produced in the United States." Except as specifically provided, only a single standard should be applied to a single construction material.

(1) Non-ferrous metals. All manufacturing processes, from initial smelting or melting through final shaping, coating, and assembly, occurred in the United States.

(2) Plastic and polymer-based products. All manufacturing processes, from initial combination of constituent plastic or polymer-based inputs, or, where applicable, constituent composite materials, until the item is in its final form, occurred in the United States.

(3) Glass. All manufacturing processes, from initial batching and melting of raw materials through annealing, cooling, and cutting, occurred in the United States.

(4) Fiber optic cable (including drop cable). All manufacturing processes, from the initial ribboning (if applicable), through buffering, fiber stranding and jacketing, occurred in the United States. All manufacturing processes also include the standards for glass and optical fiber, but not for non-ferrous metals, plastic and polymer-based products, or any others.

(5) Optical fiber. All manufacturing processes, from the initial preform fabrication stage through the completion of the draw, occurred in the United States.

(6) Lumber. All manufacturing processes, from initial debarking through treatment and planing, occurred in the United States.

(7) Drywall. All manufacturing processes, from initial blending of mined or synthetic gypsum plaster and additives through cutting and drying of sandwiched panels, occurred in the United States.

(8) Engineered wood. All manufacturing processes from the initial combination of

constituent materials until the wood product is in its final form, occurred in the United States.

Waivers. When necessary, recipients may apply for, and the agency may grant, a waiver from these requirements. Information on the process for requesting a waiver from these requirements can be found at https://www.doi.gov/grants/buyamerica.

When DOI has determined that one of the following exceptions applies, the awarding official may waive the application of the Buy America Preference in any case in which the agency determines that:

(1) applying the Buy America Preference would be inconsistent with the public interest;
(2) the types of iron, steel, manufactured products, or construction materials are not produced in the United States in sufficient and reasonably available quantities or of a satisfactory quality; or
(3) the inclusion of iron, steel, manufactured products, or construction materials produced in the United States will increase the cost of the overall project by more than 25 percent.

A request to waive the application of the Buy America Preference must be in writing. The agency will provide instructions on the format, contents, and supporting materials required for any waiver request. Waiver requests are subject to public comment periods of no less than 15 days and must be reviewed by the Office of Management and Budget (OMB) Made in America Office. There may be instances where an award qualifies, in whole or in part, for an existing waiver described at the Approved DOI General Applicability Waivers website located at https://www.doi.gov/grants/BuyAmerica/GeneralApplicabilityWaivers.

Definitions
"Buy America Preference" means the "domestic content procurement preference" set forth in section 70914 of the Build America, Buy America Act, which requires the head of each Federal agency to ensure that none of the funds made available for a Federal award for an infrastructure project may be obligated unless all of the iron, steel, manufactured products, and construction materials incorporated into the project are produced in the United States.

"Construction materials" means articles, materials, or supplies that consist of only one of the items listed in paragraph (1) of this definition, except as provided in paragraph (2) of this definition. To the extent one of the items listed in paragraph (1) contains as inputs other items listed in paragraph (1), it is nonetheless a construction material.
(1) The listed items are:
(i) Non-ferrous metals;
(ii) Plastic and polymer-based products (including polyvinylchloride, composite building materials, and polymers used in fiber optic cables);
(iii) Glass (including optic glass);

(iv) Fiber optic cable (including drop cable);
(v) Optical fiber;
(vi) Lumber;
(vii) Engineered wood; and
(viii) Drywall.
(2) Minor additions of articles, materials, supplies, or binding agents to a construction material do not change the categorization of the construction material.

"Infrastructure" means public infrastructure projects in the United States, which includes, at a minimum, the structures, facilities, and equipment for roads, highways, and bridges; public transportation; dams, ports, harbors, and other maritime facilities; intercity passenger and freight railroads; freight and intermodal facilities; airports; water systems, including drinking water and wastewater systems; electrical transmission facilities and systems; utilities; broadband infrastructure; and buildings and real property; and structures, facilities, and equipment that generate, transport, and distribute energy including electric vehicle (EV) charging.

"Infrastructure project" means any activity related to the construction, alteration, maintenance, or repair of infrastructure in the United States regardless of whether infrastructure is the primary purpose of the project. See also paragraphs (c) and (d) of 2 CFR 184.4.

