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

WEDNESDAY, APRIL 3, 2024

CITY HALL, COUNCIL CHAMBERS

6:00 PM

The public meeting will open at 6:00 p.m. and, after taking public comment for closed session items, the Council will immediately recess to closed session.

Join Zoom Meeting

Or Call
1-669-900-6833 and use Meeting ID: 818 1745 8643

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

Mayor Anna Velazquez
Mayor Pro Tem Maria Corralejo
Councilmember Fernando Cabrera

I. CALL TO ORDER

II. ROLL CALL

III. PUBLIC COMMENT - CLOSED SESSION ITEMS

IV. CLOSED SESSION

None.

V. CLOSED SESSION REPORTS

None.

VI. PLEDGE OF ALLEGIANCE

VII. ADDITIONS/MODIFICATIONS TO THE AGENDA

VIII. PUBLIC COMMENT

IX. COUNCIL PRESENTATIONS

1. A Proclamation of the City of Soledad will be presented the Soledad Branch Library Recognizing April 7-13, 2024, as National Library Week

2. A Proclamation of the City of Soledad will be presented to the Bocanegra Family recognizing April 2024 as "Purple Up! for Military Kids" Month.

3. A Proclamation of the City of Soledad will be presented to Lideres Campesinas recognizing April 2024 as Sexual Assault Awareness Month.

4. A Proclamation of the City of Soledad will be presented to the Soledad Lions Club in Recognition of Volunteer Appreciation Month.

X. CERTIFICATION OF MARCH 05, 2024 ELECTION

1. Resolution No. 6062, A Resolution of the City Council of the City of Soledad Declaring the Canvass of Returns and Results of the Consolidated Special Municipal Election Held on March 5, 2024

Attachments:
Staff Report
1. Resolution No. 6062

XI. OATH OF OFFICE ADMINISTRATED TO INCOMING COUNCILMEMBER

- Fernando Ansaldo-Sánchez

XII. YOUTH COUNCIL REPORT

1. Youth Council Report of 04-03-2024

Attachments:
Staff Report

XIII. PRESENTATIONS

XIV. CONSENT CALENDAR

1. Minutes

Joint City Council/Successor Agency Regular Meeting Minutes of March 03, 2024

Attachments:
Staff Report
Minutes of 03.06.2024

COUNCIL ACTION: _____

2. Warrants

053784 - 053919 and 053920 - 054044

Attachments:
Staff Report
053784 - 053919
053920 - 054044

COUNCIL ACTION: _____

3. Human Resources Activity Report

Attachments:
Staff Report

COUNCIL ACTION: _____

4. Community and Economic Development Department Activity Report

Attachments:
Staff Report
Building Permits Mar. 2024
Earth Day- English
Earth Day- Spanish

COUNCIL ACTION: _____

5. Parks and Recreation Department Activity Report

Attachments:
Staff Report
February 24 Activity Report

COUNCIL ACTION: _____

6. Public Works Activity Report

Attachments:
Staff Report
1. RSP Stockpile
2. Final Reapir of the Sewer Main Section
3. Preparing for the Hot Mix - Asphalt
4. Traffic Control Plan Safety
5. Ground Breaking Work with PW
6. Removing the Valve System
7. Public Works Onsite to Work
8. Problem Identified
9. Repairs at the Meter
10. Camera Installation
11. Flashing Stop Sign

COUNCIL ACTION: _____

7. Fire Department Activity Report

Attachments:
Staff Report
Significant Incidents - March
3.2024 Station Call Volume

COUNCIL ACTION: _____

8. Police Department Activity Report

Attachments:
Staff Report
2023-City Stats
Department Activity

COUNCIL ACTION: _____

9. Community Engagement Activity Report

Attachments:
Staff Report

COUNCIL ACTION: _____

10. Accept By Minute Motion Sponsorship of the 4th of July Fireworks Show.

Attachments:
Staff Report

COUNCIL ACTION: _____

11. Resolution No. 6058, A Resolution of the City Council of the City of Soledad Approving and Accepting the DOJ-Prop56 Tobacco Enforcement Grant, Authorizing the City Manager to Execute a Memorandum of Understanding with the California Department of Justice, and Approving a Budget Amendment to Fiscal Year 23/24 Budget

Attachments:
Staff Report
1. Resolution No. 6058
2. Exhibit A DOJ and City of Soledad Tobacco Grant Program MOU
3. Department of Justice Tobacco Grant Program Award

COUNCIL ACTION: _____

12. Resolution No. 6067, A Resolution of the City Council of the City of Soledad Accepting and Approving the Standard Agreement for the Alcoholic Beverage Control (ABC) ABC-2100 Alcohol Enforcement Grant and Approving a Related Budget Amendment

Attachments:
Staff Report
1. Resolution No. 6067
2. Standard Agreement for ABC Enforcement Grant

COUNCIL ACTION: _____

13. Resolution No. 6057, A Resolution of the City Council of the City of Soledad Approving a Contract with Townsend Public Affairs, Inc for Legislative Advocacy and Grant Funding Services in an amount not to exceed $30,000

Attachments:
Staff Report
1. Resolution No. 6057
2. Exhibit A - Contract with Townsend for Legislative and Grant Writing Services (Jan 2024 - June 2024)
3. Executed Townsend Contract Dec 2022-2023

COUNCIL ACTION: _____

XV. BUSINESS

1. Resolution No. 6063, A Resolution of the City Council of the City of Soledad Approving a Final Subdivision Map (FM 2024-01) for the Soledad Marketplace Located at the Southeast Corner of Nestles Road and Los Coches Drive

Attachments:
Staff Report
1. Resolution No. 6063
2. Resolution No. 6024 TSM 2023-01
3. Exhibit A to Reso-Soledad Marketplace

COUNCIL ACTION: _____

2. Resolution No. 6064, A Resolution of the City Council of the City of Soledad to Accept and Approve Amendment No. 1 to the City of Soledad Water System Master Plan and Amendment No. 2 to the Sanitary Sewer Master Plan to Include the Miramonte Project

Attachments:
Staff Report
Resolution No. 6064
2. Exhibit 1 - Water System Master Plan Amendment No. 1, February 2024 (Final)
3. Exhibit 2 - Sanitary Sewer Master Plan Amendment No. 2, February 2024 (Final)
4. Presentation by Akel on Water System and Sewer System Master Plans

COUNCIL ACTION: _____

3. Resolution No. 6059, A Resolution of the City Council of the City of Soledad Approving and Accepting the 2023 General Plan and Housing Annual Progress Reports and Authorizing its Submittal to the State of California Department of Housing and Community Development and the Governor's Office of Planning and Research

Attachments:
Staff Report
1. Resolution No. 6059

2. Exhibit A - 2023 GP APR
3. Exhibit B - 2023 Housing Element APR - Final

COUNCIL ACTION: _____

4. Receive the Status Update on Approved American Rescue Plan Act Projects and Approve Recommended Modification as Presented.

Attachments:
Staff Report
1. ARPA Projects

COUNCIL ACTION: _____

5. Review of FY 2023-24 Mid-Year Financial Report and Consideration of Mid-Year Budget Adjustments and Position Reclassifications in the Public Works Department

Attachments:
Staff Report
1. Mid-Year Report and Budget Adjustments (Exhitibs A - D)

COUNCIL ACTION: _____

6. Resolution No. 6060, A Resolution of the City Council of the City of Soledad Approving a Contract for Construction Services with Blok Modular Constructors, Inc. In an Amount of $279,780 plus 10% Contingency for a Total Amount Not to Exceed of $307,758 for the Purchase and Installation of the Corporation Yard Modular Office Building and Authorizing the City Manager to Execute Said Contract on Behalf of the City of Soledad

Attachments:
Staff Report
1. Resolution No. 6060
2. Exhibit A - Contract Blok Modular Constructors, Inc

COUNCIL ACTION: _____

7. Resolution No. 6061, A Resolution of the City Council of the City of Soledad Approving a Consulting Services Agreement Task order with Cannon Engineering for Professional Design Services for the City Hall/police Department/Emergency Operations Center - Backup Emergency Generator Replacement and Upgrades Project and Authorizing the City Manager to Execute the Task Order in the Not to Exceed Amount of $87,180

Attachments:
Staff Report
1. Resolution No. 6061
2. Exhibit A - Cannon - Task Order No. 07
3. Attachment 2 - CH PD Generator Outlets-Lights

COUNCIL ACTION: _____

8. Resolution No. 6065, Accepting the Orchard Lane Park Project as Completed by Monterey

Peninsula Engineering and Authorizing the Release of Retention Payment

Attachments:
Staff Report
1. Resolution No. 6065
2. Notice of Completion to be Recorded
3. CA State Parks - Project Completion Certification Form
4. CEQA Compliance Certification
5. Notice of Exemption

COUNCIL ACTION: _____

9. Resolution No. 6066, A Resolution of the City Council of the City of Soledad Authorizing the City Manager to Execute Agreements with Four Organizations Deemed Eligible under the City's Mini Grants Program in an Amount not to Exceed $16,100

Attachments:
Staff Report
1. Resolution No. 6066
2. City of Soledad Mini Grants Application 2024
Flyer 1
Flyer 2

COUNCIL ACTION: _____

10. City Council Consideration and Direction Concerning Post-Referendum Action on By-District Voting

Attachments:
Staff Report

COUNCIL ACTION: _____

11. Filling a Council Vacancy

Attachments:
Staff Report

COUNCIL ACTION: _____

12. Appointment to the Salinas Valley Waste Authority Board of Directors

Attachments:
Staff Report

COUNCIL ACTION: _____

XVI. MAYOR'S ANNOUNCEMENTS AND REPORTS

- Mayor Anna M. Velazquez

XVII. COUNCILMEMBERS' ANNOUNCEMENTS AND REPORTS

- Mayor Pro Tem Maria Corralejo
- Councilmember Fernando Cabrera

XVIII. COUNCILMEMBERS' PRAISES

XIX. CITY MANAGER'S REPORT

XX. FUTURE AGENDA ITEMS

XXI. ADJOURNMENT

XXII. CERTIFICATION

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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 48 hours 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.

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.

Comentarios públicos por correo electrónico deben realizarse no más tarde de las 2:00 p.m. el día de la reunión programada y deben ser enviados al Secretario de la Ciudad a darlene.noriega@cityofsoledad.com. Los comentarios son 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. El Secretario de la Ciudad leerá los comentarios por correo electrónico, siempre que la lectura no exceda los tres (3) minutos. Los comentarios enviados por correo electrónico pasarán a formar parte del registro.

CITY OF SOLEDAD
STAFF REPORT

SUBJECT: **Resolution No. 6062, A Resolution of the City Council of the City of Soledad Declaring the Canvass of Returns and Results of the Consolidated Special Municipal Election Held on March 5, 2024**

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

FROM: **Mike Rodriquez, City Attorney**

THROUGH: **Megan Hunter, City Manager**

MEETING DATE: **April 3, 2024**

Recommendation

It is recommended that the City Council adopt Resolution No. 6062, "A Resolution of the City Council of the City of Soledad Declaring the Canvass of Returns and Results of the Consolidated Special Municipal Election held on March 5, 2024".

Executive Summary

On March 5, 2024, a Special Municipal Election was held in the City of Soledad in accordance with State law. Two candidates ran for one vacant seat on the City Council. Based on the final certified results of the election, Fernando Ansaldo was elected as Councilmembers for a two (2) year eight (8) month term and Measure P establishing by-district elections in five districts in the City was defeated. The City Council is required to adopt a resolution declaring the canvass of returns and results of the consolidated special election held on March 5, 2024.

Background

On November 13, 2023, the City Council of the City of Soledad adopted Resolution No. 6019, calling for a Consolidated Special Municipal Election to be held in the City on March 5, 2024, entailing a vote to fill the vacant position of one councilmember and submitting Measure P, a referendum asking electors to decide whether Soledad Ordinance 765, which establishes by-district elections in five districts in the City, with the Mayor's position no longer being elected at-large, should be adopted.

Review & Analysis

The City Council is required to adopt a resolution declaring the canvass of returns and results of the consolidated special election held on March 5, 2024. This will enable the City Clerk to sign and deliver a Certificate of Election and to administer the Oath of Office, unless otherwise given by another qualified administrator, prescribed in the Constitution of the State of California. The City Clerk would enter the Resolution in the official records of the City as a statement of the results of said Consolidated

Special Municipal Election.

There were two items specific to Soledad placed on the March 5, 2024 ballot – filling a vacant council seat and a referendum on by-district elections in five districts, known as Measure P. As of the date of drafting this staff report, the Monterey County Registrar of Voters has not submitted the official certification to the City but has released the final certified results. The results are as follows:

- The Measure P ballot question: "Shall City of Soledad Ordinance No. 765- Establishing and Implementing By-District Elections, by which all City council members shall be selected from newly established voting districts and the Mayor's position shall no longer be elected at-large by the public but rather, shall be selected from among the seated council members by a process approved upon by the Council, be adopted?" appeared and was printed upon the ballots. The election results on said measure, are as follows:

  Yes: 204 and **No: 1,673**

- The list of candidates nominated for the office of Council Member to be filled at said Consolidated Special Municipal Election, and the names of the candidates which were set forth in the petitions as required by law, and the number of votes cast in favor of each of the candidates, are as follows:

Name of Candidate	Position	Votes Cast
Fernando Ansaldo	Council Member	1,221
Phillip Nickerson	Council Member	541

It is anticipated that the Monterey County Registrar of Voters will deliver the official certification for the Special Municipal before the April 3rd date when this item will be considered by City Council. The official certification will be placed on the dais at the time the City Council consider the results.

Financial Considerations

Not applicable.

Alternatives

The City is required to declare the canvass of returns and results for elections as part of its municipal responsibilities.

Planning/CEQA

The vacancy process is not a project or subject to analysis pursuant to provisions of the California Environmental Quality Act.

Public Notice Requirements

None.

Attachment(s):
1. Resolution No. 6062

RESOLUTION NO. 6062

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOLEDAD DECLARING THE CANVASS OF RETURNS AND RESULTS OF THE CONSOLIDATED SPECIAL MUNICIPAL ELECTION HELD ON MARCH 5, 2024

WHEREAS, the City Council of the City of Soledad adopted Resolution No. 6019 on November 13, 2023, calling for a Consolidated Special Municipal Election to be held in the City on March 5, 2024, entailing a vote to fill the vacant position of one councilmember and submitting Measure P, a referendum asking electors to decide whether Soledad Ordinance 765, which establishes by-district elections in five districts in the City, with the Mayor's position no longer being elected at-large, should be adopted; and

WHEREAS, said Consolidated Special Municipal Election was held on Tuesday, March 5, 2024, in accordance with law, and the votes cast were received, canvassed, and the returns ascertained, determined, and declared in all respects as required by law; and

WHEREAS, the Certificate of Registrar of Voters, and the attached record of votes cast at the election, was provided to the City Clerk on March 29, 2024, and is attached hereto as **Attachment A.**

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

1. The total number of votes cast in the City of Soledad at the Consolidated Special Municipal Election, the number of votes cast for the persons running for the vacant council seat, and the number of votes cast for and against Measure P, are as listed in Attachment A, which is incorporated herein by this reference.

2. The statement of the final results of the election by the Monterey County Registrar of Voters as shown on Attachment A, and the results of the votes cast at the Consolidated Special Municipal Election are hereby ratified, confirmed and approved.

3. Measure P, the ballot question that appeared and was printed upon the ballots used in said election, as well as the election results on said measure, are as follows:

   Measure P "Shall City of Soledad Ordinance No. 765- Establishing and Implementing By-District Elections, by which all City council members shall be selected from newly established voting districts and the Mayor's position shall no longer be elected at-large by the public but rather, shall be selected from among the seated council members by a process approved upon by the Council, be adopted?"

YES	**NO**
204	1,673

4. Measure P received 204 yes votes, or 10.87% of votes cast. Measure P required approval of a majority of voters to be adopted, and because this Resolution declares that Measure P failed to get a majority of votes cast in favor of the Measure, Measure P did not pass and Ordinance No. 765 was not adopted by the electors of the City of Soledad. Ordinance No. 765 is therefore of no force and effect and the City's Council's previous actions with respect to Ordinance No, 765 are null and void.

5. The list of candidates nominated for the office of Council Member to be filled at said Consolidated Special Municipal Election, and the names of the candidates which were set forth in the petitions as required by law, and the number of votes cast in favor of each of the candidates, are as follows:

Name of Candidate	Position	Votes Cast
Fernando Ansaldo	Council Member	1,221
Phillip Nickerson	Council Member	541

6. Fernando Ansaldo received the highest number of votes and was thereby elected Councilmember for the term of two (2) years, six (6) months.

7. The City Clerk is hereby authorized to sign and deliver thereto a Certificate of Election and to administer the Oath of Office, unless otherwise given by another qualified administrator, prescribed in the Constitution of the State of California.

8. The City Clerk is hereby instructed to enter this Resolution in the official records of the City as a statement of the results of said Consolidated Special Municipal Election.

PASSED AND ADOPTED by the City Council of the City of Soledad at a regular meeting duly held on the 3rd day of April 2024, by the following vote:

AYES, and in favor thereof Councilmembers:

NOES, Councilmembers:

ABSENT, Councilmembers:

ABSTAIN, Councilmembers:

_____
ANNA M. VELAZQUEZ, Mayor

ATTEST:

I, the undersigned City Clerk, hereby certify that the foregoing resolution was duly and regularly adopted and passed by the City Council of the City of Soledad, California, at a regular meeting thereof held on the 3rd day of April 2024, by the above stated vote of the members thereof, a majority being present.

Date:

_____

MEGAN HUNTER, City Clerk

COUNCIL COMMUNICATION

SUBJECT: **Youth Council Report of 04-03-2024**

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

FROM: **Youth Council and Jesus Valenzuela, Community Engagement Manager**

THROUGH: **Megan Hunter, City Manager**

MEETING DATE: **April 3, 2024**

5K Race

The Soledad Youth Council will host a 5K Color Powder Run on April 7th from 9 am-12 pm starting at the Community Center. This event aims to raise funds for the Community Center and a new Soledad High School Track. We believe the track is currently in a deteriorating state, and it cannot be used properly by the community or the students/athletes. We've been in several meetings with the Community Center, April at Benefit Fitness, as well as Mayor Anna Velasquez and Mayor Pro-Tem Maria Corralejo. With their helpful insight and support, we have begun reaching out to community business owners for possible sponsors and promotions.

The next step in our planning is to meet with the members of the School Board to discuss support and further collaboration between the School District and the City.

My Life Story Conference; Youth Violence Prevention

On February 23rd, we Youth Commissioners attended the My Life Story Conference in Salinas. This event was very inspiring and informative, as we heard from disadvantaged youth how they are on pathways toward rebuilding their lives. Additionally, we heard from other important organizations, such as Partners for Peace, and from a youth speaker, Omar Hernandez. It was a fantastic experience, and we are glad we had the opportunity to attend! We hope to use the experience of this conference as we continue to plan for our Youth Summit.

Youth Summit and Joint YC Meeting

For the first time, Greenfield, Gonzales, and our Youth Councils will unite to put forth a Youth Summit on May 11th. Though the location is being discussed, our youth councils have all worked toward cultivating a Youth Summit that will allow youth's voices to be displayed and heard throughout our county.

On March 1st, Commissioners and members united for the first time and officially started planning the event. Facilitated by the amazing Michelle Slade, we could all connect and effectively collaborate. It was truly unique to see how our neighboring communities can be united, and we hope to display this at the Youth Summit.
To support the work, we have contacted Kate Daniels from Senator John Laird's office. Kate will be teaching us how to turn our ideas into possible policy requests.

COUNCIL COMMUNICATION

SUBJECT: **Minutes**

Joint City Council/Successor Agency Regular Meeting Minutes of March 03, 2024

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

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

THROUGH: **Megan Hunter, City Manager**

MEETING DATE: **April 3, 2024**

Minutes

City of Soledad
Joint City Council/Successor Agency/Housing Authority/Successor Housing Agency/
Regular Meeting
March 06, 2024

CALL TO ORDER

Mayor Velazquez called the Joint City Council/ Successor Agency/ Housing Authority/ Successor Housing Agency/ Regular Meeting to order at 6:00p.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/Vice Chair	Maria Corralejo
Councilmember/Agency Member	Fernando Cabrera

THE FOLLOWING COUNCILMEMBER WAS ABSENT

Councilmember/Agency Member	Benjamin Jimenez, Jr.

PUBLIC COMMENT – CLOSED SESSION ITEMS

Gabby gave public comment regarding the closed session item. She said every time she has spoken during public comment, she has been interrupted by both Mayor Velazquez and Councilmember Cabrera. She feels that this is silencing and dismissing her comments. She requests a public apology from both councilmembers.

MEETING RECESS TO CLOSED SESSION

Mayor Velazquez recessed at 6:05 p.m.

CLOSED SESSION

1. The City Council will recess to closed session pursuant to Government Code Section 54956.9(a) and (d)(2) to confer with its attorney regarding litigation and is hereby of the opinion that a significant exposure to litigation exists.

MEETING RECONVIENED FROM CLOSED SESSION

Mayor Velazquez reconvened the meeting at 6:36 p.m.

CLOSED SESSION REPORTS

1. City Attorney Mike Rodriquez reported with respect to item no. 1, the council provided direction to legal counsel. No other reportable action taken.

PLEDGE OF ALLEGIANCE

Mayor Pro Tem Maria Corralejo led the Pledge of Allegiance

ADDITIONS/MODIFICATIONS TO THE AGENDA

City Manager Hunter requested the following modifications be made to the agenda:

- Item No. B-5 will be moved to the next regular City Council meeting scheduled for 3/20/2024

PUBLIC COMMENT

Pauline Tomasini hopes the City will continue to support the 4th of July Committee with the fireworks for the 4th of July holiday.

Monica Andrade congratulated residents on the March 5th elections and defeat of Measure P. She is looking forward to the City advancing with a 4-District map. She also believes comments made by councilmembers should be factual before presenting information to the public.

Melvin Mason was present via Zoom. He congratulated residents on the March 5th victory.

There were no further comments.