"Iron or steel products" means articles, materials, or supplies that consist wholly or predominantly of iron or steel or a combination of both.

"Manufactured products" means:
(1) Articles, materials, or supplies that have been:
(i) Processed into a specific form and shape; or
(ii) Combined with other articles, materials, or supplies to create a product with different properties than the individual articles, materials, or supplies.
(2) If an item is classified as an iron or steel product, a construction material, or a Section 70917(c) material under 2 CFR 184.4(e) and the definitions set forth in 2 CFR 184.3, then it is not a manufactured product. However, an article, material, or supply classified as a manufactured product under 2 CFR 184.4(e) and paragraph (1) of this definition may include components that are construction materials, iron or steel products, or Section 70917(c) materials.

"Predominantly of iron or steel or a combination of both" means that the cost of the iron and steel content exceeds 50 percent of the total cost of all its components. The cost of iron and steel is the cost of the iron or steel mill products (such as bar, billet, slab, wire, plate, or sheet), castings, or forgings utilized in the manufacture of the product and a good faith estimate of the cost of iron or steel components.

"Section 70917(c) materials" means cement and cementitious materials; aggregates such as stone, sand, or gravel; or aggregate binding agents or additives. See Section 70917(c) of the

Build America, Buy America Act.

2. Equipment

The approved budget includes the purchase of equipment. The recipient is required to comply with the property standards in federal financial assistance regulations at 2 CFR Part 200.310-.316, department policies, and the terms and conditions of this Agreement.

The Recipient should request disposition instructions after the project period is complete. The Recipient shall use, manage, and dispose of the equipment purchased under this Agreement in accordance with 2 CFR 2 CFR 200.310-200.316. After the project period is complete and the fair market value of the equipment is greater than $10,000, the Recipient shall submit a request for disposition instructions in accordance with 2 CFR 200.313(e).

3. Liability

a. In general, except as provided under 28 U.S.C. Chapter 171 (commonly known as the ''Federal Tort Claims Act''), the United States shall not be liable for monetary damages of any kind for any injury arising out of an act, omission, or occurrence that arises in relation to any facility created or improved under this Agreement, the title of which is not held by the United States.

b. Tort Claims Act. Nothing in this section increases the liability of the United States beyond that provided in 28 U.S.C. Chapter 171, United States Code (commonly known as the ''Federal Tort Claims Act'').

4. Secure Water Act [P.L. 111-11, 9504(a)]

4.1 Agricultural Operations [Section 9504(a)(3)(B)]

The Recipient shall not use any associated water savings to increase the total irrigated acreage of the Recipient or otherwise increase the consumptive use of water in the operation of the Recipient, as determined pursuant to the law of the State in which the operation of Recipient is located.

4.3 Operation and Maintenance Costs [Section 9504(a)(3)(E)(iv.)]

The non-Federal share of the cost of operating and maintaining any infrastructure improvement funded through this Agreement shall be 100 percent.

4.4 Liability [Section 9504(a)(3)(F)]

(a) IN GENERAL.—Except as provided under chapter 171 of title 28, United States Code (commonly known as the ''Federal Tort Claims Act''), the United States shall not be liable for monetary damages of any kind for any injury arising out of an act, omission, or occurrence

that arises in relation to any facility created or improved under this Agreement, the title of which is not held by the United States.

(b) TORT CLAIMS ACT.—Nothing in this section increases the liability of the United States beyond that provided in chapter 171 of title 28, United States Code (commonly known as the ''Federal Tort Claims Act'').

VII. Reclamation Contacts

1. Grants Officer

The Reclamation GO is the only official with legal authority to; obligate funds, approve amendments, interpret financial assistance statutes, regulations, circulars, policies, and terms of this Agreement. The GO, or Grants Management Official, contact information can be found on the bottom of the Notice of Award cover page.

2. Grants Management Specialist

The Reclamation GMS works in conjunction with the GO and is the primary administrative point of contact for this Agreement regarding issues related to the day-to-day management. Requests for approval regarding changes to the terms and conditions of the Agreement, including but not limited to amendments and prior approval, may be submitted to a GMS but can only be approved, in writing, by a Reclamation GO. For some agreements, the Reclamation GO and the Reclamation GMS may be the same individual.