INTRODUCTION OF NEW EMPLOYEES

Public Works Director Don Wilcox and Assistant Engineer Alex Ramos Introduced Assistant Engineer Angelica Zavala.

Public Works Director Don Wilcox and Public Works Manager Moises Arizmendi introduced Water Technician Evan Bloom.

Both employees thanked the City for the opportunity to serve in the City of Soledad.

COUNCIL PRESENTATIONS

1. The City Council presented a proclamation of appreciation to Utility Maintenance Mechanic Juan Vasquez for His Dedicated Service to the City of Soledad.

Members of the Public Works Department gave praise to Mr. Vasquez for his dedication and serving as an exemplary employee.

Mr. Juan Vasquez thanked the City staff and Council for the proclamation.

2. The City Council presented a Proclamation in Honor and Recognition of the American Red Cross Declaring March 2024 as Red Cross Month.

American Red Cross Disaster Program Manager Patsy Gasca thanked the Council for the proclamation.

3. The City Council presented a proclamation in Honor and Recognition of Women's History Month Declaring March 2024 as Women's History Month.

Mujeres en Acción Program Director Maria Elena Manzo thanked the council for the proclamation.

The councilmembers gave numerous comments and praise to all three council presentations.

PRESENTATIONS

1. Hartnell College President/Superintendent Michael Gutierrez, Vice President of Administrative Services Graciano Mendoza, and Vice President of Student Success and Teaching Excellence Dr. Ram Subramaniam presented a brief presentation regarding the Hartnell expansion in the City of Soledad.

Monica Andrade thanked Hartnell College for the work they do in the Community of Soledad. She had the opportunity to take students to participate in the mechatronics program. She hopes Hartnell continues to provide certification programs and expands outreach to women who are underrepresented in these programs.

Eva Banuelos thanked Hartnell for their service in the Community and she is excited for the future growth.

Frank Corralejo asked if Hartnell has any programs in place that would help undocumented residents to successfully become students.

Vice President of Student Success and Teaching Excellence Dr. Ram Subramaniam said there are currently many undocumented students. All programs are open to all students.
There were no further public comments.

2. Soledad-Mission Recreation District Executive Director Frances Bengtson gave a brief presentation regarding the Diving Block Project.

Frank Corralejo asked if it would be possible for the city to help the Soledad-Mission Recreation District with grant writing.

Eva Banuelos would like to know if the Tax can be increased to help further with the maintenance of the pool.

3. Contract Engineer Leon Gomez gave a brief presentation update on the Monterey-Salinas Transit (MST) Bus Stop Improvements Fixed Route Circulator. Monterey-Salinas Transit Director of Planning and Innovation Michelle Overmeyer was also available to answer questions.

Monica Andrade said she appreciates that there have been more stops added to Soledad. She believes this will also help students.

There were no further public comments.

The council had numerous questions and comments for all three presentations.

CONSENT CALENDAR

Councilmember Cabrera requested to have separate discussion regarding Consent item numbers C-2 and C-5.

Mayor Pro Tem Corralejo requested to have separate discussion regarding item number C-4

There were no public comments.

Motion: Councilmember Cabrera made motion to approve items C-1 and C-3. Motion was seconded by Mayor Velazquez and carried by following vote:

Action
Ayes: Cabrera, Velazquez, Corralejo
Noes: None
Abstain: None
Absent: Jimenez

C-1. Minutes

Joint City Council/Successor Agency Regular Meeting Minutes of February 21, 2024

C-3. City of Soledad Monthly Department Activity Reports

Motion: Mayor Pro Tem Corralejo made motion to approve items C-2, C-4 and C-5. Motion was seconded by Councilmember Cabrera and carried by following vote:

Action
Ayes: Corralejo, Cabrera, Velazquez
Noes: None
Abstain: None
Absent: Jimenez

C-2. Warrants

053544 – 053783

Councilmember Cabrera asked what the "voided" checks are in the warrants.

City Manager Hunter said she will get detailed information regarding the items on warrants and report her findings back to the council.

C-4. Resolution No. 6054, A Resolution of the City Council of the City of Soledad Approving the Street Closure of Soledad Street Between Front Street and Monterey Street for the Annual Soledad Historical Society Farmer's Market

Soledad Historical Society representative Bob Gwinn was present and available to answer questions regarding the item.

Mayor Pro Tem Corralejo gave praise to the Soledad Historical Society for bringing in more local vendors to the Soledad Farmers Market.

C-5. Resolution No. 6055, A Resolution of the City Council of the City of Soledad Approving Amendment No. 1 to Task Order No. 4 with Cannon Corporation in the Amount Not to Exceed $140,700 for Water System Improvements, Upgrades, and Design Services and Authorizing the City Manager to Execute Said Amendment on Behalf of the City of Soledad

BUSINESS

B-1. Resolution No. 6056, A Resolution of the City Council of the City of Soledad Approving a Consulting Services Agreement with MNS Engineers, Inc. for the Design and Construction Management for the West Street Road Diet and Complete Streets Project in an Amount Not to Exceed $856,075 and Authorizing the City Manager to Execute Said Consulting Services Agreement on Behalf of the City of Soledad

Assistant Engineer Alex Ramos presented the staff report. MNS Engineer Michael Ip also provided further clarification on the item.

Councilmembers had numerous comments and questions. Specifically, there was a concern about how this project would align with the future Miramonte development.

Staff will reach out to council for further direction regarding the details of design and construction.

There were no public comments.

Motion: Mayor Pro Tem Corralejo made motion to approve Resolution No. 6056. Motion was seconded by Mayor Velazquez and carried by the following vote:

Action

Ayes:	Corralejo, Velazquez, Cabrera
Noes:	None
Abstain:	None
Absent:	Jimenez

B-2. Consideration of Sponsoring the 4th of July Fireworks Show and Subsequent Amendment in the FY 23-24 Budget

City Manager Hunter presented the staff report.

Pauline Tomasini gave public comment on the item. She understood that the council would be paying half, which would be the firework portion.

City Attorney Mike Rodriquez said the City did help with this item in 2023, but does not believe the City agreed to fund the current 2024 year.

Eva Banuelos said she also understood that the City would be helping by paying half of the balance for the fireworks, and the 4th of July Committee would pay the other half, which would include the entertainment.

Frank Corralejo said he hopes the 4th of July Committee would consider becoming a non-profit. He also encouraged the committee to seek assistance from the Soledad Rotary Club.

Councilmember Cabrera asked if the mini grants program would be able to help with the funding needed for the fireworks, if not, he would like the City to provide the full funding for the 4th of July fireworks.

City Manager Hunter said the City should have more control over the event if the City is going to be directly entering into the contract because fireworks are very dangerous.

CALFIRE Chief Luckenbach clarified the difficulties and demands the fire department faces on the 4th of July holiday.

Police Chief Wasson also gave clarification regarding the challenges the police department faces on the week of the 4th of July.

Mayor Velazquez recommended the City not commit more than $10,000. She would like to see fundraising done to fund the remainder of the balance. She would like staff to find a solution for the firework show, and also update the ordinance regarding illegal fireworks.

Direction: The council provided direction to staff to fund $10,000 and the 4th of July committee should fund the other half.

City Attorney Mike Rodriquez suggested staff bring back the item for ratification, to the next regular council meeting scheduled for 03/20/2024. Other 4th of July issues should also be discussed during that time.

B-3. Consideration of Funding and Site Plan for a New Fire Apparatus Bay

City Manager Hunter presented the staff report.

In Studio Senior Manager Architect Luis Vargas was also available to answer any questions.

There were no public comments.

Councilmembers had numerous questions and comments.

Council Action:
No action was taken.
Information was received by the City Council, and direction was provided to staff.

B-4. Consideration of Entering into a Memorandum of Understanding with the County of Monterey for the Development of a Transitional Aged Youth Campus Program Tailored for Parenting Youth

Housing Analyst Beatriz Trujillo presented the staff report.

There were no public comments.

Mayor Velazquez asked if there were restrictions.

City Manager Hunter said she believes it would be a minimum of 20 years.

Council Action:
No action was taken.
Information was received by the City Council, and direction was provided to staff.

B-5. Responding to Disruptions and Hate Speech at Public Meetings

This item was moved to the next regular City Council meeting scheduled for March 20, 2024.

MAYOR'S ANNOUNCEMENTS AND REPORTS

1. On 02/26 she attended the LAFCO meeting.
2. On 02/27 she attended the ABNAG Central Coast Broadband consortium.
3. On 02/28 she attended Read Across America at Gabilan Elementary School.
4. On 02/28 she attended the State of the City.
5. On 03/01 she was a speaker at the Partners for Peace Pathways to Success.
6. On 03/01 she attended the 1-year anniversary for Grocery Outlet.
7. There was an Interim Inc. open house on 02/28.
8. There is an opportunity with First Time California Dream For all application loan.
9. She received and email and request for a taxi service in Soledad. She will be working with City Manager hunter on this request.
10. Housing Resource Center would like to implement their program in Soledad for landlords.
11. She would like Community and Economic Development to have a townhall workshop regarding what can be done to bring developers to the City.

COUNCILMEMBERS' ANNOUNCEMENTS AND REPORTS

Mayor Pro Tem Corralejo had no items to report.

Councilmember Cabrera had 2 items to report:
1. He attended the Las Viviendas community workshop.
2. He attended the TAMC meeting.

COUNCILMEMBERS' PRAISES

Councilmembers gave praises to numerous groups.

CITY MANAGERS' REPORT

1. There will be a discussion regarding the policies of a Legislative Ad Hoc committee.

2. She spoke to SUSD Superintendent Bangs regarding having quarterly meetings. Superintendent Bangs will contact the City Manager when he has an update.

FUTURE AGENDA ITEMS

Mayor Pro Tem Corralejo would like to have a report regarding the ARPA funds.

Mayor Velazquez would like to bring back the Districting item regarding council alternatives.

ADJOURNMENT

Meeting adjourned at 11:27 p.m.

Minutes Approved: April 03, 2024

_____
ANNA M. VELAZQUEZ, Mayor/Chair

_____
MEGAN HUNTER, City Manager

COUNCIL COMMUNICATION

SUBJECT: **Warrants**

053784 - 053919 and 053920 - 054044

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

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

THROUGH: **Megan Hunter, City Manager**

MEETING DATE: **April 3, 2024**

Consent Item No. C-2

VENDOR SET: 01 City of Soledad
BANK: * ALL BANKS
DATE RANGE: 2/28/2024 THRU 99/99/9999

VENDOR I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
C-CHECK	VOID CHECK	V	3/08/2024			053794		
C-CHECK	VOID CHECK	V	3/08/2024			053795		
C-CHECK	VOID CHECK	V	3/08/2024			053797		
C-CHECK	VOID CHECK	V	3/08/2024			053802		
C-CHECK	VOID CHECK	V	3/08/2024			053803		
C-CHECK	VOID CHECK	V	3/08/2024			053804		
C-CHECK	VOID CHECK	V	3/08/2024			053805		
C-CHECK	VOID CHECK	V	3/08/2024			053815		
C-CHECK	VOID CHECK	V	3/08/2024			053819		
C-CHECK	VOID CHECK	V	3/08/2024			053824		
C-CHECK	VOID CHECK	V	3/08/2024			053825		
C-CHECK	VOID CHECK	V	3/08/2024			053892		

* * T O T A L S * *	NO			INVOICE AMOUNT	DISCOUNTS	CHECK AMOUNT
REGULAR CHECKS:	0			0.00	0.00	0.00
HAND CHECKS:	0			0.00	0.00	0.00
DRAFTS:	0			0.00	0.00	0.00
EFT:	0			0.00	0.00	0.00
NON CHECKS:	0			0.00	0.00	0.00
VOID CHECKS:	12	VOID DEBITS	0.00			
		VOID CREDITS	0.00	0.00	0.00	

TOTAL ERRORS: 0

	NO	INVOICE AMOUNT	DISCOUNTS	CHECK AMOUNT
VENDOR SET: 01 BANK: * TOTALS:	12	0.00	0.00	0.00
BANK: * TOTALS:	12	0.00	0.00	0.00

VENDOR SET: 01 City of Soledad
BANK: APRAB Mechanics Bank
DATE RANGE: 2/28/2024 THRU 99/99/9999

VENDOR	I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
ESPINO		JUAN ESPINOZA							
	I-022724	ADDPP-J.Espinoza-Jan 2024	R	2/28/2024	4,979.23		053784		4,979.23
POTTS		JESSICA POTTS							
	I-021424	Annual CPRS Conference	R	3/05/2024	310.50		053785		310.50
RODRIP		PRISCILIA RODRIGUEZ							
	I-021424	Annual CPRS Conference	R	3/05/2024	310.50		053786		310.50
AFLAC		AFLAC HEADQUARTERS							
	I-AF202403062176	AFLAC CONTRIBUTION	R	3/08/2024	709.34		053787		
	I-AFL202403062176	AFLAC CONTRIBUTION	R	3/08/2024	724.84		053787		1,434.18
CALIFS		CALIFORNIA STATE DISBURSEMENT							
	I-CH 202403062176	CHILD SUPPORT CONTRIBUTION	R	3/08/2024	874.15		053788		874.15
COMM F		COMMUNITY FOUNDATION FOR MONTE							
	I-CCD202403062176	CAPITAL CAMPAIGN DONATION	R	3/08/2024	165.00		053789		165.00
SEIU L		SEIU LOCAL 521							
	I-SCO202403062176	EMPLOYEE CONTRIBUTION	R	3/08/2024	44.00		053790		
	I-SEI202403062176	EMPLOYEE CONTRIBUTION	R	3/08/2024	1,374.46		053790		1,418.46
SPOA		SOLEDAD POLICE OFFICERS ASSOCI							
	I-SPO202403062176	POLICE OFFICERS CONTRIBUTIONS	R	3/08/2024	660.00		053791		660.00
STAEDD		STATE OF CALIFORNIA E.D.D.							
	I-T2 202403062176	STATE TAX W/H	R	3/08/2024	11,511.11		053792		
	I-T2 202403062177	STATE TAX W/H	R	3/08/2024	6.69		053792		11,517.80
STPERS		STATE OF CALIFORNIA PERS							
	I-PCR202403062176	CHIEF & LIEUTENANT	R	3/08/2024	3,291.69		053793		
	I-PEC202403062176	City of Soledad Conf PEPRA	R	3/08/2024	283.85		053793		
	I-PEP202403062176	EMPLOYEE CONTRIBUTION	R	3/08/2024	9,486.34		053793		
	I-PER202403062176	City of Soledad Regular Empl	R	3/08/2024	9,682.01		053793		
	I-PES202403062176	City of Soledad Police	R	3/08/2024	4,783.98		053793		
	I-PKE202403062176	City of Soledad Conf. Employee	R	3/08/2024	311.82		053793		
	I-PME202403062176	City of Soledad Reg Managers	R	3/08/2024	507.20		053793		
	I-PMR202403062176	City of Soledad Managers	R	3/08/2024	731.82		053793		
	I-PPE202403062176	City of Soledad Police	R	3/08/2024	2,248.50		053793		
	I-PPR202403062176	City of Soledad Police	R	3/08/2024	2,464.05		053793		
	I-PPS202403062176	City of Soledad Police	R	3/08/2024	4,858.17		053793		
	I-PRE202403062176	EMPLOYEE CONTRIBUTION	R	3/08/2024	4,476.57		053793		
	I-PRR202403062176	City of Soledad Regular Empl	R	3/08/2024	6,908.96		053793		50,034.96

VENDOR SET: 01 City of Soledad
BANK: APRAB Mechanics Bank
DATE RANGE: 2/28/2024 THRU 99/99/9999

VENDOR	I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
SUNLIF		SUN LIFE ASSURANCE COMPANY OF							
	I-110202403062176	DENTAL INSURANCE	R	3/08/2024	2,596.07		053796		
	I-120202403062176	VISION INSURANCE	R	3/08/2024	462.91		053796		
	I-SLI202403062176	LIFE, AD&D, LTD	R	3/08/2024	1,692.61		053796		
	I-SLS202403062176	SUPPLEMENTAL	R	3/08/2024	323.92		053796		5,075.51
UNIWAY		UNITED WAY MONTEREY COUNTY							
	I-UN 202403062176	UNITED WAY CONTRIBUTIONS	R	3/08/2024	2.00		053798		2.00
VANTAG		MISSION SQUARE-303584							
	I-D15202403062176	DEFERRED-EMPLOYEE PORTION	R	3/08/2024	519.61		053799		
	I-DDD202403062176	DEFERRED-EMPLOYEE PORTION	R	3/08/2024	6,550.00		053799		
	I-DEF202403062176	DEFERRED-EMPLOYEE PORTION	R	3/08/2024	513.69		053799		7,583.30
SOLTRU		SOLEDAD TRUE VALUE							
	I-012924	Facade Grant Program Reimb	R	3/08/2024	16,700.03		053800		16,700.03
USBANP		U.S. BANK CORPORATE PAYMENT SY							
	I-010824 Steven	Various Charges	R	3/08/2024	4,999.89		053801		
	I-020624	Various Charges	R	3/08/2024	471.14		053801		
	I-020624 Fire Dept	Various Charges	R	3/08/2024	161.49		053801		
	I-020624 Jason	Various Charges	R	3/08/2024	2,469.59		053801		
	I-020624 Jesus	Various Charges	R	3/08/2024	1,579.10		053801		
	I-020624 Late Charge	Late Charge	R	3/08/2024	81.63		053801		
	I-020624 Steven	Various Charges	R	3/08/2024	4,998.67		053801		
	I-030624 Steven	Various Charges	R	3/08/2024	4,921.29		053801		
	I-100623 Bryan	Various Charges	R	3/08/2024	14.15		053801		
	I-120623 Steven	Various Charges	R	3/08/2024	4,747.56		053801		24,444.51
4LEAF		4LEAF, INC.							
	I-J4138E	US 101 N. Front St	R	3/08/2024	187.00		053806		187.00
A TO Z		ARMANDO MATA PEDRAZA							
	I-853570	Repairs To Windshield	R	3/08/2024	283.75		053807		
	I-853571	Repairs To Windshield	R	3/08/2024	389.25		053807		
	I-853572	Repairs To Windshield	R	3/08/2024	327.75		053807		1,000.75
ACCBUS		ACC BUSINESS							
	I-240412838	Internet Services-City Hall	R	3/08/2024	2,438.85		053808		2,438.85
ACCBUS		ACC BUSINESS							
	I-240438718	Internet Service	R	3/08/2024	2,032.99		053809		2,032.99

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VENDOR	I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
ACCBUS		ACC BUSINESS							
	I-240449978	Gateway Internet	R	3/08/2024	608.66		053810		608.66
ACCBUS		ACC BUSINESS							
	I-240487505	WWTP Internet Service	R	3/08/2024	1,341.31		053811		1,341.31
AGILEO		AGILE OCCUPATION MEDICINE PC							
	I-EM014159	Pre-Emp-R.Beltran	R	3/08/2024	630.00		053812		630.00
ALLSTA		ALL STAR FIRE EQUIPMENT, INC.							
	I-2E+05	FD-SCBA Testing	R	3/08/2024	1,097.86		053813		1,097.86
AMAZON		AMAZON CAPITAL SERVICES							
	I-13DM-G1JK-7WGP	Office Supplies	R	3/08/2024	116.44		053814		
	I-13N3-447T-3P94	Pipette Tips-Lab Process Contr	R	3/08/2024	38.75		053814		
	I-13YY-WPQY-G3QX	TV For New Conference Room	R	3/08/2024	723.75		053814		
	I-1431-M61V-91WJ	CCTV Wireless Mouse	R	3/08/2024	33.85		053814		
	I-143Y-XDVG-4MG6	Office Extension Table	R	3/08/2024	142.01		053814		
	I-14FQ-66MF-J7NC	Final Effluent Sampling Storag	R	3/08/2024	265.48		053814		
	I-14W9-MK6L-KLCF	Restroom ADA Sign	R	3/08/2024	18.55		053814		
	I-16DJ-KC3T-MMV7	Cell Phone Case/Workstation	R	3/08/2024	2,391.08		053814		
	I-1CJM-9GPY-JG1V	Leadership Workshop	R	3/08/2024	180.15		053814		
	I-1FVH-DTHN-4VLM	VA Desk	R	3/08/2024	436.98		053814		
	I-1H13-G93H-7TX4	Collection CCTV	R	3/08/2024	67.67		053814		
	I-1H9C-XR1V-3NQD	Office Equipment-Chairs	R	3/08/2024	158.33		053814		
	I-1J6V-YPRP-NYVP	Office Supplies	R	3/08/2024	45.63		053814		
	I-1JWK-99RX-1DJY	Victim Advocate	R	3/08/2024	48.99		053814		
	I-1KPT-YQLM-CQ6K	Office Supplies	R	3/08/2024	98.18		053814		
	I-1M6M-XY47-1M1V	Electrical Cables	R	3/08/2024	37.91		053814		
	I-1N3X-6DQG-199G	Hydraulic Jack-Heavy Equip.	R	3/08/2024	490.52		053814		
	I-1N4G-YJQF-4YRY	Cleaning Supplies	R	3/08/2024	24.83		053814		
	I-1NKM-CRPP-P1X9	Electrician Tools	R	3/08/2024	54.07		053814		
	I-1NP7-GRDG-YP9F	Office Supplies	R	3/08/2024	53.37		053814		
	I-1NPR-93VC-4PGC	2 Drawer-File Cabinet	R	3/08/2024	163.08		053814		
	I-1NWP-XGCK-CXVL	Charger	R	3/08/2024	20.41		053814		
	I-1RDL-HQHV-WVL7	Emergency Preparedness	R	3/08/2024	3,429.75		053814		
	I-1XQK-YM61-FMMW	Collection CCTV	R	3/08/2024	521.04		053814		9,560.82
AMESUP		AMERICAN SUPPLY COMPANY							
	I-3024059	Can Liners-Janitorial	R	3/08/2024	106.14		053816		106.14
ANGJOH		ANGEL H. JOHNSTONE							
	I-1019	CDBG Consulting	R	3/08/2024	7,447.15		053817		7,447.15