3. Grants Officer's Technical Representative

The Grants Officer Technical Representative (GOTR), or Federal Project Officer, is the primary point of contact for the programmatic performance, compliance, and progress for this Agreement and represents Reclamation in questions regarding interpretation of specifications, drawings, and other technical matters. The GOTR assists the GO in documenting performance, resolving compliance issues with project activities/milestones, and other technical conditions of the Agreement, however only the GO has the legal authority over management of this award. The GOTR holds no authority to modify, approve, or make determinations related to the terms and conditions of this award.

VIII. Department of Interior Standard Terms and Conditions

The Department of the Interior (DOI) Standard Award Terms and Conditions found at https://www.doi.gov/grants/doi-standard-terms-and-conditions are hereby incorporated by reference as though set forth in full text. The Recipient is responsible for ensuring their subrecipients and contractors are aware of and comply with applicable statutes, regulations, and agency requirements.

CITY OF SOLEDAD
STAFF REPORT

SUBJECT: **Resolution No. 6295, A Resolution of the City Council of the City of Soledad Approving a Memorandum of Understanding (MOU) between the City of Soledad and the Soledad Chamber of Commerce**

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

FROM: **Tencia C. Vargas, Economic Development Coordinator and Beatriz Trujillo, Community & Economic Development Director**

THROUGH: **Megan Hunter, City Manager**

MEETING DATE: **October 15, 2025**

Recommendation

Staff recommends that the City Council consider and adopt Resolution No. 6295, "Approving a Memorandum of Understanding (MOU) between the City of Soledad and the Soledad Chamber of Commerce."

Executive Summary

The proposed Memorandum of Understanding (MOU) establishes a partnership between the City of Soledad and the Soledad Chamber of Commerce (Chamber). This collaboration is intended to strengthen business-focused services, foster economic growth, and provide a clear framework for cooperation between the two agencies.

Under the terms of the agreement, the Chamber will serve as an advocate and representative for local businesses, supporting the City's efforts to enhance the business climate and promote economic development. Upon City Council approval, the City Manager will be authorized to execute the agreement in accordance with its terms and conditions.

Background

In 2019, Soledad Merchants was founded by local business owners with the goal of helping entrepreneurs navigate the challenges of starting a business and connecting existing businesses with resources and agencies that could provide support. During the economic instability of the COVID-19 pandemic, Soledad Merchants stepped in to fill a critical gap in local business support. Although the Soledad Mission Chamber of Commerce technically existed at the time, it was not active within the community. As a result, Soledad Merchants assumed a more engaged role in supporting and advocating for Soledad's business community.

From 2019 to 2024, Soledad Merchants partnered with various organizations to provide guidance and assistance to businesses. Some of the services and programs offered included:

- Hosting networking opportunities through regular meetings.
- Assisting with business grand openings.
- Organizing the 'Women Mean Business' initiative to recognize women-owned businesses.
- Coordinating toy drives for the community during the holiday season.
- Co-sponsoring events such as Soledad Hot Summer Days, Spook Fest, and local Business Expos to promote local businesses and stimulate economic activity.

In late 2023, the Soledad Mission Chamber of Commerce was formally dissolved. Recognizing the ongoing need for an active business advocacy organization, Soledad Merchants transitioned into the Soledad Chamber of Commerce. On November 6, 2023, the Soledad Chamber of Commerce received its incorporation status, officially establishing itself as the recognized Chamber of Commerce for the Soledad business community. This transition created the foundation for a stronger partnership with the City, which the proposed MOU now seeks to formalize.

Review & Analysis

During the COVID-19 pandemic, the City started working with the Soledad Merchants organization by providing resources to its members and co-sponsoring community events. These collaborations were vital during a time of great economic uncertainty, as the Merchants filled an important gap in business support services. After the dissolution of the Soledad Mission Chamber of Commerce, the Merchants became the Soledad Chamber of Commerce (Chamber), which quickly became a key resource for the local business community.

Today, the Chamber offers advocacy, business services, and resources to ensure that Soledad's entrepreneurs and business owners have a dependable partner in their growth and long-term success. The Chamber's activities include holding regular member meetings, hosting business workshops and expos, and creating networking opportunities to connect businesses with resources and funding. More recently, the Chamber hosted six night markets providing an additional venue for local entrepreneurs to sell and market their products and bringing more retail options for residents. These efforts directly support the City's economic development goals by encouraging business retention, expansion, and entrepreneurship.