VENDOR	I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
ARAMA		ARAMARK							
	I-5110410998	PW, Parks & Streets Uniforms	R	3/08/2024	112.04		053818		
	I-5110410999	PW & Fleet Uniforms	R	3/08/2024	113.39		053818		
	I-5110411003	WW Uniforms	R	3/08/2024	472.89		053818		
	I-5110411004	Water Uniforms	R	3/08/2024	101.69		053818		
	I-5110415608	PW, Parks & Streets Uniforms	R	3/08/2024	112.04		053818		
	I-5110415609	PW & Fleet Uniforms	R	3/08/2024	113.39		053818		
	I-5110415613	WW Uniforms	R	3/08/2024	479.15		053818		
	I-5110415614	Water Uniforms	R	3/08/2024	110.93		053818		1,615.52
ARAMAR		ARAMARK UNIFORM & CAREER APPAR							
	I-26169983	Custom Work Shirts-G.Perez	R	3/08/2024	209.56		053820		209.56
ASAP		ASAP SIGNS & PRINTING							
	I-24636	Street Sign Repair	R	3/08/2024	220.00		053821		220.00
ASI		ADMINISTRATIVE SOLUTIONS-FRESN							
	I-A1032783	ASI Admin Fees-Nov.2023	R	3/08/2024	1,350.00		053822		
	I-A1033794	ASI Admin Fees-Feb.2024	R	3/08/2024	1,395.00		053822		2,745.00
AUTOZO		AUTOZONE LLC							
	C-5509647019	Air Fresh	R	3/08/2024	11.07CR		053823		
	C-5509649815	Power Socket	R	3/08/2024	37.95CR		053823		
	C-5509649826	Tie Rod Ends Suspension	R	3/08/2024	47.84CR		053823		
	C-5509653612	Wheel Lugnuts	R	3/08/2024	41.28CR		053823		
	C-5509654638	CV Axle	R	3/08/2024	267.50CR		053823		
	I-5509643789	Suspension Parts/Control Arms	R	3/08/2024	722.01		053823		
	I-5509644083	Air Hose Reel	R	3/08/2024	240.34		053823		
	I-5509645722	Air Hose Fittings	R	3/08/2024	37.36		053823		
	I-5509645755	Valve Cover Gasket	R	3/08/2024	64.15		053823		
	I-5509646176	Distributor	R	3/08/2024	103.30		053823		
	I-5509646453	Fuel Injector O-Rings	R	3/08/2024	6.94		053823		
	I-5509646518	Gear Oil	R	3/08/2024	40.89		053823		
	I-5509646886	Axle Shafts	R	3/08/2024	267.50		053823		
	I-5509646955	Antifreeze	R	3/08/2024	115.04		053823		
	I-5509646982	Battery Cable	R	3/08/2024	51.16		053823		
	I-5509649553	Brake Hoses Replacement	R	3/08/2024	77.17		053823		
	I-5509649560	Brake Replacement	R	3/08/2024	887.33		053823		
	I-5509649684	Power Socket	R	3/08/2024	69.59		053823		
	I-5509649730	Rubber Grommets	R	3/08/2024	5.47		053823		
	I-5509650200	Motor Parts	R	3/08/2024	92.17		053823		
	I-5509650225	PVC Hose, Coolant	R	3/08/2024	24.38		053823		
	I-5509650249	Spark Plugs	R	3/08/2024	33.93		053823		
	I-5509650482	Oil & Oil Filter	R	3/08/2024	29.51		053823		
	I-5509650513	Wheel Lugnut Sockets	R	3/08/2024	76.11		053823		
	I-5509650710	Nuts & Bolts	R	3/08/2024	41.28		053823		
	I-5509650715	Wiper Blades	R	3/08/2024	64.68		053823		
	I-5509651293	Distributor Wrench	R	3/08/2024	3.81		053823		

VENDOR SET: 01 City of Soledad
BANK: APRAB Mechanics Bank
DATE RANGE: 2/28/2024 THRU 99/99/9999

VENDOR	I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
	I-5509653081	Cleaning Disc	R	3/08/2024	119.49		053823		
	I-5509653091	Battery	R	3/08/2024	233.63		053823		
	I-5509653206	Toggle Switch	R	3/08/2024	11.95		053823		
	I-5509653224	Grinder Cutting Wheel	R	3/08/2024	95.69		053823		
	I-5509653286	Exhaust Clamp	R	3/08/2024	11.41		053823		
	I-5509653577	Battery Tester Tool	R	3/08/2024	163.11		053823		
	I-5509653578	90 Degree Connector	R	3/08/2024	9.98		053823		
	I-5509653613	Nuts & Bolts	R	3/08/2024	13.42		053823		
	I-5509653644	Transmission Pan & Filter	R	3/08/2024	1,076.57		053823		
	I-5509653676	Exhaust Wrap	R	3/08/2024	12.91		053823		
	I-5509654558	Sway Bar Links	R	3/08/2024	39.13		053823		
	I-5509654639	CV Axles	R	3/08/2024	150.05		053823		
	I-5509656629	Inline Fuse Holder	R	3/08/2024	3.47		053823		
	I-5509656632	Suspension Strut Assembly	R	3/08/2024	276.20		053823		
	I-5509656778	Glass Fuses	R	3/08/2024	13.10		053823		
	I-6290766583	Repairs & Supplies	R	3/08/2024	159.35		053823		5,037.94
BADGER		BADGER METER, INC.							
	I-80152863	Cellular Badger	R	3/08/2024	1,278.70		053826		1,278.70
BARPSY		RICHARD A BLAK, PH.D							
	I-021424	Background-R.Beltran	R	3/08/2024	465.00		053827		
	I-022724	FFD Re-Eval.	R	3/08/2024	1,400.00		053827		1,865.00
BENITE		JESUS BENITEZ							
	I-1741	Rental Security	R	3/08/2024	1,440.00		053828		1,440.00
BLUEPO		BLUEPOINT PLANNING, LLC							
	I-1235	Park & Rec Master Plan	R	3/08/2024	2,489.87		053829		2,489.87
BONNER		CAROLYN JOY BONNER							
	I-030524	Musician SC Senior Social	R	3/08/2024	200.00		053830		200.00
BRAVIL		FRANCISCO BRAVO							
	I-02212413750	Emergency Tire Inflation	R	3/08/2024	191.13		053831		191.13
BRYCEH		BRYCE HR CONSULTING, INC.							
	I-4521	Prof.Srvcs-IT Direction 1of2	R	3/08/2024	190.00		053832		
	I-4544	Prof.Srvcs-IT Direction 2of2	R	3/08/2024	475.00		053832		
	I-4597	Comp. Study-Partial	R	3/08/2024	2,660.00		053832		
	I-4623	Comp. Study-Partial	R	3/08/2024	4,940.00		053832		8,265.00
BURKE		BURKE, WILLIAMS & SORENSEN, LL							
	I-316390	Prof.Srvcs-PersonnelRules Upda	R	3/08/2024	7,626.00		053833		7,626.00

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CAL		CAL FIRE							
	I-0000001566056	Weed Abatement	R	3/08/2024	227.08		053834		227.08
CALIBU		CALIFORNIA BUILDING STANDARDS							
	I-022124	Fees/Oct-Dec. 2023	R	3/08/2024	117.90		053835		117.90
CALRUR		CALIFORNIA RURAL WATER ASSOCIA							
	I-030524	CRWA Class-P.Rendon	R	3/08/2024	800.00		053836		800.00
CELAYA		PHILLIP CELAYA							
	I-022724	DOJ Tobacco Enforcement	R	3/08/2024	111.00		053837		111.00
CISO		CITY OF SOLEDAD							
	I-022924	Water Service	R	3/08/2024	11,184.43		053838		11,184.43
COMOEM		COUNTY OF MONTEREY DEPT OF EME							
	I-Qtr. 4 FY 2023/24	911 Fees	R	3/08/2024	101,320.00		053839		101,320.00
CONEXW		BIZON GROUP INC.							
	I-INV-274440	Container Rental	R	3/08/2024	130.01		053840		130.01
CORE&M		CORE & MAIN LP							
	I-U423986	Brass Fittings 2"	R	3/08/2024	517.67		053841		517.67
CYPRES		AUGARTEN, LTD							
	I-217066	Windshield Cowl	R	3/08/2024	225.44		053842		225.44
DANECO		DANECO ELECTRIC INC.							
	I-1851	Electrical-InstallMixers-LaCue	R	3/08/2024	10,029.72		053843		10,029.72
DATA		DATAFLOW BUSINESS SYSTEMS, INC							
	I-382847	CH Copier	R	3/08/2024	376.13		053844		
	I-383361	PD Copier	R	3/08/2024	383.52		053844		759.65
DEPCON		DEPARTMENT OF CONSERVATION							
	I-022124	Fees/Oct.-Dec. 2023	R	3/08/2024	567.04		053845		567.04
EDGES		EDGES ELECTRICAL GROUP, LLC							
	I-S6076015.001	Repairs VFD Conduit-Well 6	R	3/08/2024	379.67		053846		
	I-S6076218.001	LaCuesta Mixers	R	3/08/2024	1,237.41		053846		
	I-S6076218.002	LaCuesta Mixers	R	3/08/2024	825.69		053846		
	I-S6079009.001	Well #6	R	3/08/2024	116.88		053846		
	I-S6080182.001	Well #6 UFD	R	3/08/2024	240.52		053846		
	I-S6081700.001	Well #6 UFD	R	3/08/2024	63.15		053846		
	I-S6081700.002	LaCuesta Mixers	R	3/08/2024	206.00		053846		
	I-S6084680.001	E.Fittings-Screwpress	R	3/08/2024	1,676.27		053846		4,745.59

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ESPINO		JUAN ESPINOZA							
	I-030424	ADPP-J.Espinoza Feb.2024	R	3/08/2024	4,979.23		053847		4,979.23
ESRI		ESRI, INC.							
	I-94642345	ArcGIS Pro For Kao Nou	R	3/08/2024	559.60		053848		559.60
EVERBA		EVERBANK, N.A.							
	I-9896399	Copier Lease	R	3/08/2024	329.78		053849		329.78
FEDEXF		FEDEX FREIGHT							
	I-9176371993	Freight Shipping-Caltrol	R	3/08/2024	291.67		053850		291.67
FERENT		FERGUSON ENTERPRISES INC. 1423							
	I-1840974	Tools For Utility Truck	R	3/08/2024	2,761.07		053851		
	I-1842539	2" Brass O'Rings	R	3/08/2024	1,073.86		053851		
	I-1843252	2" Brass Fittings	R	3/08/2024	243.82		053851		4,078.75
FIRME		SELENE FIRME							
	I-030524	Paint Inst. $108@70%	R	3/08/2024	76.60		053852		76.60
FRAUY		FRANCINE UY							
	I-030124	Reimb.-LCW Conference Lunches	R	3/08/2024	29.91		053853		29.91
GRAINE		GRAINGER							
	I-9951162693	Bearings-Headwork	R	3/08/2024	129.80		053854		
	I-9977410589	Pipes Threading Machine	R	3/08/2024	8,256.27		053854		8,386.07
GREENR		GREEN RUBBER-KENNEDY AG							
	I-G-425726	Repairs-Headworks/Coll.Couplin	R	3/08/2024	872.30		053855		
	I-G-425977	Headworks-Hose & Fittings	R	3/08/2024	347.01		053855		1,219.31
GUERR		DAMIAN GUERRERO							
	I-66	Homeless Clean-Up	R	3/08/2024	200.00		053856		
	I-67	Homeless Clean-Up	R	3/08/2024	200.00		053856		400.00
GYMREP		GUILLIEMO GARCIA							
	I-01116	Fitness Equip. Maint.	R	3/08/2024	1,250.00		053857		1,250.00
HACH C		HACH COMPANY							
	I-13929217	Lab Supplies Restock	R	3/08/2024	533.00		053858		533.00
HAREDU		DUSTIN HARE							
	I-030624	Referee Basketball 3@$40.00	R	3/08/2024	120.00		053859		120.00

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HILINE		HI-LINE ELECTRIC COMPANY, INC.							
	I-11102569	Thread Lock	R	3/08/2024	44.42		053860		
	I-11102571	Shop Restock	R	3/08/2024	517.35		053860		561.77
HOLLOW		HOLLOWAY ENVIRONMENTAL SOLUTIO							
	I-INV-HES-2717	Sludge Hauling	R	3/08/2024	35,372.57		053861		35,372.57
ISA		ISA IN STUDIO ARCHITECTURE, IN							
	I-2023-2163	Fire Station Apparatus	R	3/08/2024	9,946.94		053862		
	I-2023-2181	SCC Upgrades	R	3/08/2024	31,182.63		053862		
	I-2024-2250	Fire Station Apparatus	R	3/08/2024	13,200.80		053862		54,330.37
J&SREF		J & S REFRIGERATION, INC.							
	I-9323	AC Repairs	R	3/08/2024	275.00		053863		275.00
J.A.V		ANA RUEDA DE VIDALES							
	I-24-057	Translation-Mtg Cancelled	R	3/08/2024	180.00		053864		
	I-24-131	Translation-In Person	R	3/08/2024	257.72		053864		437.72
KSB		KSB, INC.							
	I-I20000031006	Sulzer-Small Pump Repairs	R	3/08/2024	2,824.85		053865		
	I-I20000031008	Flygt-Small Pump Repair	R	3/08/2024	3,225.52		053865		6,050.37
LARRYD		LARRY DAVIS ASSOCIATES, LLC							
	I-4612	Dispatch-Phone Repair	R	3/08/2024	787.50		053866		787.50
LAWPRO		LAWSON PRODUCTS							
	I-9311314179	Shop Restock-Repair Tools	R	3/08/2024	290.69		053867		290.69
LUNA		MELINDA LUNA							
	I-030524	Fitness Instruct$120@70/30	R	3/08/2024	84.00		053868		84.00
MARKMI		MARK A. MILLER							
	I-2C	Kidder/East Waterline Review	R	3/08/2024	2,538.00		053869		
	I-4A	Review RWF Pump Station	R	3/08/2024	1,575.00		053869		
	I-5A	Recycled Water Conveyance	R	3/08/2024	1,522.50		053869		5,635.50
MATCOT		JUAN A. ZARATE, JR							
	I-78375	Drain Plug Wrench	R	3/08/2024	109.83		053870		
	I-78734	Cutting Wheel	R	3/08/2024	13.38		053870		123.21
MBASIA		MBASIA							
	I-GHC0058802-1	Liability Insurance	R	3/08/2024	392.60		053871		
	I-GHC0058802-2	Liability Insurance	R	3/08/2024	814.30		053871		
	I-GHC0062676-1	Liability Insurance	R	3/08/2024	263.80		053871		1,470.70

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MCMAST		MCMASTER-CARR SUPPLY COMPANY							
	I-21787138	Headworks-Steam Hose	R	3/08/2024	193.14		053872		193.14
MOTORO		MOTOROLA SOLUTIONS, INC.							
	I-32517	Motorola-Lease	R	3/08/2024	11,607.81		053873		11,607.81
NAVIA		NAVIA BENEFIT SOLUTIONS							
	I-10822399	COBRA Admin Fees-Feb 2024	R	3/08/2024	100.00		053874		100.00
NAVIB		NAVIA BENEFIT SOLUTIONS							
	I-030524	Claims Funding	R	3/08/2024	11,975.37		053875		11,975.37
OREAUT		O'REILLY AUTO PARTS							
	C-3566-181850	Rental Tool	R	3/08/2024	65.54CR		053876		
	I-3566-179787	Oil Change for Parks Vehicles	R	3/08/2024	229.62		053876		
	I-3566-180295	Hose Clamps	R	3/08/2024	6.29		053876		
	I-3566-180563	Oil Filter-Ram 2021Lic#1448551	R	3/08/2024	45.05		053876		
	I-3566-180678	Oil Change	R	3/08/2024	3.46		053876		
	I-3566-181694	Oil Change-Ram 2500Lic#1448551	R	3/08/2024	60.76		053876		
	I-3566-181799	Air Filter-Ram 2500Lic#1448551	R	3/08/2024	131.09		053876		
	I-3566-182243	Supplies-Collection	R	3/08/2024	79.61		053876		
	I-3566-182295	Exhaust Clamp	R	3/08/2024	17.63		053876		507.97
P.G.E.		PACIFIC GAS & ELECTRIC							
	I-0887888084-1 2/24	DR Assessment Dist.	R	3/08/2024	109.33		053877		
	I-1785139879-6 2/24	Lights	R	3/08/2024	10,172.15		053877		
	I-1799702880-2 2/24	Parks, Facilities, Streets	R	3/08/2024	6,250.62		053877		
	I-3830995043-4 2/24	RSV Assessment Dist.	R	3/08/2024	15.61		053877		
	I-5258477320-5 2/24	Community Center	R	3/08/2024	4,865.42		053877		
	I-5491361450-6 2/24	Lights & Fire Dept.	R	3/08/2024	3,213.54		053877		
	I-8289424357-3 2/24	Lights	R	3/08/2024	123.78		053877		
	I-8580587393-3 2/24	Water	R	3/08/2024	11,005.16		053877		
	I-9523745462-4 2/24	Signals	R	3/08/2024	15.00		053877		
	I-9782172434-7 2/24	255 Soledad	R	3/08/2024	984.20		053877		36,754.81
PARTNE		PARTNERS FOR PEACE							
	I-5	YVPP	R	3/08/2024	5,761.02		053878		5,761.02
PENINS		PENINSULA WELDING & MEDICAL SU							
	I-256759	Welding Helmet Bag-Restock	R	3/08/2024	59.84		053879		
	I-256957	Welding Faceshield	R	3/08/2024	175.26		053879		
	I-257422	Cylinder Tanks Rental	R	3/08/2024	119.10		053879		354.20

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PREAUT		PRECISION AUTOMOTIVE							
	I-I023112	Tires/Alignment-'06 Escape	R	3/08/2024	865.78		053880		865.78
PREMO		PREMO ROOFING COMPANY							
	I-6625	Police Dept. Water Tank Repair	R	3/08/2024	2,850.00		053881		2,850.00
RCDMC		RESOURCE CONSERVATION DISTRICT							
	I-CS-Sol-4	RCD River Maint. Agreement	R	3/08/2024	2,750.00		053882		2,750.00
RUSCON		MARIA RUSCONI							
	I-030524	Refund Group Art Club	R	3/08/2024	5.00		053883		5.00
SALINA		S & L INVESTMENTS							
	I-40517	Uniforms-Arreola	R	3/08/2024	465.36		053884		
	I-40552	Uniforms-Santiago	R	3/08/2024	653.29		053884		
	I-40554	Uniforms-Chief Wasson	R	3/08/2024	225.02		053884		
	I-40555	Uniforms-Bravo	R	3/08/2024	168.18		053884		
	I-40556	Uniforms-Aguilar	R	3/08/2024	1,463.72		053884		2,975.57
SALSOL		SALINAS VALLEY SOLID WASTE AUT							
	I-24689	Solid Waste Fees/Feb. 2024	R	3/08/2024	71,262.54		053885		71,262.54
SCHWHE		SCHAAF & WHEELER							
	I-38863	Miramonte Storm Drain Study	R	3/08/2024	737.50		053886		737.50
SHRED		SHRED-IT USA LLC/STERICYCLE IN							
	I-8006229239	Prop/Evidence	R	3/08/2024	122.76		053887		122.76
SIGIRR		SIGNATURE IRRIGATION							
	I-53076	Repairs-Polymer Station	R	3/08/2024	45.28		053888		
	I-53092	6" Hose Clamp	R	3/08/2024	10.55		053888		
	I-53119	2" SCH80 Fittings	R	3/08/2024	103.07		053888		
	I-53120	2" SCH80 Fittings	R	3/08/2024	49.25		053888		
	I-53123	2" SCH80/Gloves	R	3/08/2024	89.30		053888		297.45
SOLAUT		SOLEDAD AUTO PARTS							
	I-185723	Pin, Silicone	R	3/08/2024	16.39		053889		
	I-185733	Oil Change-Dump Truck	R	3/08/2024	262.66		053889		
	I-185764	Check Valve for Feed Pump #2	R	3/08/2024	155.08		053889		
	I-185789	Color Pins, Battery Cable	R	3/08/2024	240.85		053889		674.98
SOLTRU		SOLEDAD TRUE VALUE							
	I-31534	Keys-Generators	R	3/08/2024	43.13		053890		
	I-315369	Baseboard	R	3/08/2024	20.93		053890		64.06

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STAPLE		STAPLES BUSINESS CREDIT							
	C-6000469020	Facilities	R	3/08/2024	30.80CR		053891		
	I-1000585686	Training Materials	R	3/08/2024	48.71		053891		
	I-1000590337	FD-Kitchen Supply	R	3/08/2024	31.34		053891		
	I-1100500564	FD-Supplies	R	3/08/2024	139.88		053891		
	I-6000309398	Office Supplies	R	3/08/2024	91.54		053891		
	I-6000309399	FD-Supplies	R	3/08/2024	206.29		053891		
	I-6000309400	Coll. Office-Air Fresheners	R	3/08/2024	28.83		053891		
	I-6000309404	WWTP/Water Office Supplies	R	3/08/2024	341.13		053891		
	I-6000309405	Office Paper Tray Organizer	R	3/08/2024	26.76		053891		
	I-6000309406	Office Supplies	R	3/08/2024	79.16		053891		
	I-6000468988	Bins	R	3/08/2024	57.00		053891		
	I-6000468989	Evidence Supplies	R	3/08/2024	90.00		053891		
	I-6000468990	Office Supplies	R	3/08/2024	35.39		053891		
	I-6000468991	Bins	R	3/08/2024	37.34		053891		
	I-6000468994	Bathroom-Purifier	R	3/08/2024	109.35		053891		
	I-6000469002	Office Supplies	R	3/08/2024	45.00		053891		
	I-6000469004	Office Supplies	R	3/08/2024	51.53		053891		
	I-6000469006	Office Supplies	R	3/08/2024	64.65		053891		
	I-6000469008	Office Supplies	R	3/08/2024	28.50		053891		
	I-6000469009	Batteries	R	3/08/2024	82.79		053891		
	I-6000469016	Cleaning Supplies	R	3/08/2024	41.45		053891		
	I-6000469018	Office Supplies	R	3/08/2024	34.83		053891		
	I-6000469019	Bins	R	3/08/2024	41.29		053891		
	I-6000469022	Boxes	R	3/08/2024	349.00		053891		2,030.96
SUNBEL		SUNBELT RENTALS, INC							
	I-150380193-0001	La Cuesta Tank Mixer	R	3/08/2024	2,673.91		053893		2,673.91
SUNSTR		SUN STREET CENTERS							
	I-SOLE-R2S-106	YVPP	R	3/08/2024	10,109.92		053894		
	I-SOLE-R2S-107	YVPP	R	3/08/2024	10,109.92		053894		20,219.84
TAQUER		MARIA JUANA ALDACO							
	I-022724	Dia de los Muertos-Food	R	3/08/2024	800.00		053895		800.00
TERMIN		TERMINIX COMMERCIAL							
	I-442642569	Orchard Park Pest Control	R	3/08/2024	35.00		053896		35.00
TMOBIL		T-MOBILE USA, INC							
	I-022124	Cell Phone Svc	R	3/08/2024	138.05		053897		138.05
TMOBIL		T-MOBILE USA, INC							
	I-022124A	IT Cellphones	R	3/08/2024	70.08		053898		70.08