The proposed MOU between the City of Soledad and the Chamber will formalize this partnership, set clear expectations, and define the scope of shared activities. Specifically, the MOU commits the Chamber to offer guidance, resources, and business support, while the City will provide office space and outreach assistance as needed. Together, these efforts aim to strengthen economic development, promote small business success, and increase community involvement.

The Chamber has established its own 501(c)(6) nonprofit status, enabling it to apply for and secure grant funding, an opportunity often less accessible to the City. While the Chamber does collect membership dues, its core business services are largely offered at no cost, which is consistent with standard practices of similar organizations, such as the King City Chamber of Commerce. Across California and the country, cities commonly partner with their Chambers of Commerce to extend resources and support to the local business community, and this MOU follows that proven model.

The City of Soledad has already demonstrated a strong commitment to economic development through formal agreements with other key partners, including El Pájaro Community Development Corporation

(CDC), the Monterey County Business Council (MCBC), and the Small Business Development Center (SBDC). The most recent MOU with El Pájaro CDC includes a three-year term, which is mirrored in the proposed agreement with the Chamber. In addition, the MOU includes a 30-day termination clause.

Approval of the MOU **(Exhibit A)** for the Chamber will strengthen services for both existing and new businesses in Soledad, reaffirming the City's dedication to fostering economic growth, community stability, and a vibrant, business-friendly environment.

Financial Considerations

Per the terms of the MOU, each agency will cover its own costs, ensuring no direct fiscal impact on the City, while recognizing that limited in-kind services may be provided to support the initiative.

Alternatives

- Adopt the proposed Resolution, which will authorize the City Manager to execute the Memorandum of Understanding with the Soledad Chamber of Commerce.
- Disapprove or take no action on the Memorandum of Understanding and provide further direction to staff.

Planning/CEQA

The proposed MOU 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. Any subsequent discretionary projects resulting from this action will be assessed for CEQA applicability.

Public Notice Requirements

Not required.

Attachment(s):
Resolution No. 6295
Exhibit A

RESOLUTION NO. 6295

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOLEDAD APPROVING A MEMORANDUM OF UNDERSTANDING (MOU) BETWEEN THE CITY OF SOLEDAD AND THE SOLEDAD CHAMBER OF COMMERCE

WHEREAS, the City of Soledad has supported the growth and development of local businesses, particularly in response to challenges such as the economic disruptions caused by the COVID-19 pandemic; and

WHEREAS, the Soledad Merchants organization was formed in 2019 by local business owners to provide guidance, resources, and support to entrepreneurs and existing businesses, including hosting networking events, assisting with grand openings, and organizing the "Women Mean Business" initiative; and

WHEREAS, during the COVID-19 pandemic, the collaboration between the City and the Soledad Merchants provided critical support to the business community during a time of significant economic uncertainty by co-sponsoring events such as Hot Summer Days and the Spookfest; and

WHEREAS, following the dissolution of the Soledad Mission Chamber of Commerce in 2023, Soledad Merchants transitioned into the Soledad Chamber of Commerce ("Chamber"), which became formally incorporated on November 6, 2023, and now serves as the official Chamber of Commerce for the Soledad business community; and

WHEREAS, the Chamber provides advocacy, business services, and resources that are vital to ensuring the success of Soledad's entrepreneurs and small businesses, including member meetings, business workshops, networking opportunities, and assistance with access to funding; and

WHEREAS, the City of Soledad and the Chamber desire to formalize their partnership through a Memorandum of Understanding ("MOU"), which establishes a collaborative framework to foster economic growth, support local businesses, and engage the community in initiatives that enhance Soledad's economic prosperity; and

WHEREAS, under the terms of the MOU, the Chamber will provide business development services, marketing and promotional support, and community engagement activities, while the City will contribute office space and outreach support on an as-needed basis, with each party covering its own expenses; and

WHEREAS, approval of the MOU will reaffirm the City Council's commitment to fostering a thriving, business-friendly environment and ensuring sustained support for both existing and emerging businesses in Soledad.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Soledad hereby approves the Memorandum of Understanding between the City of Soledad and the Soledad Chamber of Commerce, attached hereto as **Exhibit A** and incorporated herein by reference.

BE IT FURTHER RESOLVED, that the City Council authorizes the City Manager, or her designee, to execute the MOU and to take any action necessary to carry out the terms of this agreement.

PASSED AND ADOPTED by the City Council of the City of Soledad at a regular meeting duly held on the 15th day of October 2025, by the following vote:

AYES, and in favor thereof, Councilmembers:

NOES, Councilmembers:

ABSENT, Councilmembers:

ABSTAIN, Councilmembers:

_____

ANNA M. VELAZQUEZ, Mayor

ATTEST:

_____

MEGAN HUNTER, City Clerk

MEMORANDUM OF UNDERSTANDING BETWEEN SOLEDAD CHAMBER OF COMMERCE AND THE CITY OF SOLEDAD

This Memorandum of Understanding (MOU) establishes a type of partnership between City of Soledad and Soledad Chamber of Commerce (together, the "Parties").

I. MISSION

The mission of the Soledad Chamber of Commerce is to unite businesses and citizens in representing and supporting the Soledad community in its pursuit of initiatives and programs aimed at enhancing economic prosperity and overall quality of life. The Chamber is committed to fostering the advancement of commercial, civic and general interests within the City of Soledad.

The City of Soledad, in collaboration with the Chamber of Commerce, seeks to strengthen partnerships and create opportunities for local businesses, providing support and resources to foster growth and sustainability within the community.

Together, the Parties enter into this Memorandum of Understanding to collaboratively promote economic development opportunities for residents and businesses in the City of Soledad. The Soledad Chamber of Commerce will deliver programs and services designed to support local business growth, expand economic opportunities for individuals and businesses, and contribute to the creation and retention of local businesses and jobs.

II. PURPOSE AND SCOPE

The purpose of this MOU is to establish a collaborative partnership between the City of Soledad and the Soledad Chamber of Commerce to foster economic growth, support local businesses, and engage the community in initiatives that enhance the City's economic prosperity.

The Soledad Chamber of Commerce will provide guidance, resources, and support to the local business community through regular member meetings, business workshops, expos, and networking opportunities.

The City of Soledad will support these efforts by providing office space on as-need basis and assisting with outreach to the entrepreneurial community, ensuring local businesses have access to relevant business development services, resources, and financing opportunities.

Each organization is responsible for its own expenses incurred in carrying out the activities described in this MOU. No funds or other compensation shall be exchanged between the parties for tasks performed under this agreement.

III. RESPONSIBILITIES

The Soledad Chamber of Commerce will offer the following services:

A. Business Support & Development:

The City and Chamber will work together to promote business development, retention, and expansion programs. This includes workshops, training, and technical assistance sessions, sharing information about grants, loans, and incentives, and supporting entrepreneurship initiatives and start-up programs.

B. Marketing and Promotion

The parties will coordinate on marketing efforts to support local businesses, maintain a joint calendar of business and community events, promote businesses through City and Chamber communication channels, share the Chamber's website on City platforms, and collaborate on downtown revitalization campaigns and shop-local initiatives.

C. Events & Community Engagement

The City and Chamber will co-host an agreed-upon schedule of community events such as networking mixers, festivals, ribbon cuttings, and annual programs like Shop Local campaigns, holiday promotions, and events. Collaboration may also extend to tourism-related events and regional promotional efforts.

D. Information Sharing & Reporting

The Parties will establish regular coordination meetings, share business trends, survey results, and community feedback, and track outcomes of collaborative efforts, including the number of businesses assisted and event participation.

E. Annual Reporting

The Soledad Chamber of Commerce will provide an annual report to the Soledad City Council no later than thirty (30) days after the close of each year. This report will include, but not be limited to:

- A record of accomplishments and outcomes, including the number and type of services provided and the number of businesses assisted.
- Description of challenges encountered, and strategies used to overcome them.

This report is intended to ensure transparency, track the impact of the support provided to businesses and to support future collaborative efforts.

All collaborative materials shall include both the Soledad Chamber of Commerce's logo and the City of Soledad's logo. All materials shall be reviewed and approved by both parties prior to distribution to ensure compliance with any applicable funder requirements.

The City of Soledad agrees to provide the following support to the Chamber:

A. Office Space

The City will provide the Chamber with access to office space at 502 Front Street, Soledad, for training workshops, or related activities, with a minimum of 10 business days' advance notice, as available.

B. Outreach Support:
The City will provide in-kind services for outreach efforts, not to exceed 10 hours of staff time, as mutually agreed upon by both parties.