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TMOBIL		T-MOBILE USA, INC							
	I-022124C	Cell Phones	R	3/08/2024	80.33		053899		80.33
TRICIT		TRI-CITIES DISPOSAL AND RECYCL							
	I-0001082499	Corp Yard Landfill Fees	R	3/08/2024	2,782.37		053900		
	I-2024-02	Garbage Fees/Feb. 2024	R	3/08/2024	152,084.48		053900		154,866.85
TRICON		TRI-COUNTY FIRE PROTECTION, IN							
	I-HP63013	FD-Extinguisher Test	R	3/08/2024	120.00		053901		120.00
UTILTE		UTILITY TELECOM GROUP, LLC							
	I-902390000000240216	City Phones	R	3/08/2024	4,278.34		053902		4,278.34
VALS		VALS PLUMBING AND HEATING INC.							
	I-45966	Heating Repair-Gym	R	3/08/2024	451.87		053903		451.87
VARI		VARI SALES CORPORATION							
	I-91068740	Standing Desk Casters-Police	R	3/08/2024	196.65		053904		
	I-91068947	Ergonomics-Standing Desks-PD	R	3/08/2024	1,070.61		053904		1,267.26
VERIZO		VERIZON WIRELESS							
	I-9957297144	Air Cards	R	3/08/2024	38.52		053905		
	I-9957297145	Phone Service	R	3/08/2024	662.17		053905		700.69
VICTOR		WILSON VICTORY							
	I-030624	Referee Basketball 3@$50	R	3/08/2024	150.00		053906		150.00
VOYAG		US BANK VOYAGER FLEET SYSTEMS,							
	I-8691428362408	Fuel	R	3/08/2024	11,343.14		053907		11,343.14
WAGED		ED WAGGONER							
	I-022524	Reimb. Training-AWWA	R	3/08/2024	80.00		053908		80.00
WAGEWO		WAGE WORKS, INC							
	I-INV6219119	FSA Admin Fees-Feb. 2024	R	3/08/2024	89.25		053909		89.25
WALLAC		WALLACE GROUP							
	I-61681	Dixi St Sewer/Water Replacemnt	R	3/08/2024	4,275.00		053910		4,275.00
WATAWA		WATER AWARENESS COMMITTEE OF M							
	I-021624	WAC 2024 Membership	R	3/08/2024	1,000.00		053911		1,000.00
Z&M EN		Z&M ENTERPRISE, LLC							
	I-647	OEM Lamp Sockets-UV Station	R	3/08/2024	665.34		053912		665.34

VENDOR SET: 01 City of Soledad
BANK: APRAB Mechanics Bank
DATE RANGE: 2/28/2024 THRU 99/99/9999

VENDOR	I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
ZAMUDI		CAITLAN ZAMUDIO							
	I-030524	PerDiem-DOJ Tobacco Enforcemnt	R	3/08/2024	111.00		053913		111.00
ZARCOS		ZARCOS TREE SERVICE							
	I-6355	Tree Trimming	R	3/08/2024	4,950.00		053914		4,950.00
1		LOPEZ, CRYSTAL							
	I-000202402292173	US REFUND	R	3/08/2024	153.40		053915		153.40
1		BENITO, REYES-MARTIN							
	I-000202402292174	US REFUND	R	3/08/2024	98.55		053916		98.55
1		GARCIA GARCIA, SALVA							
	I-000202402292175	US REFUND	R	3/08/2024	70.77		053917		70.77
CREUPH		JUAN CRESPO							
	I-020624	Upholstery	R	3/12/2024	830.00		053918		830.00
STEPHE		STEPHEN BROWN ASSOCIATES, INC							
	I-1608	Appraisal Of 540 Gabilan	R	3/12/2024	5,500.00		053919		5,500.00

* * T O T A L S * *	NO			INVOICE AMOUNT	DISCOUNTS	CHECK AMOUNT
REGULAR CHECKS:	124			810,463.82	0.00	810,463.82
HAND CHECKS:	0			0.00	0.00	0.00
DRAFTS:	0			0.00	0.00	0.00
EFT:	0			0.00	0.00	0.00
NON CHECKS:	0			0.00	0.00	0.00
VOID CHECKS:	0	VOID DEBITS	0.00			
		VOID CREDITS	0.00	0.00	0.00	

TOTAL ERRORS: 0

	NO	INVOICE AMOUNT	DISCOUNTS	CHECK AMOUNT
VENDOR SET: 01 BANK: APRAB TOTALS:	124	810,463.82	0.00	810,463.82
BANK: APRAB TOTALS:	124	810,463.82	0.00	810,463.82
REPORT TOTALS:	124	810,463.82	0.00	810,463.82

VENDOR SET: 01 City of Soledad
BANK: * ALL BANKS
DATE RANGE: 3/19/2024 THRU 99/99/9999

VENDOR I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
C-CHECK	VOID CHECK	V	3/22/2024			053928		
C-CHECK	VOID CHECK	V	3/22/2024			053929		
C-CHECK	VOID CHECK	V	3/22/2024			053931		
C-CHECK	VOID CHECK	V	3/22/2024			053942		
C-CHECK	VOID CHECK	V	3/22/2024			053947		
C-CHECK	VOID CHECK	V	3/22/2024			053952		
C-CHECK	VOID CHECK	V	3/22/2024			054021		
C-CHECK	VOID CHECK	V	3/22/2024			054022		
C-CHECK	VOID CHECK	V	3/22/2024			054032		
C-CHECK	VOID CHECK	V	3/22/2024			054033		
C-CHECK	VOID CHECK	V	3/22/2024			054034		

* * T O T A L S * *	NO			INVOICE AMOUNT	DISCOUNTS	CHECK AMOUNT
REGULAR CHECKS:	0			0.00	0.00	0.00
HAND CHECKS:	0			0.00	0.00	0.00
DRAFTS:	0			0.00	0.00	0.00
EFT:	0			0.00	0.00	0.00
NON CHECKS:	0			0.00	0.00	0.00
VOID CHECKS:	11	VOID DEBITS	0.00			
		VOID CREDITS	0.00	0.00	0.00	

TOTAL ERRORS: 0

	NO	INVOICE AMOUNT	DISCOUNTS	CHECK AMOUNT
VENDOR SET: 01 BANK: * TOTALS:	11	0.00	0.00	0.00
BANK: * TOTALS:	11	0.00	0.00	0.00

VENDOR SET: 01 City of Soledad
BANK: APRAB Mechanics Bank
DATE RANGE: 3/19/2024 THRU 99/99/9999

VENDOR	I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
AFLAC		AFLAC HEADQUARTERS							
	I-AF2202403192179	AFLAC CONTRIBUTION	R	3/22/2024	709.34		053921		
	I-AFL202403192179	AFLAC CONTRIBUTION	R	3/22/2024	724.84		053921		1,434.18
CALIFS		CALIFORNIA STATE DISBURSEMENT							
	I-CH 202403192179	CHILD SUPPORT CONTRIBUTION	R	3/22/2024	874.15		053922		874.15
COMM F		COMMUNITY FOUNDATION FOR MONTE							
	I-CCD202403192179	CAPITAL CAMPAIGN DONATION	R	3/22/2024	165.00		053923		165.00
SEIU L		SEIU LOCAL 521							
	I-SCO202403192179	EMPLOYEE CONTRIBUTION	R	3/22/2024	24.00		053924		
	I-SEI202403192179	EMPLOYEE CONTRIBUTION	R	3/22/2024	1,354.91		053924		1,378.91
SPOA		SOLEDAD POLICE OFFICERS ASSOCI							
	I-SPO202403192179	POLICE OFFICERS CONTRIBUTIONS	R	3/22/2024	720.00		053925		720.00
STAEDD		STATE OF CALIFORNIA E.D.D.							
	I-T2 202403182178	STATE TAX W/H	R	3/22/2024	14.82		053926		
	I-T2 202403192179	STATE TAX W/H	R	3/22/2024	11,528.60		053926		11,543.42
STPERS		STATE OF CALIFORNIA PERS							
	I-PCR202403192179	CHIEF & LIEUTENANT	R	3/22/2024	3,291.69		053927		
	I-PEC202403192179	City of Soledad Conf PEPRA	R	3/22/2024	283.85		053927		
	I-PEP202403192179	EMPLOYEE CONTRIBUTION	R	3/22/2024	9,961.53		053927		
	I-PER202403192179	City of Soledad Regular Empl	R	3/22/2024	10,566.00		053927		
	I-PES202403192179	City of Soledad Police	R	3/22/2024	5,531.95		053927		
	I-PKE202403192179	City of Soledad Conf. Employee	R	3/22/2024	311.82		053927		
	I-PME202403192179	City of Soledad Reg Managers	R	3/22/2024	507.20		053927		
	I-PMR202403192179	City of Soledad Managers	R	3/22/2024	731.82		053927		
	I-PPE202403192179	City of Soledad Police	R	3/22/2024	2,248.50		053927		
	I-PPR202403192179	City of Soledad Police	R	3/22/2024	2,464.05		053927		
	I-PPS202403192179	City of Soledad Police	R	3/22/2024	5,617.73		053927		
	I-PRE202403192179	EMPLOYEE CONTRIBUTION	R	3/22/2024	4,476.57		053927		
	I-PRR202403192179	City of Soledad Regular Empl	R	3/22/2024	6,908.96		053927		52,901.67
SUNLIF		SUN LIFE ASSURANCE COMPANY OF							
	I-110202403192179	DENTAL INSURANCE	R	3/22/2024	2,572.34		053930		
	I-120202403192179	VISION INSURANCE	R	3/22/2024	458.53		053930		
	I-SLI202403192179	LIFE, AD&D, LTD	R	3/22/2024	1,677.36		053930		
	I-SLS202403192179	SUPPLEMENTAL	R	3/22/2024	323.10		053930		5,031.33
UNIWAY		UNITED WAY MONTEREY COUNTY							
	I-UN 202403192179	UNITED WAY CONTRIBUTIONS	R	3/22/2024	2.00		053932		2.00

VENDOR SET: 01 City of Soledad
BANK: APRAB Mechanics Bank
DATE RANGE: 3/19/2024 THRU 99/99/9999

VENDOR	I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
VANTAG		MISSION SQUARE-303584							
	I-D15202403192179	DEFERRED-EMPLOYEE PORTION	R	3/22/2024	537.61		053933		
	I-DDD202403192179	DEFERRED-EMPLOYEE PORTION	R	3/22/2024	6,550.00		053933		
	I-DEF202403192179	DEFERRED-EMPLOYEE PORTION	R	3/22/2024	493.87		053933		7,581.48
ACEC C		ACEC CA							
	I-200011413	Publications-CEQA	R	3/22/2024	49.05		053934		49.05
AGILEO		AGILE OCCUPATION MEDICINE PC							
	I-EM015485	Pre-Employment Medical	R	3/22/2024	760.00		053935		760.00
AGUILA		ROLANDO AGUILAR							
	I-030724	Reimb-Easy Baking Program	R	3/22/2024	15.97		053936		15.97
AIRMED		AIR MEDICAL GROUP HOLDINGS							
	I-11025-2024320	2024 Enrollment 15 Part. @ $75	R	3/22/2024	1,125.00		053937		1,125.00
ALHAMB		DS SERVICES OF AMERICA, INC.							
	I-18185522 031524	Water & Dispenser	R	3/22/2024	256.25		053938		
	I-21460558 031424	Water Service	R	3/22/2024	161.84		053938		418.09
ALL ST		VARGAS AND RAMIREZ SPORTS							
	I-4101	Volleyball Uniforms	R	3/22/2024	1,712.41		053939		1,712.41
ALLINS		ALLIANT INSURANCE SERVICES, IN							
	I-031924	Special Event-Marco Amaro	R	3/22/2024	379.00		053940		379.00
AMAZON		AMAZON CAPITAL SERVICES							
	C-19KD-VF4W-7MN7	Cabinet Hinges	R	3/22/2024	10.16CR		053941		
	C-1XHW-6CF:-7KDC	TV Refund	R	3/22/2024	659.32CR		053941		
	I-131G-3KNM-1V63	ACO Supplies	R	3/22/2024	31.63		053941		
	I-13K1-KTPV-7TKQ	Cable Replacements For RW PC	R	3/22/2024	37.89		053941		
	I-13KJ-QY94-1WGX	ACO-Chip Reader	R	3/22/2024	186.66		053941		
	I-16TF-YMLX-1NJT	Electrical Tape	R	3/22/2024	161.98		053941		
	I-16Y7-XGGL-W4JH	CM Office Supplies/Table Cloth	R	3/22/2024	117.65		053941		
	I-19Q4-JN3M-7C69	Office Supplies	R	3/22/2024	18.44		053941		
	I-1CDX-Q1LT-1R4Y	Trimmer Head	R	3/22/2024	84.12		053941		
	I-1CQW-6CXQ-14L6	VA Supplies	R	3/22/2024	59.38		053941		
	I-1DFQ-D96X-NV1C	Office End Table	R	3/22/2024	49.81		053941		
	I-1DQ9-KK3L-X3W7	Vent Fan-Motor Storage Conex	R	3/22/2024	100.48		053941		
	I-1DVC-N7D7-D4QH	Kitchen Cabinets	R	3/22/2024	464.88		053941		
	I-1FW9-KJGC-YX7Y	VA-Laptop Bag	R	3/22/2024	37.13		053941		
	I-1HHP-6N3F-HV16	Mounts	R	3/22/2024	95.01		053941		
	I-1J99-46R4-JGLM	Boxes For OLP Cabling	R	3/22/2024	194.73		053941		
	I-1K6Q-3RKP-3D99	Men's Boots	R	3/22/2024	76.46		053941		
	I-1LJD-MQQW-1PDR	Cell Phone Case	R	3/22/2024	45.87		053941		
	I-1MRJ-MWQQ-3TQV	Mailbox-Front Office/Building	R	3/22/2024	58.39		053941		
	I-1NWN-TYLV-N331	Elect.Dept-Safety Glasses	R	3/22/2024	43.56		053941		

VENDOR SET: 01 City of Soledad
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DATE RANGE: 3/19/2024 THRU 99/99/9999

VENDOR	I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
	I-1PD1-QWXX-JGPY	PD Phone Cases	R	3/22/2024	113.69		053941		
	I-1R3Q-V317-XTV7	Office Supplies	R	3/22/2024	143.97		053941		
	I-1R67-LV4H-VL9N	EMI Filters-Camera Van	R	3/22/2024	121.70		053941		
	I-1RQQ-MNVV-4QF7	Chainsaw Chain	R	3/22/2024	84.56		053941		
	I-1VNW-X67V-91HM	Power Inverter-Camera Van	R	3/22/2024	474.85		053941		2,133.36
AMESUP		AMERICAN SUPPLY COMPANY							
	I-3022414	Cleaning Supplies	R	3/22/2024	104.83		053943		
	I-3025225	Muriatic Acid-Injector Cleaner	R	3/22/2024	119.63		053943		
	I-3025507	Squeegee	R	3/22/2024	7.59		053943		232.05
ANALGE		ANALGESIC SERVICES, INC.							
	I-371254	FD-Oxygen	R	3/22/2024	68.50		053944		68.50
ANIMAL		ANIMAL DAMAGE MANAGEMENT, INC.							
	I-330492	Rodent Control-Chavez/Vosti	R	3/22/2024	200.00		053945		200.00
ARAMA		ARAMARK							
	I-5110420230	PW Uniforms/Parks & Streets	R	3/22/2024	102.37		053946		
	I-5110420231	PW Uniforms/Fleet	R	3/22/2024	113.39		053946		
	I-5110420235	WW Uniforms	R	3/22/2024	478.62		053946		
	I-5110420236	Water Uniforms	R	3/22/2024	149.31		053946		
	I-5110424779	PW Uniforms/Parks & Streets	R	3/22/2024	109.60		053946		
	I-5110424780	PW Uniforms/Fleet	R	3/22/2024	118.03		053946		
	I-5110424784	WW Uniforms	R	3/22/2024	429.95		053946		
	I-5110424785	Water Uniforms	R	3/22/2024	149.76		053946		1,651.03
ARIESI		ARIES INDUSTRIES, INC.							
	I-427489	Pipeline HD Television	R	3/22/2024	134,475.83		053948		134,475.83
ASAP		ASAP SIGNS & PRINTING							
	I-24737	Name Plate CED Director	R	3/22/2024	11.53		053949		11.53
ATTCAL		AT&T							
	I-21306656	WWTP Phone	R	3/22/2024	204.34		053950		
	I-21306658	City Clerk Phone	R	3/22/2024	32.38		053950		236.72
AUTOZO		AUTOZONE LLC							
	C-5509660657	Hood Release Cable	R	3/22/2024	16.30CR		053951		
	C-5509661567	Transmission Solenoid	R	3/22/2024	103.30CR		053951		
	C-5509661568	Fuel Filter	R	3/22/2024	58.88CR		053951		
	C-5509661569	Duralast Trans ControlSolenoid	R	3/22/2024	103.30CR		053951		
	I-5509654242	Tire Machine Replacement Parts	R	3/22/2024	126.65		053951		
	I-5509654275	Tire Bead Breaker	R	3/22/2024	79.05		053951		
	I-5509654544	Intake Bolts & Sealant	R	3/22/2024	65.75		053951		
	I-5509656824	Hood Release Cable	R	3/22/2024	16.30		053951		
	I-5509657179	Oxygen Sensor	R	3/22/2024	234.88		053951		
	I-5509657260	Oxygen Sensor Gasket	R	3/22/2024	147.20		053951		

VENDOR SET: 01 City of Soledad
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VENDOR	I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
	I-5509657328	Tune-Up/Coolant Sensor	R	3/22/2024	158.69		053951		
	I-5509657385	Radiator & O2 Sensor	R	3/22/2024	415.38		053951		
	I-5509657740	PCV Hose	R	3/22/2024	4.87		053951		
	I-5509657744	Spark Plug Wire Set	R	3/22/2024	57.05		053951		
	I-5509657856	Spark Plug Wire Set	R	3/22/2024	40.23		053951		
	I-5509658043	Vapor Canister	R	3/22/2024	138.87		053951		
	I-5509658053	MAP Sensor	R	3/22/2024	76.11		053951		
	I-5509658123	Catalytic Converter Cleaner	R	3/22/2024	28.47		053951		
	I-5509658245	Transmission Solenoid	R	3/22/2024	191.04		053951		
	I-5509660626	Vapor Solenoid	R	3/22/2024	24.75		053951		
	I-5509660636	Truck Battery	R	3/22/2024	191.21		053951		
	I-5509660676	Tor & Socket Set	R	3/22/2024	13.20		053951		
	I-5509660770	Transmission Solenoid	R	3/22/2024	277.29		053951		
	I-5509661149	Radiator Hoses	R	3/22/2024	184.77		053951		
	I-5509661268	O2 Sensor	R	3/22/2024	35.88		053951		
	I-5509661547	Radiator Cap	R	3/22/2024	6.73		053951		
	I-5509662116	Side Window Glass	R	3/22/2024	209.21		053951		
	I-5509662269	Flash Light	R	3/22/2024	42.18		053951		
	I-6290780484	Diesel Exhaust Fluid-FD	R	3/22/2024	104.81		053951		2,588.79
AVILA		RIGO AVILA							
	I-031424	Reimb Training-Weco Industries	R	3/22/2024	165.00		053953		165.00
BAILEY		BAILEY STREET LIMITED							
	I-100522465	Polymers for Plant	R	3/22/2024	11,508.40		053954		11,508.40
BARRON		IVAN BARRON							
	I-031424	Reimb Training-Weco Industries	R	3/22/2024	165.00		053955		165.00
BENITE		JESUS BENITEZ							
	I-1802	Rental Security	R	3/22/2024	840.00		053956		
	I-1803	Rental Security	R	3/22/2024	1,575.00		053956		2,415.00
BODNO		BODNO LLC							
	I-D7397	Printer	R	3/22/2024	1,995.00		053957		1,995.00
BRAVIL		FRANCISCO BRAVO							
	I-03132414991	Push Pin Pliers	R	3/22/2024	51.89		053958		51.89
CALRUR		CALIFORNIA RURAL WATER ASSOCIA							
	I-202403	Membership 24/25	R	3/22/2024	1,582.00		053959		1,582.00
CAROLL		CAROLLO ENGINEERS, INC.							
	I-FB48734-3	Recycled Water Conveyance Proj	R	3/22/2024	33,698.00		053960		33,698.00