Each party will appoint a person to serve as the official contact and coordinate the activities of each organization in carrying out this MOU. The initial appointees of each organization are:

Soledad Chamber of Commerce Contact:
Maria Corralejo, Executive Director
Sandy Fuerte, Chamber Board President

City of Soledad Contact:
Megan Hunter, City Manager
Beatriz Trujillo, Community & Economic Development Director
Tencia C. Vargas, Economic Development Coordinator

IV. TERMS OF UNDERSTANDING

The term of this MOU is for a period of three years from the effective date of this agreement. It shall be reviewed at least annually to ensure that it is fulfilling its purpose and to make any necessary revisions.

Either organization may terminate this MOU upon thirty (30) days' written notice without penalties or liabilities.

AUTHORIZATION

The signing of this MOU is not a formal undertaking. It implies that the signatories will strive to reach, to the best of their ability, the objectives stated in the MOU.

On behalf of the organization I represent, I wish to sign this MOU and contribute to its further development.

Your organization:

_____ _____

Maria Corralejo **Date**
Executive Director
Soledad Chamber of Commerce

Partnering organization:

_____ _____

Megan Hunter **Date**
City Manager
City of Soledad

CITY OF SOLEDAD
STAFF REPORT

SUBJECT: **Receive a Report and Provide Direction an a Possible Downtown Specific Plan Amendment to Allow Veterinary Clinic Services**

TO: **Honorable Mayor Velazquez and Council**

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

THROUGH: **Megan Hunter, City Manager**

MEETING DATE: **October 15, 2025**

Recommendation

It is recommended that the City Council receive a report and provide direction on a possible amendment to the Downtown Specific Plan to allow veterinary clinic services in the Downtown Core Zone.

Executive Summary

The City of Soledad's Downtown Specific Plan (DSP) serves as a comprehensive guide for land use and development within the Downtown Area, establishing zoning regulations that outline permitted, conditional, and prohibited uses. Under the current DSP, veterinary clinic services are conditionally permitted in four of the five zoning districts but are explicitly prohibited in the Downtown Core (DC) District. Recently, the City was approached by the SPCA of Monterey County, which is interested in leasing a space within the DC District to offer minor veterinary services, including wellness checks, immunizations, spay and neuter clinics, and community outreach and education. However, such uses are not currently allowed in this district.

Given the recent closure of the city's only veterinary clinic, the limited availability of suitable rental space, the SPCA's proven community benefits, and demonstrated public support for these services, staff believe it is appropriate to seek Council direction on a possible amendment to the DSP. If Council recommends proceeding with an amendment, staff recommend allowing limited veterinary services through a conditionally permitted use in the Downtown Core, with appropriate restrictions, such as prohibiting overnight boarding, to minimize impacts on the downtown environment.

Background

In September 2025, the SPCA of Monterey County approached the City with interest in opening an office at 155 Kidder Street in Soledad. Upon review, staff determined that the property falls within the boundaries of the Downtown Specific Plan (DSP). The DSP is divided into five distinct zoning districts, each with its own development standards and land use regulations tailored to support the

intended character and function of the area.

These districts identify land uses as Permitted (P), Minor Use Permit (MUP), Conditional Use Permit (CUP), or Prohibited. Permitted uses are typically approved administratively, while MUPs and CUPs undergo ministerial or discretionary review processes that include specific public noticing requirements. This regulatory framework helps the City manage growth, ensure land use compatibility, and maintain a balanced mix of commercial, residential, and light industrial uses throughout the Downtown.

Unfortunately, the property the SPCA intends to lease is located in the Downtown Core (DC) District—the only DSP zone where veterinary services are explicitly prohibited. Recognizing Council's expressed interest in expanding access to animal services and increasing the availability of spay and neuter clinics, staff is seeking direction on whether to pursue a potential amendment to the DSP that would allow veterinary clinic services as a conditional use within the DC District.

Because this would represent a significant policy change for both the City and the SPCA, staff would first like to confirm that Council is comfortable with moving forward.

Review & Analysis

While the Downtown Specific Plan (DSP) provides for a range of land uses across its five zoning districts, the type and extent of each permitted use is guided by the zone's intended purpose and geographic context. This structure ensures flexibility in development while preserving the City's long-term vision for a vibrant and balanced Downtown Soledad. However, as community needs evolve, it is essential to periodically review and update the DSP to ensure it continues to support essential services and enhance the overall quality of life.