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VENDOR	I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
CIT		FIRST-CITIZENS BANK & TRUST CO							
	I-44298501	Copier Copies	R	3/22/2024	134.95		053961		
	I-44347502	CH Copier/WWTP Copier Lease	R	3/22/2024	327.71		053961		462.66
CODE3		CODE 3 TECHNOLOGY LLC							
	I-24-172	New Laptops And Docks-PD Cars	R	3/22/2024	7,771.30		053962		7,771.30
COMM F		COMMUNITY FOUNDATION FOR MONTE							
	I-031224	Capital Campaign Donation	R	3/22/2024	60.00		053963		60.00
CONEXW		BIZON GROUP INC.							
	I-INV-261330	Container Rental-Gateway	R	3/22/2024	130.01		053964		
	I-INV-267861	Container Rental Gateway	R	3/22/2024	130.01		053964		
	I-INV-280843	Container Rental	R	3/22/2024	130.01		053964		390.03
CSC OF		CSC OF SALINAS							
	I-000995016	F-650 Truck Repairs	R	3/22/2024	323.88		053965		323.88
CSG CO		CSG CONSULTANTS, INC.							
	I-55439	Bldg. Services	R	3/22/2024	7,991.00		053966		
	I-55475	Fire Services	R	3/22/2024	889.00		053966		
	I-55550	Civil/Stormwater PR	R	3/22/2024	5,792.50		053966		14,672.50
DATA		DATAFLOW BUSINESS SYSTEMS, INC							
	I-383982	PD Copier	R	3/22/2024	12.50		053967		
	I-384202	Community Center Copier	R	3/22/2024	125.58		053967		
	I-384617	CH Copier (Front Office)	R	3/22/2024	443.52		053967		581.60
DEPFOR		DEPARTMENT OF FORESTRY AND FIR							
	I-170754	4th Qtr Estimate-FD	R	3/22/2024	432,512.10		053968		432,512.10
DEPJUS		DEPARTMENT OF JUSTICE-STATE OF							
	I-720127	Live Scan Fees	R	3/22/2024	687.00		053969		687.00
EMCPLA		EMC PLANNING GROUP INC.							
	I-16-001-78	Miramonte Staff Support	R	3/22/2024	1,075.31		053970		1,075.31
FEDPAS		FEDEX							
	I-8-425-45045	Postage	R	3/22/2024	36.22		053971		
	I-8-439-10844	Postage-Evidence	R	3/22/2024	90.60		053971		126.82
FERENT		FERGUSON ENTERPRISES INC. 1423							
	I-1845203	8"Tee Plus Nut/Bolts-CP Well10	R	3/22/2024	889.95		053972		889.95

VENDOR	I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
FIREWO		FIREWORKS & STAGE FX AMERICA,							
	I-031524	4th of July Fireworks 7/4/24	R	3/22/2024	7,500.00		053973		7,500.00
GAVPRI		GAVILAN PRINTERS, LLC							
	I-34469	Envelopes W/Logo	R	3/22/2024	1,138.70		053974		1,138.70
GONZAC		GONZALES ACE HARDWARE INC.							
	I-033329/3	Graffiti Cover Up Paint	R	3/22/2024	437.15		053975		437.15
GORENA		LAURA GORENA							
	I-030824	Ballet Spring Session 2160@70%	R	3/22/2024	1,512.00		053976		1,512.00
GREENR		GREEN RUBBER-KENNEDY AG							
	I-G-426242	Water Strainer-Headworks	R	3/22/2024	64.81		053977		
	I-S-768278	Spare Schedule 80 Fittings Inv	R	3/22/2024	958.43		053977		1,023.24
GUERR		DAMIAN GUERRERO							
	I-64	River Bed Cleanup	R	3/22/2024	100.00		053978		
	I-65	Remove Overgrown Vegetation	R	3/22/2024	2,500.00		053978		2,600.00
HACH C		HACH COMPANY							
	I-13947606	UV Sensor-Replacement Title 22	R	3/22/2024	27,407.49		053979		27,407.49
HAREDU		DUSTIN HARE							
	I-032024	Referee Basketball 6@$40	R	3/22/2024	240.00		053980		240.00
HILLYA		HILLYARD, INC.							
	I-605423995	Janitorial	R	3/22/2024	642.23		053981		642.23
INFOSE		INFOSEND, INC							
	I-258064	Utility Bill Mailing	R	3/22/2024	2,429.03		053982		2,429.03
J&SREF		J & S REFRIGERATION, INC.							
	I-9334	AC Repair	R	3/22/2024	369.33		053983		369.33
J.A.V		ANA RUEDA DE VIDALES							
	I-24-191	Professional Srvcs-Translation	R	3/22/2024	900.00		053984		900.00
JARFAY		JARVIS FAY LLP							
	I-18589	Legal-General	R	3/22/2024	14,364.00		053985		
	I-18590	Legal-Miramonte Specific Plan	R	3/22/2024	1,325.00		053985		15,689.00
JIMETI		JIMENEZ TIRE SERVICE, INC.							
	I-4761	Tire Repair-New Holland	R	3/22/2024	229.85		053986		229.85

VENDOR SET: 01 City of Soledad
BANK: APRAB Mechanics Bank
DATE RANGE: 3/19/2024 THRU 99/99/9999

VENDOR	I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
JP COO		J.P. COOKE COMPANY							
	I-825564	ACO Tags	R	3/22/2024	128.32		053987		128.32
KEITHH		KEITH BRYAN HIGGINS							
	I-23.028.01	West St. Diet Eng.	R	3/22/2024	22,905.00		053988		22,905.00
LAWPRO		LAWSON PRODUCTS							
	I-9311352117	Gloves/Shop Restock	R	3/22/2024	460.11		053989		
	I-9311358684	Shop Restock-WWTP	R	3/22/2024	365.57		053989		
	I-9311390170	Gloves/Shop Restock	R	3/22/2024	435.06		053989		1,260.74
LEYTOW		LEYVA'S TOWING, INC.							
	I-13179	Tow-Jolon Road	R	3/22/2024	180.00		053990		180.00
LNCURT		L.N. CURTIS & SON							
	I-INV799322	Compressor Repair-FD	R	3/22/2024	286.11		053991		286.11
LPEI		LIBERTY PROCESS EQUIPMENT, INC							
	I-0101780-IN	Sludge Feed Pump Rebuild Suppl	R	3/22/2024	4,433.66		053992		
	I-0101781-IN	Polymer Pump Rebuild Supplies	R	3/22/2024	988.00		053992		5,421.66
MCDMO		MONTEREY COUNTY DESTINATION MA							
	I-16481	FY23-24 Jurisdiction Investmnt	R	3/22/2024	4,500.00		053993		4,500.00
MCLARE		MCLAREN INDUSTRIES, INC							
	I-MCL114438	Replacement Tracks-CAT Loader	R	3/22/2024	5,489.27		053994		5,489.27
MEDCLE		SANDRA LOPEZ MEDINA							
	I-0588	Janitorial Gateway	R	3/22/2024	800.00		053995		
	I-0589	City Hall Janitorial	R	3/22/2024	2,257.50		053995		
	I-0590	PD Janitorial Service	R	3/22/2024	1,937.50		053995		
	I-0591	WWTP/Water Janitorial	R	3/22/2024	980.00		053995		
	I-0592	Janitorial-Blue Building	R	3/22/2024	335.00		053995		
	I-0593	Janitorial-WW Trailer	R	3/22/2024	450.00		053995		
	I-0594	Vehicle Cleaning	R	3/22/2024	410.00		053995		7,170.00
MITCH		JACK M PRATHER							
	I-20 2502A	Backflow Prevention Class	R	3/22/2024	500.00		053996		500.00
MNS		MNS ENGINEERS, INC							
	I-85641	Waterline Replacement Proj.	R	3/22/2024	9,787.50		053997		9,787.50
MPEXPR		MP EXPRESS, INC.							
	I-73753	Business Cards-C.Zamudio	R	3/22/2024	146.55		053998		146.55

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VENDOR	I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
MY JEE		SALINAS LINCOLN MERCURY, INC							
	I-253578	Gas Tank Filler Hose	R	3/22/2024	89.89		053999		89.89
NAMTAG		COLLER INDUSTRIES INCORPORATED							
	I-725088A	Office Supplies-Name Tags	R	3/22/2024	34.98		054000		
	I-725710A	Office Supplies-Name Tags	R	3/22/2024	24.86		054000		59.84
NAVIB		NAVIA BENEFIT SOLUTIONS							
	I-031924	ASI Claims Funding	R	3/22/2024	4,459.29		054001		4,459.29
NEWSV		NEWSV MEDIA							
	I-105107	Public Notices	R	3/22/2024	1,073.52		054002		1,073.52
OREAUT		O'REILLY AUTO PARTS							
	I-3566-178663	Oil Change-Ford Expediton	R	3/22/2024	85.15		054003		
	I-3566-183262	Battery-Dump Truck	R	3/22/2024	350.21		054003		
	I-3566-183279	Parts-Camera Van	R	3/22/2024	22.12		054003		
	I-3566-183320	Suspension Shocks	R	3/22/2024	99.83		054003		
	I-3566-183553	Thermostat Gasket	R	3/22/2024	1.18		054003		
	I-3566-183558	Heater Core Fitting	R	3/22/2024	4.26		054003		
	I-3566-184070	Wipers-Dodge RAM 2021	R	3/22/2024	44.55		054003		
	I-3566-184764	S.Charger-Valve Trailer,Pins	R	3/22/2024	85.18		054003		
	I-3566-184778	Receiver Hitch Lock-Restock	R	3/22/2024	108.12		054003		
	I-3566-185504	Socket Set/Cleaner	R	3/22/2024	75.90		054003		876.50
P.G.E.		PACIFIC GAS & ELECTRIC							
	I-0888152358-6 3/24	Signals	R	3/22/2024	238.47		054004		
	I-0985858632-5 3/24	Signals	R	3/22/2024	158.67		054004		
	I-1643380374-5 3/24	Lights	R	3/22/2024	7.76		054004		
	I-3104576254-4 3/24	Lights	R	3/22/2024	50.03		054004		
	I-3263003224-4 3/24	Orchard Landscaping	R	3/22/2024	20.70		054004		
	I-4008064233-9 3/24	Water	R	3/22/2024	24,659.84		054004		
	I-4722304869-6 3/24	Orchard Park	R	3/22/2024	206.62		054004		
	I-8249731688-3 3/24	Orchard Villas Landscape	R	3/22/2024	103.87		054004		
	I-8803777968-8 3/24	Gallardo Park Lights	R	3/22/2024	1,625.30		054004		
	I-9386841763-0 3/24	Miravale II St Lights	R	3/22/2024	132.91		054004		27,204.17
PARTNE		PARTNERS FOR PEACE							
	I-6	YVPP	R	3/22/2024	9,194.51		054005		9,194.51
PAVEME		PAVEMENT ENGINEERING, INC.							
	I-2402-054	2023 Crack Seal Project	R	3/22/2024	6,140.00		054006		6,140.00

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PITBOW		PITNEY BOWES GLOBAL FINANCIAL							
	I-3106556132	Lease Contract	R	3/22/2024	326.20		054007		326.20
PLACEW		PLACEWORKS, INC.							
	I-83162	Housing Element	R	3/22/2024	19,357.50		054008		
	I-83163	General Plan Update	R	3/22/2024	9,800.00		054008		29,157.50
PLAN I		PLAN IT SOFTWARE LLC							
	I-24Plan-It-1234	CIP Software	R	3/22/2024	2,500.00		054009		2,500.00
REYTIR		JESUS REYES							
	I-013028	Wheel Alignment	R	3/22/2024	115.00		054010		
	I-013029	Flat Tire Repair	R	3/22/2024	35.00		054010		150.00
SAAVED		MIGUEL SAAVEDRA							
	I-032224	Reimb.-Lodging & Meals	R	3/22/2024	205.57		054011		205.57
SAFETY		SAFETY-KLEEN SYSTEMS, INC.							
	I-93765435	Parts Washer Solvent	R	3/22/2024	252.36		054012		252.36
SALINA		S & L INVESTMENTS							
	I-40604	Uniforms-J.Escarsega	R	3/22/2024	152.93		054013		
	I-40617	Uniforms-E.Estrada	R	3/22/2024	185.70		054013		
	I-40619	Uniforms-E.Aguilar	R	3/22/2024	332.10		054013		
	I-40620	Uniforms-Beltran	R	3/22/2024	1,248.52		054013		
	I-40635	Uniforms-Beltran	R	3/22/2024	341.53		054013		
	I-40643	Uniforms-Bravo	R	3/22/2024	408.06		054013		
	I-40656	Uniforms-Ruiz	R	3/22/2024	1,723.78		054013		4,392.62
SANDIE		SAN DIEGO POLICE EQUIPMENT CO.							
	I-660751	Ammo-Supplies	R	3/22/2024	1,620.32		054014		1,620.32
SANTIA		JUAN SANTIAGO							
	I-031324	Tuition Reimb.Per SPOA MOU	R	3/22/2024	1,500.00		054015		1,500.00
SIGIRR		SIGNATURE IRRIGATION							
	I-53152	Screen-Polymer W3 Station	R	3/22/2024	28.50		054016		
	I-53153	PVC-Repairs-Polymer Pump #1	R	3/22/2024	59.28		054016		
	I-53154	Repairs-RAS/WAS Water Line	R	3/22/2024	82.29		054016		
	I-53190	Supplies & Truck Inventory	R	3/22/2024	358.08		054016		528.15
SINGH		MUKHTIAR SINGH							
	I-030524	Soledad Hotel Facade(Reimb)	R	3/22/2024	9,460.00		054017		9,460.00

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VENDOR	I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
SOLAUT		SOLEDAD AUTO PARTS							
	I-185843	Caps-F-650 Dump Truck	R	3/22/2024	209.98		054018		
	I-185881	Seal/Filters-2021 Chevy	R	3/22/2024	155.69		054018		
	I-185885	F-650 Dump Truck Oil Change	R	3/22/2024	191.01		054018		556.68
SOLERO		ROTARY CLUB OF SOLEDAD							
	I-031924	Refund Rental Deposit	R	3/22/2024	500.00		054019		500.00
SOLTRU		SOLEDAD TRUE VALUE							
	I-31341	Keys	R	3/22/2024	14.38		054020		
	I-31348	Nails	R	3/22/2024	6.54		054020		
	I-318499	Key	R	3/22/2024	3.59		054020		
	I-318526	Grinding Disks	R	3/22/2024	5.45		054020		
	I-318574	Drain Cover/Anchors	R	3/22/2024	7.94		054020		
	I-318639	Thread Locker	R	3/22/2024	10.37		054020		
	I-318651	Hardware Supplies	R	3/22/2024	32.73		054020		
	I-318658	Marking Tape	R	3/22/2024	29.46		054020		
	I-319227	Paint/Roller	R	3/22/2024	32.75		054020		
	I-319242	Tie Down Rope	R	3/22/2024	7.64		054020		
	I-319870	Edger Blade	R	3/22/2024	40.40		054020		
	I-319898	Screws	R	3/22/2024	27.84		054020		
	I-320000	Weeder	R	3/22/2024	25.12		054020		
	I-320102	Trash Cans	R	3/22/2024	135.44		054020		
	I-320108	Concrete Screws	R	3/22/2024	1.64		054020		
	I-320109	Velcro	R	3/22/2024	5.45		054020		
	I-320252	Conrete Screws	R	3/22/2024	1.93		054020		
	I-320337	Plunger/Squeegee	R	3/22/2024	26.74		054020		
	I-320752	Silicone	R	3/22/2024	17.46		054020		
	I-320760	Pine Sol	R	3/22/2024	7.64		054020		
	I-320761	Multi-Use Cleaner	R	3/22/2024	9.82		054020		
	I-320869	Plastic Wood	R	3/22/2024	10.37		054020		
	I-320906	Hose Connector	R	3/22/2024	8.73		054020		
	I-320939	Paint Roller	R	3/22/2024	6.54		054020		
	I-321690	Trash Grabber	R	3/22/2024	26.21		054020		
	I-321761	Caution Tape	R	3/22/2024	14.19		054020		
	I-321788	Nuts/Bolts	R	3/22/2024	8.78		054020		
	I-321950	Grinding Wheel	R	3/22/2024	25.08		054020		
	I-322012	PVC Cap	R	3/22/2024	2.72		054020		
	I-322013	All Purpose Grease	R	3/22/2024	13.09		054020		
	I-322014	Drill Bit	R	3/22/2024	6.31		054020		
	I-322095	Galvanized Cap-Well #10	R	3/22/2024	4.69		054020		
	I-322181	Concrete Mix-Flag Pole	R	3/22/2024	30.55		054020		
	I-322829	Sample Station Parts	R	3/22/2024	9.10		054020		
	I-323574	Wire Cutters/Scrapers	R	3/22/2024	42.59		054020		
	I-323775	WD-40	R	3/22/2024	22.92		054020		
	I-323878	3" PVC Tubing	R	3/22/2024	18.53		054020		
	I-323887	Office Fan-J.Trujillo	R	3/22/2024	37.13		054020		737.86

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VENDOR	I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
SOUBAY		SOUTH BAY REGIONAL PUBLIC SAFE							
	I-224461	Training-J.Escarsega	R	3/22/2024	652.75		054023		652.75
SPCAMO		SPCA OF MONTEREY COUNTY							
	I-02-24	SPCA-Fees	R	3/22/2024	184.00		054024		184.00
STAPLE		STAPLES BUSINESS CREDIT							
	I-6000309401	Notebooks/Copy Paper/Supplies	R	3/22/2024	502.78		054025		502.78
TERMIN		TERMINIX COMMERCIAL							
	I-442641073	Pest Control	R	3/22/2024	45.00		054026		
	I-443694872	Pest Control	R	3/22/2024	45.00		054026		
	I-443696927	WWTP Pest Control	R	3/22/2024	57.00		054026		
	I-443926498	Pest Control-FD	R	3/22/2024	5.00		054026		152.00
TMOBIL		T-MOBILE USA, INC							
	I-031224	Phone Service	R	3/22/2024	3,182.37		054027		3,182.37
TMOBIL		T-MOBILE USA, INC							
	I-031224A	Cell Phones/CM & Council	R	3/22/2024	164.27		054028		164.27
TRINIP		TRINIDAD ZAVALA							
	I-24-0226 MD	Unclog Main Line	R	3/22/2024	775.00		054029		
	I-24-0303 A	De-Rooting In Lateral	R	3/22/2024	1,500.00		054029		2,275.00
UNITED		UNITED RENTALS (NORTH AMERICA)							
	I-228397588-003	Dump Truck Rental	R	3/22/2024	4,007.08		054030		4,007.08
USBANP		U.S. BANK CORPORATE PAYMENT SY							
	I-030624 Damon	Various Charges	R	3/22/2024	5,751.75		054031		
	I-030624 Don	Various Charges	R	3/22/2024	7,917.95		054031		
	I-030624 Fire Dept	Various Charges	R	3/22/2024	797.20		054031		
	I-030624 Fran	Various Charges	R	3/22/2024	1,549.72		054031		
	I-030624 Hilda	Various Charges	R	3/22/2024	936.58		054031		
	I-030624 Jason	Various Charges	R	3/22/2024	241.51		054031		
	I-030624 Jessica	Various Charges	R	3/22/2024	3,138.24		054031		
	I-030624 Kao	Various Charges	R	3/22/2024	2,027.15		054031		
	I-030624 Late Charge	Late Charge	R	3/22/2024	152.17		054031		
	I-030624 Megan	Various Charges	R	3/22/2024	1,790.56		054031		
	I-030624 Rec Dept	Various Charges	R	3/22/2024	972.95		054031		25,275.78
VALSAW		TAVIT AND ARAM KARABETYAN							
	I-364071	Timmers,Weedeaters,Chainsaw	R	3/22/2024	2,933.35		054035		
	I-364792	WeedEaters/Backpack LeafBlower	R	3/22/2024	1,726.12		054035		4,659.47

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VENDOR	I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
VARGAS		HORTENCIA C. VARGAS							
	I-031424	Reimb.Dia Del Empressario	R	3/22/2024	23.18		054036		23.18
VARI		VARI SALES CORPORATION							
	I-91071384	Casters For Adj.Desk	R	3/22/2024	49.16		054037		
	I-91071565	Adjust.Desk-Police Dept	R	3/22/2024	229.42		054037		278.58
VIA		VIA HEART PROJECT							
	I-4892	AED Electrode Pads	R	3/22/2024	220.20		054038		220.20
VICTOR		WILSON VICTORY							
	I-032024	Referee Basketball 6@$50	R	3/22/2024	300.00		054039		300.00
WALLAC		WALLACE GROUP							
	I-61823	Dixi St. Water Sewer Replaceme	R	3/22/2024	6,363.75		054040		6,363.75
WASTEW		WASTE WATER TECHNOLOGY TRAINER							
	I-519	Grade III Training-R.Hernandez	R	3/22/2024	550.00		054041		550.00
ZARCOS		ZARCOS TREE SERVICE							
	I-8740	Remove Tree-Sewer & Water Line	R	3/22/2024	9,850.00		054042		
	I-8741	Cut Trees In Well #7	R	3/22/2024	9,500.00		054042		
	I-8742	Remove Hazardous Tree	R	3/22/2024	850.00		054042		20,200.00
ZAVALA		LETICIA ZAVALA DIAZ							
	I-SPD 030824	Bilingual Exams	R	3/22/2024	1,050.00		054043		
	I-SPD 031824	Bilingual Exam	R	3/22/2024	175.00		054043		1,225.00
ZENNER		ZENNER USA, INC							
	I-0085623-IN	3" Hydrant Meter	R	3/22/2024	3,022.89		054044		3,022.89

* * T O T A L S * *	NO			INVOICE AMOUNT	DISCOUNTS	CHECK AMOUNT
REGULAR CHECKS:	113			1,032,940.16	0.00	1,032,940.16
HAND CHECKS:	0			0.00	0.00	0.00
DRAFTS:	0			0.00	0.00	0.00
EFT:	0			0.00	0.00	0.00
NON CHECKS:	0			0.00	0.00	0.00
VOID CHECKS:	0	VOID DEBITS	0.00			
		VOID CREDITS	0.00	0.00	0.00	

TOTAL ERRORS: 0

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VENDOR I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT

	NO	INVOICE AMOUNT	DISCOUNTS	CHECK AMOUNT
VENDOR SET: 01 BANK: APRAB TOTALS:	113	1,032,940.16	0.00	1,032,940.16
BANK: APRAB TOTALS:	113	1,032,940.16	0.00	1,032,940.16
REPORT TOTALS:	113	1,032,940.16	0.00	1,032,940.16

COUNCIL COMMUNICATION

SUBJECT: **Human Resources Activity Report**

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

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

THROUGH: **Megan Hunter, City Manager**

MEETING DATE: **April 3, 2024**

Recruitments:
Assistant Engineer/Associate Civil Engineer
Police Officer
Recreation Leader I/II
Water Reclamation Shift Supervisor

Vacancies:
(1) Assistant Engineer/Associate Civil Engineer
(1) City Engineer - Pending reclassification to Water Resources Manager
(1) Facilities Custodial Lead (PT/Seasonal) - Paused
(4) Police Officer - Two starting Police Academy in April
(1) Water Reclamation Shift Supervisor - Incumbent temporarily filling position

Temporary Staffing:
(1) Water Reclamation Chief Plant Operator
(1) Office Assistant (Building Permits)
(1) Office Assistant (Police; currently in background process)

COUNCIL COMMUNICATION

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

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

FROM: **Kao Nou Yang, Community and Economic Development Director**

THROUGH: **Megan Hunter, City Manager**

MEETING DATE: **April 3, 2024**

ECONOMIC DEVELOPMENT UPDATES

CDBG BUSINESS ASSISTANCE LOAN PROGRAM: The city received its first business loan application for the Ace Hardware Store, slated to open its doors on Front Street, has been successfully approved. After review, the Loan Review Committee has approved a loan package totaling $245,000 for equipment, machinery and inventory. The funding will be utilized to help facilitate the establishment and operational commencement of this new addition to our local business community.