When the SPCA of Monterey County inquired about locating an office at 155 Kidder Street within the Downtown Core (DC) District, staff recognized that this request presented an opportunity to revisit the DSP's land use restrictions. Currently, veterinary services are explicitly prohibited in the DC Zone, despite being conditionally allowed in other DSP zones.

Soledad's growing population has led to increased pet ownership, yet access to local veterinary services remains limited. The recent closure of the city's only veterinary clinic has left residents with few nearby options, often requiring them to travel out of town for basic services such as vaccinations and wellness checks. Allowing limited veterinary services in the DC Zone, with appropriate restrictions on higher-impact operations such as overnight boarding, would help address this service gap while maintaining the DSP's land use goals.

Proposed SPCA Use at 155 Kidder Street

The SPCA proposes to lease office space at 155 Kidder Street, primarily for administrative functions and limited veterinary services. Their services would include:

- Mobile spay and neuter clinics (twice per week)
- Wellness checks and immunizations
- Pet care education and community engagement events

The mobile unit would be parked on-site, with services provided by appointment only and limited to 25 appointments per day. No overnight boarding would occur. This use would increase access to essential veterinary services in Soledad and support public health and animal welfare in the greater South Monterey County region.

Possible DSP Text Amendment
If City Council directs staff to proceed, staff recommends amending the DSP to conditionally allow small-scale veterinary clinic services in the DC Zone through a Minor Use Permit (MUP). This would support the SPCA's efforts while ensuring compatibility with surrounding uses and preserving the character of the Downtown Core.

Currently, veterinary clinics are permitted in the following DSP zones:

- **Gateway District** – Conditionally allowed (MUP)
- **Railroad Corridor District** – Conditionally allowed (MUP)
- **Monterey Street District** – Conditionally allowed (CUP)
- **Downtown Core District** – Prohibited

To enable veterinary services in the DC Zone, staff recommends a text amendment to Chapter 5, Development Code, Section 2.0 – Zones of the DSP. This amendment would:

1. Separate "veterinary clinic" from "animal boarding/daycare" uses in the code.
2. Allow "veterinary clinics" as a conditionally permitted use (MUP) in the DC Zone.
3. Revise the definition of "veterinary clinic" in Section 10.0 – Definitions to clarify that permitted services include spay and neuter procedures, vaccinations, and wellness care.
4. Prohibit overnight animal boarding and define animal boarding/daycare as a separate and distinct use, not allowed in the DC Zone.

These changes would clearly distinguish limited-service veterinary clinics from higher-impact operations, providing flexibility for essential services while protecting the intent of the DSP.

Next Steps
The action before the City Council is to discuss the proposed DSP amendment and provide direction to staff on whether to move forward with preparing an ordinance that would allow limited veterinary services in the Downtown Core District.

If the City Council directs staff to proceed, the process would include:

1. Drafting the proposed text amendment and ordinance.
2. Submitting the amendment to the Planning Commission for review and recommendation.
3. Returning to the City Council for consideration of adoption, which would include a public hearing, first reading, and second reading of the ordinance.

The item could be scheduled for City Council consideration as early as December 2025 or January 2026.

Financial Considerations

Providing direction to staff on the proposed amendments to the DSP will not have a direct fiscal impact on to the City's General Fund. If the Council directs staff to proceed, some staff costs may be recovered through the planning application.

Alternatives

Staff is seeking direction from the Council.

Planning/CEQA

Pursuant to Section 21065 of the CEQA Guidelines, a "project" is defined as the "whole of an action" subject to a public agency's discretionary approval or funding that has the potential to either (1) cause a direct physical change in the environment or (2) result in a reasonably foreseeable indirect physical change in the environment. The proposed action before the City Council is solely a discussion to seek direction regarding the proposed amendment. This action will not cause a direct physical change to the environment. Any future development arising from this amendment may be subject to subsequent CEQA review and analysis.