BUSINESS ENGAGEMENT & EVENTS: The Economic Development team continues to work collaboratively with local agencies, including the Building Business Back team, Pajaro Valley CDC, and The Soledad Merchants.

On March 28, 2024, staff took part in the monthly South County Roundtable meeting, held in King City and led by the Building Business Back team alongside Supervisor Lopez. Our objective is to enhance relationships with neighboring cities and resources, promoting economic resilience and growth across our region. The focus of this meeting was strengthening relationships with PG&E and how it relates to Economic Development.

Staff remains actively engaged in preparations for the highly anticipated Hot Summer Days Event scheduled for July 6, 2024, that will be taking place on Front Street. In addition, staff is diligently planning a new autumn event strategically designed to contribute to the growth of our local economy. By organizing these events, staff's goal is to attract visitors, stimulate business activity, and foster community prosperity throughout the year.

CAFECITO WITH ECONOMIC DEVELOPMENT: On March 28, 2024, staff hosted another session of 'Cafecito with Economic Development'. This gathering featured a presentation by the Monterey County Business Council, spotlighting the breadth of

services they offer. It was an insightful opportunity to learn more about how they support our business community.

FRONT STREET CONTAINER VILLAGE PROJECT: Staff remains deeply engaged in partnership with ELS Architecture to advance the Front Street Container Village Project. Simultaneously, we are also actively involved in a Downtown Revitalization initiative for Front Street, integrating an exciting art component to invigorate our Downtown Business Corridor.

On February 28, 2024, an application was submitted for the USDA Rural Business Development Fund. This application seeks funding to support a comprehensive feasibility study specifically tailored for our Downtown Container Village Project. This study will play a pivotal role in shaping this project, providing valuable insights and guidance as we move forward with this transformative endeavor. Staff is still waiting to hear back on if the city was awarded.

HOUSING PROGRAM UPDATES:

LAS VIVIENDAS AFFORDABLE RESIDENTIAL UNITS: On March 18, CED held an affordable housing workshop conducted in English with Spanish interpretation. Over 60 people attended the workshop. There will be additional workshops in April.

TRANSITIONAL AGED YOUTH (TAY): On March 6th the City Council gave direction to CED staff to enter into an MOU with the County of Monterey to establish a TAY Campus in Soledad.

PRO-HOUSING DESIGNATION: The City is working on applying to receive the State's Pro-Housing Designation which will make Soledad the first City in South County with this designation. The Pro-Housing Designation will also enable the city to seek additional funding to accelerate affordable housing production and preservation.

540 GABILAN: The City is purchased 540 Gabilan. The City aims to have an RFP by May 2024 and select a developer by the Summer of 2024.

Salinas River Homeless Encampment: The City staff has recently agreed to collaborate with the County of Monterey in order to support encampment clean-up efforts. The county has made a commitment to provide $25,000 to the City to help coordinate the removal of trash, debris and non-operating vehicles from the Salinas River encampment.

PLANNING DIVISION UPDATES:

SOLEDAD GENERAL PLAN UPDATE: The City is continuing to work with Place works Inc. to create the 2045 General Plan for Soledad. Staff is currently working on the Vision and Guiding Principles. The Planning Division and Community Engagement Department gathered feedback from members of the community and the General Plan Advisory Committee. On March 14th, we presented the Vision Statement and Guiding Principles to the Planning Commission, who unanimously approved recommending it to the City Council, with minor edits. We plan to present the final draft to the City Council on April 17th, 2024. You can find all the information about the General Plan on the website www.soledadgeneralpan2045.com, or you can get the material at City Hall.

SOLEDAD HOUSING ELEMENT: The city submitted its first draft of the housing element to HCD on December 18th, 2023. A new draft was posted on February 29, 2024 to reflect minor edits based on the city's initial call with HCD. On March 7, 2024, the City received final comments of our first draft from HCD and Staff is currently working on edits. We anticipate resubmitting to HCD for our second review the week of March 18th. The previous housing element draft is available on our website at www.soledadgeneralplan2045.com/housing-element/.

SOLEDAD MARKETPLACE: On March 14, 2024 the Planning Commission unanimously approved the Site Plan and Architectural Design for a new Tractor Supply. Tractor Supply anticipates to submit construction plans before the end of this year. The property owner /developer for the Soledad Marketplace is presently engaged in submitting a Final Map to aid the development of the shopping center, which will be presented before the Council for approval. DaVita is currently under construction; this is a medical center and extension of the current center in Soledad. Dutch Bros is also in construction and is expected to open within the next 3 months.

PANDA EXPRESS: The Planning Commission approved the conditional use permit unanimously 3-0 in October of 2023. Currently Building and Civil Plans are being reviewed by the building division and it is anticipated that a grading permit will be issued by the end of this month.

HOLIDAY INN: Staff received a Conditional Use Permit for a new hotel (Holiday Inn) at 800 Los Coches Rd. The Planning Commission unanimously approved on March 14th, 2024 the Conditional Use. The project applicant is working on a Site Plan and Architectural Design plan that is anticipated to go back to Planning Commission by June 2024.

SUHSD HOUSING PROJECT: Staff is working with SUHSD to proceed with the escrow and construction process.

ADU WORKSHOP: The Planning and Building Division is hosting an ADU workshop on March 27, 2024. This workshop will review the planning and building process in Soledad and will provide an overview of what is required when submitting a new application. This workshop was held at the Soledad Community Center large multi-purpose room from 5pm-7pm.

MIRAMONTE (FORMER MIRAVALE III): Staff continues to work on the Certification of Completion with LAFCO. Our City Manager, Megan Hunter, has led LAFCO meetings to address the ag conservation easement efforts. Staff will continue to fulfill LAFCO requirements.

BUILDING DEPARTMENT UPDATES:

Please see the attached building permit log.

EVENTS

Cafecito with Economic Development – April 25

Earth Day - April 27th (attached Flyer)

Permit List

21 Records

Permit #	Issued	Any Parcel Number	Site Address	Type	Project Description	Valuation Totals
240066	03/06/2024	22181017000	1923 PALM AVE UNIT A	SOLAR / PV SYSTEM	SFR ROOF MOUNTED PV SYSTEM 8 mods 3.0kw w/150A mb, W/ESS	$6,406.40
240067	03/06/2024	22302035000	802 ENTRADA DR	SOLAR / PV SYSTEM	Pv Roof Mount Solar Installation(4.800kw)(12 panels) 1 storage battery	$16,120.00
240069	03/06/2024	22232037000	504 TOLTECA CIR	SOLAR / PV SYSTEM	SOLAR/PV SYSTEM 9 MODULES; 13.5KWh W/TESLA POWERWALL/BATTERY	$19,000.00
240062	03/07/2024	22033010000	955 FRONT ST	TENANT IMPROVEMENT	NEW FRONT GATE - CENTENAIRO BAR & GRILL	$7,292.44
240070	03/07/2024	022011005000-2	255 Monterey Street	RESIDENTIAL ADDITION OR REMODEL	NEW 8 WINDOWS INSTALL - REPLACEMENT	$1,250.00
TUP-24001	03/07/2024	022-026-014	137 Soledad St	TEMPORARY USE OF LAND PERMIT	FARMERS' MARKET 100 BLOCK OF SOLEDAD ST. 3:30 PM - 8PM (STARTING APRIL 11)	
240041	03/08/2024	22038004000	900 FRONT ST	NEW COMMERCIAL SIGN	ACE HARDWARD NEW COMMERCIAL SIGN - Illuminated Channel Letters	$3,000.00
TUP-24002	03/08/2024	022-211-011	502 FRONT STREET	TEMPORARY USE OF LAND PERMIT	Occupy Cesar Chavez Park for annual Easter event MARCH 30TH (10-3PM)	
230298	03/11/2024	257091005000-2	87 Front Street	FEES WITH PLAN CHECK	PROPANE DISPENSER - FREE STANDING 500 GAL.	$20,000.00
230323	03/12/2024	022491006000-18	3016 H. DeLaRosa Sr. Street	COMMERCIAL MECHANICAL	Replacement of one rooftop package unit	$15,290.00
230324	03/13/2024	22033010000	955 FRONT ST	TENANT IMPROVEMENT	AWNING installation to commercial building	$4,794.00
240058	03/13/2024	022442047000	1040 Santa Inez	RESIDENTIAL RE-ROOF	REROOF EXISTING 2500SQFT ROOF WITH MALARKEY HIGHLANDER	$10,700.00
240072	03/13/2024	022321010000	919 Barcelona Street	RESIDENTIAL WATER HEATER	Replace gas tank water heater with 50 gal gas tank water heater, same location.	$723.00

Permit #	Issued	Any Parcel Number	Site Address	Type	Project Description	Valuation Totals
230212	03/15/2024	22043002000	295 FIRST STREET	SOLAR / PV SYSTEM	ROOF MOUNT SOLAR 9 MODULES 4.095 KW/NO PANEL UPGRADE	$5,001.00
240073	03/15/2024	22511026000	1094 SAN RAFAEL	SOLAR PV WITH ELECTRICAL PANEL UPGRADE	Installing 5 Solar Panels/ System Size 2.05 KW	$9,000.00
230325	03/18/2024	22031009000	839 MONTEREY ST	RESIDENTIAL ADDITION OR REMODEL	REMODEL - ELECTRICAL, PLUMBING, ROOFING, CONCRETE DRIVEWAY	$35,000.00
240076	03/18/2024	022533061000	865 MORA CIR	SOLAR / PV SYSTEM	SOLAR SYSTEM W/STORAGE SYSTEM MODULES 10/ PV SYSTEM 4kW	$20,000.00
240078	03/19/2024	22311015000	760 MALAGA CT	SOLAR / PV SYSTEM	ROOF MOUNT SOLAR 9 MODULES/ 3.6KW/ 1 STORAGE BATTERY	$19,000.00
240080	03/19/2024	022282019000	447 San Diego Place	RESIDENTIAL RE-ROOF	REMOVE EXISTING, REPLACE WITH 30YR COMP SHINGLES 1,231 SQ. FT.	$7,500.00
B-24004	03/20/2024	022074012000	200 Fourth Street	BUSINESS LICENSE COMPLIANCE REVIEW	LONCHERA DEL ROSARIO - NEW RESTAURANT INSIDE LAS PALMAS MARKET	
B-24005	03/20/2024	022014003000	167 Main Street STE F	BUSINESS LICENSE COMPLIANCE REVIEW	LA REINA ICE CREAM - NEW TENANT AT 167 MAIN ST. STE F	


CITY OF SOLEDAD
CALIFORNIA
EST 1921
EARTH DAY
27 APRIL 2024
SOLEDAD
PARKS & REC
FREE
EARTH FRIENDLY FUN
• FREE GOODIE BAG
• EARTH DAY CRAFTS
• CLEAN UP ACTIVITY
SAVE the WHALES.org
SalinasValley
Recycles.org
CESAR CHAVEZ PARK - 10AM - 1PM

DÍA DEL PLANETA

ABRIL 27 2024



SalinasValleyRecycles.org

GRATIS

CELEBRA EL PLANETA

- BOLSA DE REGALOS GRATIS
- MANUALIDADES DEL DÍA DE PLANETA
- ACTIVIDAD DE LIMPIEZA

SAVE theWHALES.org

CESAR CHAVEZ PARK - 10AM - 1PM

COUNCIL COMMUNICATION

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

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

FROM: **Jessica Potts, Recreation Manager**

THROUGH: **Megan Hunter, City Manager**

MEETING DATE: **April 3, 2024**

Recreation Staff Report
February 2024

Memberships & Drop-In Usage			
	Fitness	Gym	Total Usage
Adult – Drop-in	112	300	412
Youth & Teen – Drop-in	187	311	498
Senior – Drop-in	0	53	53
Adult – Membership	933		933
Teen – Membership	438		438
Youth – Membership	9		9
Youth Mini – Membership			0
Senior – Membership	89		89
Employee – Membership	31		31
Family – Membership	130		130
*Discontinued Gym Membership due to program time decreasing available open gym time.	1929	664	2593
Total February 2024 Usage		**2593**	

Program Report

Programs/Outreach (Registered Participants)	
Pre-K Programming (Art & Science, Jr. Sports): Ages 2-5 (weekly-ttl)	21
Youth Programming (Art & Science & Drama(3 times a week)): Ages 6-17 (weekly-ttl)	105
Camp: Ages 5-12 (weekly-seasonal. Camp-25 max, + After Camp Program-ttl)	0
Youth Sports: (5-13, Co-Ed, wkly practice & games- reg)	172
Special Needs:	0
Fitness Classes	5
Adult Activities:	0
Senior Activities: Social (monthly program- ttl), Senior Computer Class	26
Special Event/Activity: (Lg events Attend unknown)	0
City Sponsored/Waiver: (Celebration Nation-monthly)	?
School District Use:	0
City Use/SPR Partner: (Hot Summer Days Mtg, ComEc Dev Outreach, Public Works, Staff Lunch, State of the City)	?
**ttl= #check-ins (daily served) reg= # registered	
Estimated Program/Outreach Served Total	**329**

Membership Report

Community Center Active Membership		
	Fitness	Gym
Adult – Membership	111	
Adult – Couple	8	
Teen – Membership	54	
Youth – Membership	5	
Youth Mini – Membership		
Senior – Membership	22	
Family – Membership*	41	
Employee	16	
Totals	257	0
December 31, 2023 Active Memberships Total	**257**	

* (# of individuals based on a family size of 4)

PROGRAMS OF NOTE

- Monthly SoCoSocial Luncheon
- Youth Basketball ongoing-volleyball registration began.
- First Ballet classes. 2 classes with 18 students. Classes filled up within a couple day of registration
- Introduce new and continued ongoing monthly program sessions

COLLABORATIONS/OUTREACH/GENERAL

- Mtg with Lioness club to continue planning for community Easter Event
- Mtg to start planning Earth Day event
- Jessica & Priscilia attended the California Parks and Recreation Society Conference.
- Bi-monthly P&R Master Plan Meetings as well as ongoing work and side-meetings related to the process.
- General operations, facilities upkeep, staff management

FACILITIES

	Hours Used		
	Council Waiver	City/SPR Use	Rented
Sports Fields - Little League (CW), Soccer Orgs, Softball Leagues	122	0	69
SCC Facility-Celebration Nation, Hot Summer Days mtg, CEDD Housing Wkshop, PW mtg, City Lunch, State of the City	3	14	15
	Booked	Completed	Pending
General Public Event Rentals	0	1	5



SPR Ballet Class - Ages 6-7



Youth Basketball - Girls Division- Collaboration with Greenfield Recreation

COUNCIL COMMUNICATION

SUBJECT: **Public Works Activity Report**

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

FROM: **Donald T. Wilcox, Director of Public Works**

THROUGH: **Megan Hunter, City Manager**

MEETING DATE: **April 3, 2024**

Projects and Activities

- **Recycled Water Conveyance Project:**
  - Soledad Unified School District
    - Staff meet with the School Superintendent, Randy, and MOTF Director, Eric, to go over a game plan to begin site visits at the schools to help transition major turf areas towards recycled water!

- **Rock Levee RSP Delivery:**
  - Anderson Pacific delivered 400 tons of Rock Slope Protection consisting of large and small stockpiles to the Water Reclamation Facility. Currently, Staff has a rock stockpile near the levee poised for any emergency flood fighting. Please see **Attachment 1.**

- **Projects out for Bids (Planetbids) Updates:**
  - Community Center Building Modernization Project
    - Bid Closed on March 21st, the City received a total of 1 bid in the amount of $749,685.13. Staff to prepare the Staff Report for the next scheduled Council Meeting.
  - Front Street Maintenance Project
    - Staff has officially put out the long-anticipated Front Street Maintenance Project with a bid due date on April 17th, 2024!
  - WRF Metal Storage Building Project
    - Staff had a successful pre-bid meeting and issued the first addendum clarifying information regarding the project. The bid due date is rescheduled for April 4, 2024!
  - Crack Seal Project
    - The Crack Seal Project has officially been put out to bid and has an anticipated bid due date of April 17th, 2024!

Water Department Activities

- **8th Street Repairs**
  - Staff replaced a long-standing issue that was identified on the Sewer Main on 8th Street. Old infrastructure and root intrusion led to a sewer main break which called for an emergency repair. **Attachment 2** shows how the final repair ended up looking like and **Attachment 3** shows the preparation being performed to place some Hot-Mix Asphalt!

- Valve Repair on Nestles Rd
  - PW Staff went out to Nestles Rd. to replace a valve that was no long functioning as intended. The importance of replacing these valves is it allows for areas to be isolated which then enables services to be temporarily interrupted in small sections. This proves to be beneficial in emergencies warranting repairs that minimize the impacts to businesses and homes. See **Attachments 4, 5, and 6.**

- Service Repair on Market St
  - PW Staff went out to repair a service line to a home found on Market Street between Main Street and Encinal Street. Please see **Attachments 7, 8, and 9.**

Water Reclamation Facility Activities:

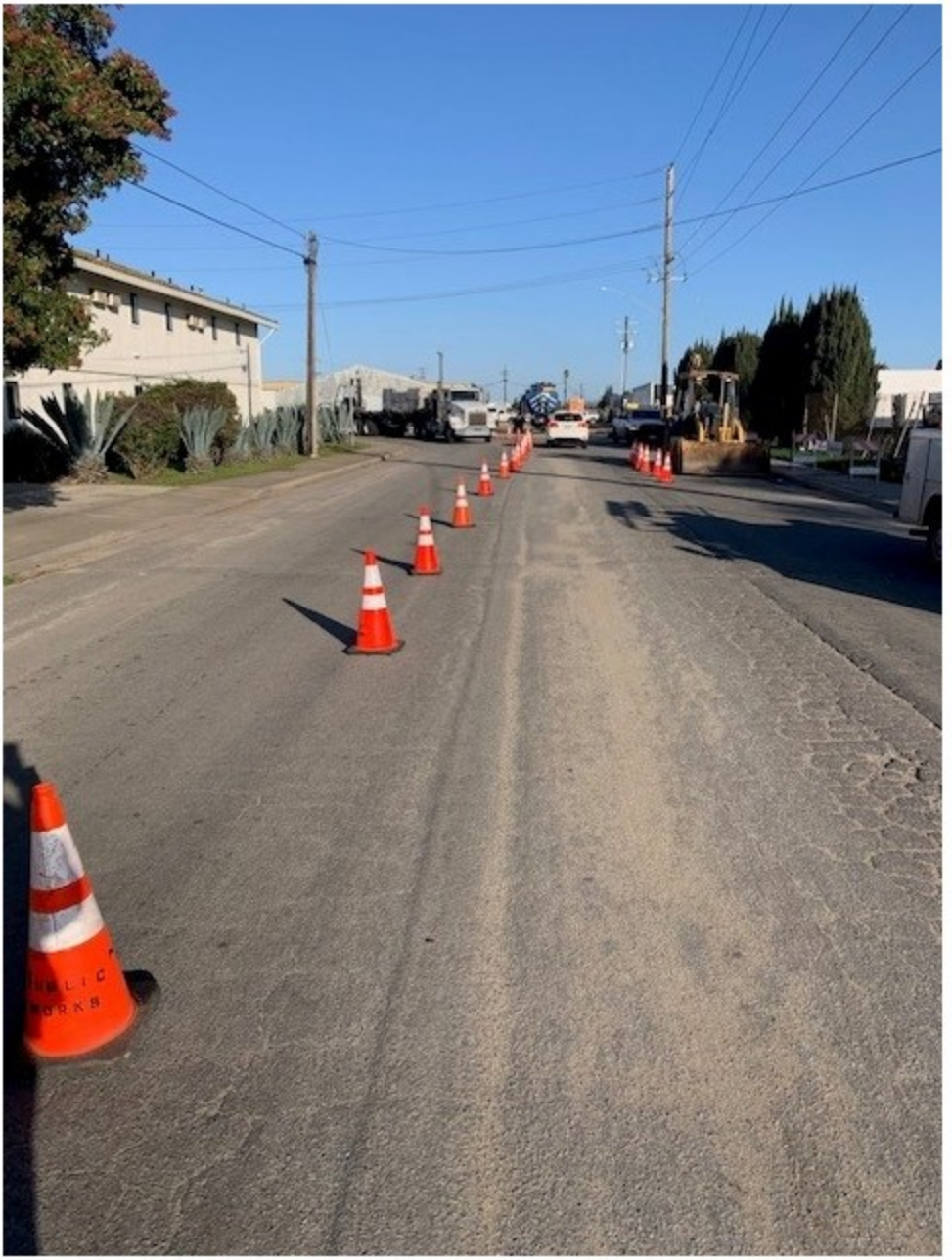
- Camera System Installation
  - PW Staff recently had the new Aries HD Television System Installed onto the Camera Van and eager to start being put into service! Please see **Attachment 10.**