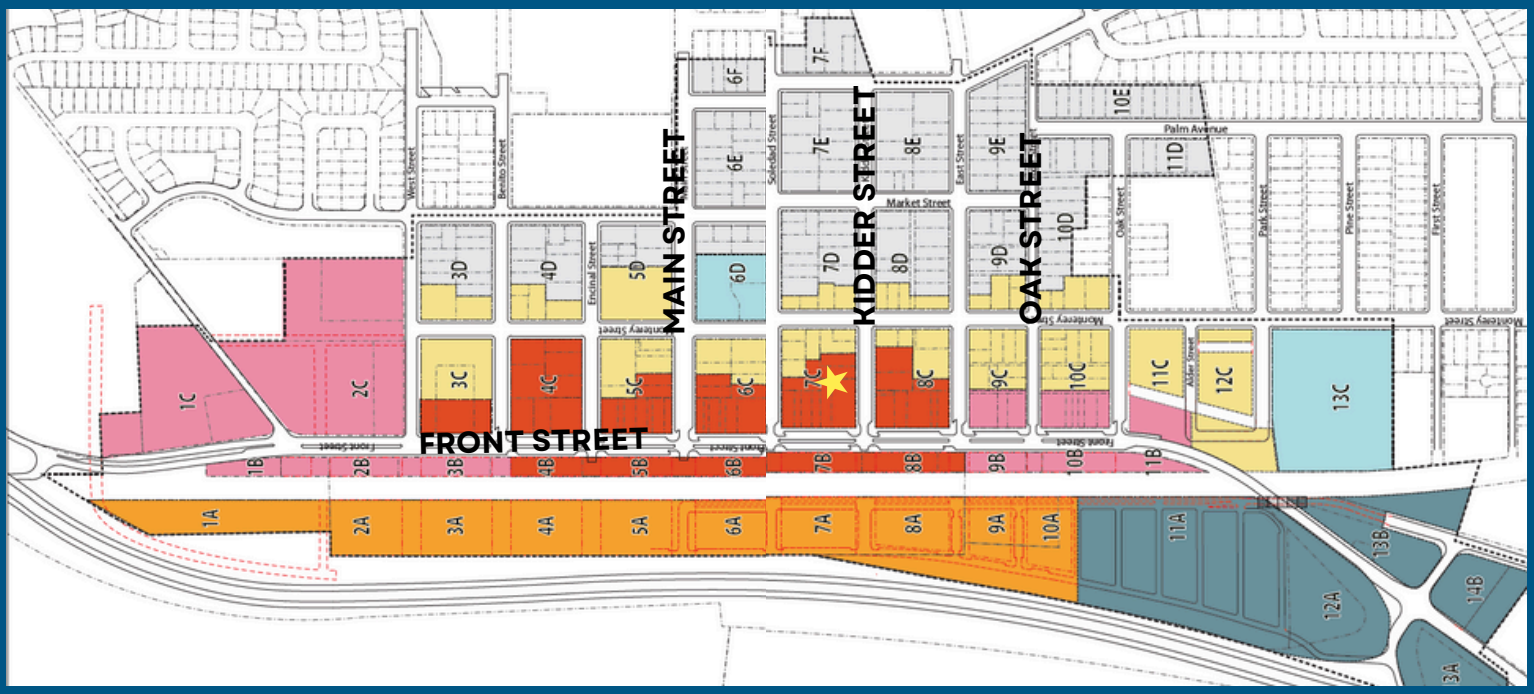
Public Notice Requirements

No public hearing is required at this time. Ultimately, there will be a public hearing if this items returns to the Council for consideration.

Attachment(s):
Attachment 1- DSP Amendment- Zones

2012 DOWNTOWN SPECIFIC PLAN ZONES

PROPOSED AMENDMENT TO DOWNTOWN CORE ZONE



ZONE	USE FOR VETERINARY CLINIC / ANIMAL BOARDING & DAY CARE
DOWNTOWN CORE	USE NOT ALLOWED AMENDENT TO - CONDITIONAL USE MINOR USE PERMIT REQUIRED
DOWNTOWN EDGE	CONDITIONAL USE - MINOR USE PERMIT REQUIRED
MONTEREY STREET	CONDITIONAL USE- CONDITIONAL USE PERMIT REQUIRED
RAILROAD	PERMITTED USE
GATEWAY	PERMITTED USE

Key to Figure 5.2.1

- Downtown Core Zone
- Downtown Edge Zone
- Monterey Street Zone
- Railroad Corridor Zone
- Gateway Zone
- ★ PROPOSED SPCA LOCATION AT 155 KIDDER STREET