Traffic Safety Activities:

- PW Staff recently installed Solar Flashing LED Stop Signs at the intersection of Market St. and Amador! The intention is to further improve safety at this intersection in which the neighborhood kids are enjoying Joe Ledesma Park! Please see **Attachment 11.**



DEERE













ARIES


STOP

COUNCIL COMMUNICATION

SUBJECT: **Fire Department Activity Report**

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

FROM: **Jason Luckenbach, Battalion Chief - Fire Department**

THROUGH: **Megan Hunter, City Manager**

MEETING DATE: **April 3, 2024**

PUBLIC RELATIONS:

- 2/28/24 – Presentation to Public Works staff for City wide Emergency Preparedness and Fire Department Operations.
- 2/28/24 – Fire Department staff attended the State of the City event at the Recreation Center.
- 3/1/24 - E37 attended the "Read Across America" event at Jack Franscioni Elementary School.
- 3/1/24 – E37 attended the Reading Event at San Vicente Elementary School
- 3/25/24 – E37 with CAL FIRE Public Relations attend the Career Fair and the College Career Fair at Soledad Middle School

SUSPECTED OPIOID INCIDENTS:

**March 2024 – No Suspected Opioid Incidents

BUSINESS INSPECTIONS / PRE-PLANS:

- (14) Business Inspections have been completed
- (6) Re-Inspections completed
- (3) Fire Department Pre-Plans completed

HYDRANT MAINTENANCE

- (12) Hydrants Tested/Maintained

****SIGNIFICANT INCIDENTS ARE ATTACHED**

SIGNIFICANT INCIDENTS:

- **3/1/24 - Early morning Commercial Vehicle Fire Los Coches x Nestles**



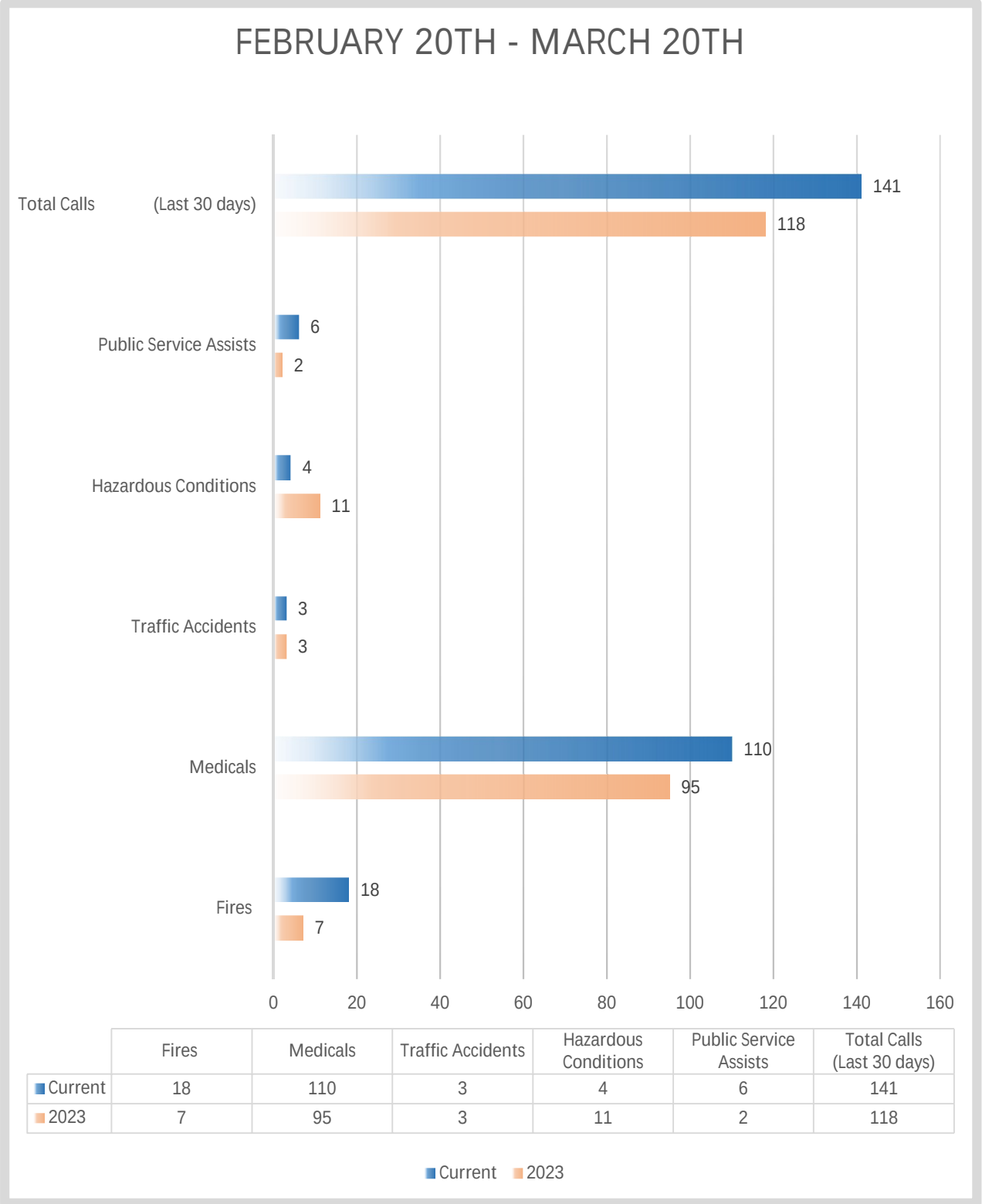


➢ **3/7/24 – Residential Structure Fire – Metz Rd x Dixie St.**





Station 37 - Call Volume



	Fires	Medicals	Traffic Accidents	Hazardous Conditions	Public Service Assists	Total Calls (Last 30 days)
Current	18	110	3	4	6	141
2023	7	95	3	11	2	118

COUNCIL COMMUNICATION

SUBJECT: **Police Department Activity Report**

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

FROM: **Damon Wasson, Police Chief**

THROUGH: **Megan Hunter, City Manager**

MEETING DATE: **April 3, 2024**

SOLEDAD POLICE DEPARTMENT

Monthly Crime Date and Calls for Service 2024

Activity	Jan.	Feb.	March	April	May	June	July	Aug.	Sept.	Oct.	Nov.	Dec.	Yearly Totals
Murder/Attempted Murder	0	0	0										
Sexual Assault	0	1	0										
Armed Robbery	0	0	0										
Strong Arm Robbery	0	1	0										
Aggravated Assault	3	1	4										
Domestic Violence	5	2	2										
Arson	0	0	0										
Burglary	0	0	0										
Larceny	0	0	0										
Auto Theft	2	2	2										
Traffic Citations/Warnings Issued	93	96	75										
Total Arrests	19	15	15										
Dogs Impounded	0	4	0										
Cats & Other Impounds	5	1	0										
Animals transported to SPCA	4	4	0										
Code Enforcement Contacts	172	178	143										
Community Policing	185		124										
Victim Advocate Contacts	21	13	47										
Total Calls for Service	1,479	1,299	1,075										
TOTAL MONTHLY ACTIVITY	1,988	1,617	1,487										

SOLEDAD POLICE DEPARTMENT
STAFFING LEVELS
Authorized Sworn (20) Non-Sworn (6)

Month	Active Street Ready	Sworn Vacancies	Disabled FTO Academy	Administrative Leave Backgound	Non-Sworn	Non-Sworn Vacancies	Total Authorized Staff
July	15	2	3	0	6	0	26
August	15	2	3	0	6	0	26
September	15	2	3	0	6	0	26
October	12	4	2	1	7	0	26
November	12	4	2	1	7	0	26
December	12	4	2	1	7	0	26
January	12	4	2	1	7	0	26
February	12	4	2	1	7	0	26
March	12	4	2	1	7	0	26
April							
May							
June							

Victim Assistance Advocate activity report- C. Zamudio

Feburary 22,2024- March 22, 2024

Referral Services: 02

On-scene crisis response: 01

Community Outreach: 09

Victim Advocate Training: 06

Schools visited: 09

Other Details: 20

TOTAL: 47

02/20/2024 to
03/20/2024

2024

Soledad Police Department

COMMUNITY POLICING REPORT

Citizen Contacts: Officers have made approximately 50+ outreach contacts during this reporting period.
Business Checks: Officers conducted 30 business outreach contacts.
Apartment/Residential contacts: Officers made 12 contacts with residents on well-being checks.
Schools: Officers conducted 10 walk-throughs and drive-bys 23 times as part of school zone enforcement throughout Traffic Enforcement Unit. Special attention continues around the school with the Traffic Unit.
City Parks: Continuous patrol and 9 walk-throughs, with park visitor contacts made.
Youth Outreach: Numerous children were contacted by who provided stickers, goodie bags, and teddy bears.
Farmer's Market: Closed for the season. Reopens April 11th.
Special Events: 3RD Annual Soledad Hot Summer Days Carshow planning has begun.
Facebook: 2601 Likes, 288 Comments, 99 Shares, 9527 times photos viewed, 27,867 People Reached. We currently have 10,490 Followers, and this number increases monthly and is attributed to the hard work of the department's various units, as well as our outreach in person and on social media.
Churches: On-going visits of all churches throughout the city.
Volunteer/Reserve/Explorer Units: Reserve Officers donated 24 hours, Volunteer Unit donated17 hours and the Explorer Unit donated 15 hours in this reporting period.

Prepared by: Deputy Chief Fred J. Lombardi

Code Enforcement Activity Report

February 19, 2024 – March 20, 2024

Vehicles Tagged – Public Roadway: 17

Vehicles Tagged – Private Property Enforcement: 03

Vehicles Towed: 6

Municipal Code Issues: 14

Citizen Complaints:6

Parking Citations Issued: 09

Commercial Enforcement: 08

Other Calls for Service: 80

TOTAL CALLS FOR SERVICE: 143

Prepared by: P. CELAYA

COUNCIL COMMUNICATION

SUBJECT: **Community Engagement Activity Report**

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

FROM: **Jesus Valenzuela, Community Engagement Manager**

THROUGH: **Megan Hunter, City Manager**

MEETING DATE: **April 3, 2024**

Social Media for the month of February

Facebook

- Reach: 31,500 people that saw our posts – 51.1% decrease
- Page Visits: 6,500 people visited our page – a 15.3% decrease
- New follows: 58 new followers
- Total followers: 4,634
    - Soledad – 40%
    - Women – 69.1%
    - Men – 30.9%
- Most successful post: Las Viviendas Housing Workshop flyer – 20.1k reach

Instagram

- Reach: 4,200 – 53.5% increase from the previous report
- Visits: 1,300–77.7% increase
- New followers: 79 –21.5% increase
- Total followers: 1,445
    - Soledad –45.1%
    - Women – 67.4%
    - Men – 32.6%
- Most successful post: Summer Days Vendors video – 2k reach

Twitter

- Data for Twitter is currently unavailable

Budget Survey Response

The OCE supported the Finance Department in hosting the first-ever budget workshops. Given the nature of the material, it was decided to host one workshop in English and one in Spanish. Audience members heard from the Finance Department about the survey results and were able to ask questions regarding the results.

Youth Summit

The OCE has been working with the Youth Commissioners to plan the inaugural South County Youth Summit. This summit will be held in conjunction with the Gonzales Youth Council and the Greenfield Youth Council. The date for the summit is set for May 10 at Main Street Middle School in Soledad. The flyer and invitation will go out shortly.

Truck Route

The OCE worked with the Public Works Department to host a meeting with key stakeholders regarding the truck route update. We had 16 participants from 10 different companies attend. Participants were excited to hear about the updates to the truck route and some updates to the speed limits and signage. This meeting was a great opportunity to build a relationship with the different companies, and they expressed interest in keeping up with City news.

Pathways to Success

The OCE supported the Police Department in attending and capturing stories for the Pathways to Success meeting summit held by Partners 4 Peace on March 2.

Website

The OCE has been working with various departments to keep the website current. With the support of each department, we have set up the Media Ad Hoc Committee that meets every month to discuss how we can keep the community up to date on what the City is working on.

CITY OF SOLEDAD
STAFF REPORT

SUBJECT: **Accept By Minute Motion Sponsorship of the 4th of July Fireworks Show.**

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

FROM: **Megan Hunter, City Manager**

THROUGH:

MEETING DATE: **April 3, 2024**

Recommendation

It is recommended that the City Council ratify the City Manager's expenditure of a $7,500 deposit to Fireworks & Stage FX America for the Fireworks Show to be held on July 4, 2024.

Executive Summary

On March 6, 2024, the City Manager requested direction from City Council on spending of up to $20,000 on the July 4th Fireworks Show. City Council had concerns about this significant expenditure given the City's many priorities and the potential drain on public safety resources during arguably the busiest night for firefighters. Although City Council was not required to formally approve the expenditure because it is within the City Manager's spending authority, the City Council provided direction to pay the deposit up to $10,000 with the stipulation that the 4th of July Committee would fund the balance. Staff reached out to another vendor that provides Fireworks to King City and was able to negotiate a longer show at a more economical price of $15,000.

Background

In mid-February (after the February 21st agenda was posted) Pauline Tomasini reached out to the City about funding the fireworks show again in 2024. The Deputy City Clerk was also contacted by the pyrotechnic vendor anxious to lock down the date. The vendor was willing to lock in a price of $20,000, the same cost of last year's show. The vendor indicated that if the City did not confirm the date soon, it was likely that the 4th of July date would not be available.

Over the last couple of years, the City of Soledad funded the 4th of July Fireworks Show based upon requests from the 4th of July Committee. Although past staff reports indicated that the City would provide financial support to the 4th of July Committee, in actuality the City entered into the pyrotechnics contract and paid the vendor directly. As a result of the City's involvement and potential liability, it was recommended that the City formally take on responsibility for managing the Fireworks program as the sponsor on March 6th.

Review & Analysis

After a lengthy discussion at the March 6th meeting around the cost of the show and involvement of the 4th of July Committee, City Council agreed that the City should take on responsibility for managing the show and the 4th of July Committee should contribute half of the associated costs. The City Council recommended staff reach out to the vendor that conducts the King City Fireworks Show and research the affiliated insurance requirements and costs.

Staff reached out to Fireworks & Stage FX America, the King City pyrotechnics vendor and was able to negotiate a lower price of $15,000 for more fireworks. Because another 4th of July event was just canceled in the area, the City was able to capitalize by assuming the slot without a significant escalation in price for the actual 4th of July date. City staff also inquired with Alliant, our insurer to identify the liability requirements and minimum coverage and confirmed the new vendor was willing to comply. In fact, as a standard practice this vendor maintains a higher minimum coverage of $6 million than the previous vendor of $1 million. As mentioned on March 6th, the City will also have to carry enhanced coverage and is working with Alliant for a quote. This cost is anticipated to be around $500-$1,000.

On March 8, 2024, the City Manager signed the contract and initiated the processing of the $7,500 deposit. Staff will continue to work with the 4th of July Committee, which has committed to funding half of the show. The City Manager will regularly update City Council on the progress of fundraising for the show.

Financial Considerations

After additional research into the budget, City staff identified that $12,500 was already budgeted through the Parks and Recreation Department for the Fireworks Show. Therefore, no budget amendment is required for this expenditure. Staff will coordinate with the 4th of July Committee on raising funds to offset the City's costs.

Alternatives

Based on guidance from March 6th, the City Manager already signed the contract and initiated the deposit of $7,500.

Planning/CEQA

This action is not considered a project under CEQA.

Public Notice Requirements

None

AGENDA ITEM NO. 11.

CITY OF SOLEDAD
STAFF REPORT

SUBJECT: **Resolution No. 6058, A Resolution of the City Council of the City of Soledad Approving and Accepting the DOJ-Prop56 Tobacco Enforcement Grant, Authorizing the City Manager to Execute a Memorandum of Understanding with the California Department of Justice, and Approving a Budget Amendment to Fiscal Year 23/24 Budget**

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

FROM: **Damon Wasson, Police Chief**

THROUGH: **Megan Hunter, City Manager**

MEETING DATE: **April 3, 2024**

Recommendation

It is recommended that the City Council of the City of Soledad consider and approve Resolution No. 6058 , "Approving and Accepting the DOJ-PROP56 Tobacco Enforcement Grant, Authorizing the City Manager to Execute A Memorandum of Understanding with the California Department of Justice, Approving a Budget Amendment to Fiscal Year 23/24".

Executive Summary

On June 21, 2023, the Soledad Police Department (SPD) applied for a California Department of Justice Proposition 56 Grant for fiscal year 23/24. On October 11, 2023, the City received an award letter in the amount of $215,967. Grant funds will be used to pay for SPD and other city personnel engaged in education, inspections, and enforcement of tobacco-related violations. Since the grant was awarded, the City has been informed of the requirement to pass a resolution accepting the award and execution of a Memorandum of Understanding (MOU) with the California Department of Justice for grant implementation.

Background

In 2016, voters approved Proposition 56, which increased taxes on cigarettes and other tobacco products, allocating a portion of annual revenue to the Office of the Attorney General, California Department of Justice (DOJ). Pursuant to the Tobacco Tax Act of 2016 (Act), DOJ will distribute available funds each fiscal year to eligible local law enforcement agencies for qualifying tobacco enforcement purposes. Grant funds will be awarded on a competitive basis in accordance with DOJ's funding priorities. In Fiscal Year 2023-24, approximately $24.6 million was awarded for local enforcement efforts to reduce illegal sale and/or marketing of tobacco products to underage persons.

Review & Analysis

The Soledad Police Department (SPD), concerned about the high number of underage individuals using tobacco applied for a tobacco enforcement grant with the support of Townsend Public Affairs, Inc. According to the California Health Interview Survey and Breathe California, 10.9% of Monterey County residents are smokers. The high poverty rate in Soledad (almost double the County's poverty rate of 11.5%) indicates that smoking rates exceed the county average -- according to the federally funded Health Education Council, Californians who make less than $25,000 a year are more than twice as likely to smoke as Californians who make more than $50,000 a year. County health data shows that 20.4% of Men in Monterey County smoke -- exceeding the Statewide average of 17.5%. The high number of underage individuals coupled with the high poverty rate and low high school graduation rate mean that the Soledad community is much more vulnerable to tobacco use.

On October 11, 2023, the City received a grant award letter for $215,967 over three years. The funding will be used to pay for enforcing current local ordinances and state laws relating to the sale and use of tobacco products. This will be accomplished by identifying tobacco-related violations and targeting repeat offenders. SPD will conduct monthly operations unless more frequent operations are warranted. The operations will focus on identifying problem retailers of tobacco products and conducting post-enforcement operations when violations are observed. Officers will work with City staff to provide education explain applicable state laws and local municipal codes and bring local businesses into compliance with local and state laws. Under the grant, officers will conduct “shoulder-tap” and related operations targeting the furnishing of tobacco-related products to minors by commercial, and non-commercial sources.

On March 4, 2024, the California Department of Justice reached out to the City requesting that the City Council approve a resolution accepting the grant and authorizing the execution of an associated Memorandum of Understanding (MOU), which is attached to this report. If the City fails to accept the grant and associated terms and execute the MOU, then the funding would be forfeited. Therefore, it is recommended that City Council approve the resolution so SPD can continue enforcement activities and seek reimbursement through the grant.

Financial Considerations

Staff is requesting a budget amendment in the Fiscal Year 23/24 Budget to increase grant revenues by $50,000 and expenditures by the same amount for enforcement activities. There is no impact to the General Plan as these new enforcement activities will be covered by the grant.

Alternatives

- Approve and accept the Tobacco Enforcement Grant.
- Do not approve and reject the Tobacco Enforcement Grant. This is not recommended as it is important to conduct these enforcement activities to prevent underage tobacco use.

Planning/CEQA

The proposed grant is not considered a project for the purposes of CEQA.

Public Notice Requirements

None.

Attachment(s):
1. Resolution No. 6058
2. Exhibit A DOJ and City of Soledad Tobacco Grant Program MOU
3. Department of Justice Tobacco Grant Program Award

RESOLUTION NO. 6058

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOLEDAD APPROVING AND ACCEPTING THE DOJ-PROP56 TOBACCO ENFORCEMENT GRANT, AUTHORIZING THE CITY MANAGER TO EXECUTE A MEMORANDUM OF UNDERSTANDING WITH THE CALIFORNIA DEPARTMENT OF JUSTICE, AND APPROVING A BUDGET AMENDMENT TO FISCAL YEAR 23/24 BUDGET

WHEREAS, in 2016, voters approved Proposition 56, which increased taxes on cigarettes and other tobacco products, allocating a portion of annual revenue to the Office of the Attorney General, California Department of Justice (DOJ); and

WHEREAS, pursuant to the Tobacco Tax Act of 2016 (Act), DOJ will distribute available funds each fiscal year to eligible local law enforcement agencies for qualifying tobacco enforcement purposes; and

WHEREAS, in Fiscal Year 2023-24, approximately $24.6 million was awarded for local enforcement efforts to reduce illegal sale and/or marketing of tobacco products to underage persons; and

WHEREAS, on June 21, 2023, the Soledad Police Department (SPD) applied for a California Department of Justice Proposition 56 Grant for fiscal year 23/24; and

WHEREAS, on October 11, 2023, the City received an award letter in the amount of $215,967; and

WHEREAS, grant funds will be used to pay for SPD and other city personnel engaged in education, inspections, and enforcement of tobacco-related violations; and

WHEREAS, on March 4, 2024, the City was informed of the requirement for City Council to pass a resolution accepting the award and authorizing execution of a Memorandum of Understanding (MOU) with the California Department of Justice for grant implementation.

NOW THEREFORE BE IT RESOLVED that the City Council of the City of Soledad hereby approves and accepts the DOJ-PROP56 2023 – 2024 Tobacco Enforcement Grant, approves a budget amendment to increase grant revenues by $50,000 and expenditures by the same amount in the Fiscal Year 23/24 Budget, and authorizes the City Manager to execute the MOU, attached as **"Exhibit A"** and by reference incorporated herein and any related grant documents necessary to implement said grant.

BE IT FURTHER RESOLVED that the City Council of the City of Soledad hereby pledges that funding from the grant will be used for the purposes outlined in the City's grant application and will not be used to supplant ongoing law enforcement expenditures.

PASSED AND ADOPTED at a regular meeting of the City Council of the City of Soledad duly held on the 20th day of March 2024, 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

Tobacco Grant Program
Grant Services Branch – Local Assistance
Division of Operations

Soledad Police Department DOJ-PROP56-2023-24-1-033

MEMORANDUM OF UNDERSTANDING

PURPOSE

This Memorandum of Understanding ("MOU") is entered into by the Department of Justice ("DOJ") and the City of Soledad ("Grantee"), for the purpose of disbursing grant funds to Grantee for reimbursement of expenditures in compliance with the California Code of Regulations and the Fiscal Year 2023-24 Grantee Handbook.

Commencing January 1, 2023, the California Code of Regulations, Title 11, Division 1, Chapter 5: Department of Justice Tobacco Grant Program ("TGP Regulations") shall govern the policies and procedures of the Tobacco Grant Program.

The TGP Regulations, Request for Proposals, Grantee Handbook (dated March 2023), and Summary of Award document are hereby incorporated by reference into this MOU. Grantee will expend funds for the purposes identified in the approved Summary of Award document. Reimbursements are to be funded under the California Healthcare, Research and Prevention Tobacco Tax Act of 2016, approved by the voters as Proposition 56.

COST REIMBURSEMENT

DOJ agrees to reimburse Grantee in arrears, for Grantee's actual expenditures in performing the project or scope of work included in the approved Summary of Award document. Reimbursements will be made upon receipt of invoices from Grantee and approval of the invoices by DOJ, in accordance with the reimbursement procedures set forth in the TGP Regulations and Grantee Handbook.

BUDGET CONTINGENCY CLAUSE

It is mutually agreed, if the Budget Act of the current fiscal year and/or any subsequent years covered under the MOU does not appropriate sufficient funds, the MOU shall be of no further force and effect. In the event this situation occurs, DOJ shall have no liability to reimburse/pay any funds to Grantee, or to furnish any other considerations under this MOU. As well, Grantee shall not be obligated to continue performing the provisions of this MOU, for which the Grantee would have been reimbursed.

If funding for any fiscal year is reduced or deleted in the Budget Act for purposes of this MOU, DOJ shall have the option to either cancel this MOU with no liability occurring to DOJ, or offer an addendum to the Grantee to reflect the reduced amount.

PROJECT BREACH-TERMINATION
Failure of a Grantee to comply with this MOU or the TGP Regulations shall be treated by DOJ as a breach of contract. If an act of noncompliance occurs, DOJ may take actions described within the TGP Regulations, including termination. DOJ may terminate this MOU and be relieved of any obligation to disburse grant funds to Grantee should Grantee fail to perform the scope of work at the time and in the manner provided in this MOU.

MISCELLANEOUS PROVISIONS
Addendum – No addendum or variation of the terms of this MOU is valid unless made in writing, and signed by the duly authorized representatives of the parties.

Assignment – This MOU is not assignable by Grantee in whole or in part.

Indemnification – Grantee agrees to indemnify and hold harmless DOJ, its officers, agents and employees from all claims, liabilities, or losses in connection with the performance of this MOU.

Certifications – Grantee certifies that it does not receive funding from a manufacturer, distributor, or advertiser of Cigarettes or Tobacco Products. Grantee further certifies that grant funds will not supplant existing state or local funds dedicated for the same purpose.

TERMS
Grant Duration: 11/1/2023 – 6/30/2027

Award Amount				
Category of Expenditure	Budget FY 2023-2024	Budget FY 2024-2025	Budget FY 2025-2026	Budget FY 2026-2027
Personal Services	$71,989	$71,989	$71,989	$
Operating Expenses and Equipment	$0	$0	$0	$
Administrative Costs (Not to Exceed 5%)	$0	$0	$0	$
TOTAL AWARD AMOUNT	$215,967			

The time limit for reimbursements against this award ends 6/30/2027. Requests for reimbursement received after 7/15/2027 cannot be considered by DOJ.

GRANTEE CONTACT INFORMATION
Damon Wasson, Chief
Soledad Police Department
248 Main Street
Soledad, CA 93960
831-420-5842
damon.wasson@cityofsoledad.com

AUTHORIZATION

DOJ and Grantee, by their duly authorized officials, have executed this MOU on the respective dates indicated below. This MOU and any future addendums shall be e-mailed to TobaccoGrants@doj.ca.gov, care of the Division of Operations, Grant Services Branch, Local Assistance Unit, Tobacco Grant Program, and will become fully executed upon completion of signatures from all parties.

_____ _____
NAME: Date
Title:
Agency:

_____ _____
NAME: Date
Title:
Agency:

_____ _____
NAME: Date
Title:
Agency:

_____ _____
JENNIFER IVERY JOHNSON, Grant Manager Date
Division of Operations
California Department of Justice

_____ _____
STACY HEINSEN, Administrative Manager Date
Division of Operations
California Department of Justice

_____ _____
CHRIS RYAN, Chief Date
Division of Operations
California Department of Justice

C A L I F O R N I A
DEPARTMENT OF JUSTICE

Rob Bonta
Attorney General

DIVISION OF OPERATIONS
OFFICE OF THE CHIEF
GRANT SERVICES BRANCH
TOBACCO GRANT PROGRAM
P.O. Box 160187
Sacramento, CA 95816-0187
Telephone: (916) 210-6422
E-Mail Address: TobaccoGrantRFP@doj.ca.gov

October 11, 2023

Damon Wasson, Chief
Soledad Police Department
248 Main Street
Soledad, CA 93960

Re: Tobacco Grant Award Notification Fiscal Year 2023-24 (RFP: DOJ-PROP56-2023-24-1)

Dear: Chief Wasson

Congratulations! On behalf of the California Department of Justice (DOJ), Tobacco Grant Program, I am pleased to inform you that your agency's grant application for the fiscal year 2023-24 grant cycle has been approved for grant funds authorized under the California Healthcare, Research and Prevention Tobacco Tax Act of 2016. The total amount of your agency's grant award is $215,967.

The Tobacco Grant Program's award process is highly competitive, and for the 2023-24 grant cycle, the Department received over $48 million in requests. As noted in the application materials, grant funding prioritized support for local retailer enforcement and education efforts, including enforcement of flavored tobacco bans. Consequently, some awards were approved with modifications based upon funding priorities.

To accept the 2023-24 grant award, please complete and return the following by email within 15 calendar days of the date of this letter:

1. Signed Letter of Intent (template attached), affirming either:
    a. Your agency will seek a resolution from the governing body to accept the award *(if your agency has a governing body);* or
    b. No governing body exists and no resolution is required.
34. Summary of Award (template attached)

Please email the signed Letter of Intent and Summary of Award as indicated above to TobaccoGrantRFP@doj.ca.gov with the subject line including the name of your agency: "FY 23-24_Letter of Intent_Soledad Police Department." Upon receipt of this information, the Department will provide your agency with additional documents for execution/use (e.g.,

Memorandum of Understanding, Grantee Handbook, etc.). These documents will contain more information about the process for reimbursement and other important details. Activities for reimbursement under this grant may commence November 1, 2023.

Should you have any questions regarding this letter or the required follow up information, please email TobaccoGrantRFP@doj.ca.gov.

Sincerely,

Stacy Heinsen

Digitally signed by Stacy Heinsen
Date: 2023.10.11 12:32:22 -07'00'

STACY HEINSEN
Manager, Tobacco Grant Program

For ROB BONTA
Attorney General

Attachments:
Letter of Intent
Summary of Award
Budget Detail

CITY OF SOLEDAD
STAFF REPORT

SUBJECT: **Resolution No. 6067, A Resolution of the City Council of the City of Soledad Accepting and Approving the Standard Agreement for the Alcoholic Beverage Control (ABC) ABC-2100 Alcohol Enforcement Grant and Approving a Related Budget Amendment**

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

FROM: **Damon Wasson, Chief of Police**

THROUGH: **Megan Hunter, City Manager**

MEETING DATE: **April 3, 2024**

Recommendation

It is recommended that the City Council of the City of Soledad consider and approve Resolution No. 6067, "Approving and Accepting the Alcoholic Beverage Control (ABC) ABC-2100 Enforcement Grant and Approving a Related Budget Amendment to the Fiscal Year 23/24 Budget".

Executive Summary

On September 25, 2023, the Soledad Police Department (SPD) applied for the California Department of Alcoholic Beverage Control (ABC) Grant for Fiscal Year 2023/2024. On October 1, 2023, the Police Department received an award letter in the amount of $40,000. Grant funds will be used to pay for beverage compliance check operations for licensees and delivery services to make sure only people of legal drinking age purchase alcohol, as well as enforcement throughout the state during holiday periods where people are more likely to be drinking alcohol. Since the grant was awarded and the Standard Agreement was signed, SPD was informed of the requirement to pass a resolution accepting the award and approving a budget amendment. SPD is seeking approval from City Council to accept the grant and approval of a related budget amendment in the amount of $40,000 to the Fiscal Year 23/24 for grant implementation.

Background

In August of 2023, the Department of Alcoholic Beverage Control (ABC) announced a grant opportunity to provide grants of up to the amount of $40,000 for 25 local law enforcement agencies to support the Minor Decoy Program, Shoulder Tap Program, Informed Merchants Preventing Alcohol-Related Crime Tendencies (IMPACT) Program, and Licensee Education on Alcohol and Drugs Program, as well as enforcement during the holidays. These programs are intended to increase safety on public roadways by addressing alcohol-related harm in the community. Grant funds were provided by the California Office of Traffic Safety (OTS), through the National Highway Traffic Safety

Administration (NHTSA). The grant operation period is from October 1, 2023, through August 31, 2024.

On September 25, 2023, the Soledad Police Department (SPD) applied for this grant opportunity from ABC for Fiscal Year 2023/2024 and on October 1, 2023, the Police Department received an award letter in the amount of $40,000. Unaware of new protocols around grants administration and need for a budget amendment, SPD staff signed the Standard Agreement for the grant.

Review & Analysis

The Soledad Police Department (SLPD), concerned about the high number of young persons being contacted by law enforcement using, possessing, or being under the influence of alcoholic beverages, applied for an ABC grant through the department of Alcoholic Beverage Control (ABC). SPD will identify alcohol-related violations and target repeat offenders. The police department and code enforcement will conduct monthly operations to include "shoulder tap" operations focusing on adults outside of a licensed business providing alcoholic beverages to juveniles, and minor decoy operations focusing on licensed locations selling/furnishing alcoholic beverages to juveniles.

The primary goal of this grant and the operations is to educate licensees on alcohol-related laws and to help reduce alcohol-related crimes. The operations will focus on identifying problem retailers of alcohol products and conducting post-enforcement operations when violations are observed. Officers will work with City staff to provide education, explain applicable state laws and local municipal codes, and bring local businesses into compliance with local and state laws.

The project is targeted to reduce underage drinking and mitigate DUI driving injuries and fatalities, and/or property damages, and to reduce youth access to alcoholic beverages through the education of licensees, enforcement intervention, and the impressions of the omnipresence of law enforcement.

The Finance Department and City Manager's Office are tightening up grant administration protocols and beginning to monitor grants compliance. In learning of this grant, it was requested that SPD obtain retroactive approval from City Council for the grant. In addition, a budget amendment for grant revenue and expenditures is required.

Financial Considerations

Staff is requesting a budget amendment in the Fiscal Year 23/24 Budget to increase grant revenues by $40,000 and expenditures by the same amount for enforcement activities. There is no impact to the General Plan as these new enforcement activities will be covered by the grant.

Alternatives

- Approve and accept the Alcohol Enforcement Grant.
- Do not approve and reject the Alcohol Enforcement Grant. This option is not recommended as it is important to conduct these enforcement activities to prevent underage alcohol use.

Planning/CEQA

Acceptance of the grant and approval of a related budget amendment is not considered a project for the purposes of CEQA.

Public Notice Requirements

Not required.

Attachment(s):
1. Resolution No. 6067
2. Standard Agreement for ABC Enforcement Grant

RESOLUTION NO. 6067

RESOLUTION NO. 6067 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOLEDAD ACCEPTING AND APPROVING THE STANDARD AGREEMENT FOR THE ALCOHOLIC BEVERAGE CONTROL (ABC) ABC-2100 ENFORCEMENT GRANT AND APPROVING A RELATED BUDGET AMENDMENT

WHEREAS, the Soledad Police Department (SPD) applied for the California Department of Alcoholic Beverage Control (ABC) Grant for Fiscal Year 2023/2024; and

WHEREAS, On October 1, 2023, the Police Department received an award letter in the amount of $40,000; and

WHEREAS, grant funds will be used to pay for beverage compliance check operations for licensees and delivery services to make sure only people of legal drinking age purchase alcohol, as well as enforcement throughout the state during holiday periods where people are more likely to be drinking alcohol; and

WHEREAS, unaware of new internal city protocols around grants administration and the need for a budget amendment, SPD staff signed the Standard Agreement on March 15, 2024; and

WHEREAS, to comport with these grant protocols, staff is seeking approval from City Council to accept the grant and implement a related budget amendment.

NOW THEREFORE BE IT RESOLVED that the City Council of the City of Soledad hereby accepts and approves the Standard Agreement for the Alcoholic Beverage Control (ABC) ABC-2100 Enforcement Grant, approves the related budget amendment to the Fiscal Year 23/24 Budget to increase grant revenues by $40,000 and expenditures by the same amount, and authorizes the City Manager or designee to execute any related grant documents necessary to implement said grant.

PASSED AND ADOPTED at a regular meeting of the City Council of the City of Soledad duly held on the 3rd day of April 2024, 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

SCO ID: 2100-24OTS123

STATE OF CALIFORNIA - DEPARTMENT OF GENERAL SERVICES

STANDARD AGREEMENT

STD 213 (Rev. 04/2020)

AGREEMENT NUMBER	PURCHASING AUTHORITY NUMBER (If Applicable)
24-OTS123	ABC-2100

1. This Agreement is entered into between the Contracting Agency and the Contractor named below:

CONTRACTING AGENCY NAME
Department of Alcoholic Beverage Control

CONTRACTOR NAME
City of Soledad through the Soledad Police Department

2. The term of this Agreement is:

START DATE
October 1, 2023

THROUGH END DATE
August 31, 2024

3. The maximum amount of this Agreement is:
$40,000.00 Forty thousand dollars and no cents

4. The parties agree to comply with the terms and conditions of the following exhibits, which are by this reference made a part of the Agreement.

Exhibits		Title	Pages
	Exhibit A	Scope of Work	3
	Exhibit B	Budget Detail and Payment Provisions	1
	Exhibit C *	General Terms and Conditions (GTC 04/2017)	4
+ -	Exhibit D	Special Terms and Conditions	1

Items shown with an asterisk (*), are hereby incorporated by reference and made part of this agreement as if attached hereto.
These documents can be viewed at https://www.dgs.ca.gov/OLS/Resources

IN WITNESS WHEREOF, THIS AGREEMENT HAS BEEN EXECUTED BY THE PARTIES HERETO.

CONTRACTOR

CONTRACTOR NAME (if other than an individual, state whether a corporation, partnership, etc.)
City of Soledad through the Soledad Police Department

CONTRACTOR BUSINESS ADDRESS	CITY	STATE	ZIP
236 Main Street	Soledad	CA	93960

PRINTED NAME OF PERSON SIGNING	TITLE
Damon Wasson	Chief

CONTRACTOR AUTHORIZED SIGNATURE	DATE SIGNED
	3/15/24

STATE OF CALIFORNIA

CONTRACTING AGENCY NAME
Department of Alcoholic Beverage Control

CONTRACTING AGENCY ADDRESS	CITY	STATE	ZIP
3927 Lennane Drive, Suite 100	Sacramento	CA	95834

PRINTED NAME OF PERSON SIGNING	TITLE
Pattye Baker	Chief, Business Management Branch

CONTRACTING AGENCY AUTHORIZED SIGNATURE	DATE SIGNED

CALIFORNIA DEPARTMENT OF GENERAL SERVICES APPROVAL	EXEMPTION (If Applicable)

EXHIBIT A
SCOPE OF WORK

Purpose and Description of Services

Contractor agrees to implement the Department of Alcoholic Beverage Control programs as listed:

- Minor Decoy operations – designed to educate and deter licensed locations from selling/furnishing alcohol to minors and shall be conducted at both "On-Sale" and "Off-Sale" licensed establishments within the operation period of the grant.

- Shoulder Tap operations – used to detect and deter adult furnishers outside of a licensed business and shall be performed at "Off-Sale" licensed locations to apprehend adults that are unaffiliated with the licensed businesses who are purchasing alcohol for minors outside of the stores within the operation period of the grant.

- Informed Merchants Preventing Alcohol-Related Crime Tendencies (IMPACT) Inspections – primary goal is to educate licensees on alcohol related laws to help reduce alcohol-related crime in and around licensed premises. Contractor agrees to conduct visits and inspections of licensed premises identifying areas of non-compliance at "On-Sale" and "Off-Sale" licensed locations within the operation period of the grant.

- Holiday Enforcement – This program consists of working general undercover and high-profile enforcement targeting underage drinking, sales/furnishing to minors, sales to obviously intoxicated patrons, and other related violations.

  Holidays would be defined as **Halloween** (Oct 27-31), **Thanksgiving** (Nov 22-26), **New Year's Eve** (Dec 31), **St. Patrick's Day** (March 17), **Cinco de Mayo** (May 5), **Memorial Day weekend** (May 24-27) and **4th of July** (July 4). In order to help reduce youth involved fatal and/or injury crashes, the dates for Holiday Enforcement operations coincide with NHTSA/OTS AVOID Campaign dates, which have been determined as holidays with an influx number of DUI crashes.

The project is targeted to reduce underage drinking and the resultant DUI driving injuries and fatalities, and/or property damages, reduce youth access to alcoholic beverages through the education of licensee, enforcement intervention and the impressions of omnipresence of law enforcement.

In addition, contractor agrees to the following goals:

- Raise public awareness that selling, serving and/or furnishing alcoholic beverages to individuals under twenty-one years old is a criminal violation that will be prosecuted by local city and district attorneys.

- Establish and implement a coordinated effort between contractor and ABC, and acknowledges no operations will be conducted until after the contractor's representative has completed training conducted by ABC.

- Issue press releases as follows:

    1. To announce the start of the program;
    2. At the conclusion of each Minor Decoy Operation held (to announce the number of licensed premises who sold to the minor decoy)
    3. At the conclusion of each Shoulder Tap Operation held (to announce the number of adults arrested for purchasing alcoholic beverages for the decoy).
    4. At the conclusion of each IMPACT operation held

- Email each press release to the Department's Public Information Officer (pio@abc.ca.gov) as soon as it is released.

- In all press releases, in addition to any credits the agency wishes to give, will include the following statement: "This project is part of the Department of Alcoholic Beverage Control's Minor Decoy/Shoulder Tap Grant Project, funded by the California Office of Traffic Safety through the National Highway Traffic Safety Administration."

- Complete and submit bi-monthly reports, in a format designed by the Department of Alcoholic Beverage Control due no later than 15 days after operations conducted:

    On or before **January 15, 2024** (with results of operations October, November & December 2023)
    On or before **March 15, 2024** (with results of operations January & February 2024)
    On or before **May 16, 2024** (with results of operations March & April 2024)
    On or before **July 15, 2024** (with results of operations May & June 2024)
    On or before **September 16, 2024** (with results of operations July & August 2024)

- Submit an Executive Summary as part of the final report due on or before **September 16, 2024**. The summary shall contain the following:

    1. An evaluation statement concerning the end product and cost benefits; and a listing of recommended and/or adopted policy or procedure changes, if any, occurring as a result of the project
    2. Project personnel identifying the key personnel who worked on the project, together with their job classification, and a brief description of their contribution
    3. Problems – describe any operational or cost problems that were encountered in project implementation. If known, state alternative methods that would have avoided the problem and increased the effectiveness of the project.
    4. Results – describe the results of the project in terms of meeting the original objectives as stated in the project agreement. Also, describe the results in terms of how they will be specifically applied for future improvement of the agency's continuing activities relating to alcohol problem prevention and enforcement. Where possible, describe estimated savings resulting from implementing project results.
    5. Disclaimer – The final report shall include the following: *"The opinions, findings, and conclusions expressed in this publication are those of the authors and not necessarily those of the State of California, Business, Consumer Services and Housing Agency, or the Department of Alcoholic Beverage Control."*
    6. Documentation – Attach any relevant documents developed. Examples are new or revised forms, diagrams, management reports, photos, coding manuals, instructional manuals, etc.

Contract Term

The operation period of the grant is October 1, 2023 through August 31, 2024.

Project Representatives

The project representatives during the term of this agreement will be:

Soledad Police Department
Jesus Contreras, Sgt.
236 Main Street
Soledad, CA 93960
(408) 427-4856
jcontreras@cityofsoledad.com

Department of Alcoholic Beverage Control
Diana Fouts-Guter, Grant Coordinator
3927 Lennane Drive, Suite 100
Sacramento, CA 95834
(916) 928-9807
Diana.fouts-guter@abc.ca.gov

Direct all fiscal inquiries to:

Soledad Police Department
Mike Howard
236 Main Street
Soledad, CA 93960
(831) 674-5562
mike.howard@cityofsoledad.com

Department of Alcoholic Beverage Control
Kristine Okino, Fiscal Grant Analyst
3927 Lennane Drive, Suite 100
Sacramento, CA 95834
Kristine.okino@abc.ca.gov

EXHIBIT B
BUDGET DETAIL AND PAYMENT PROVISIONS

Invoicing and Payment

- For services satisfactorily rendered and upon receipt and approval of the invoice, the Department of Alcoholic Beverage Control agrees to pay bi-monthly for approved reimbursable costs per the Budget Detail of personnel overtime and benefits (actual cost).

- Invoices shall clearly reference this contract number (24-OTS123) and must not exceed the contract total authorized amount of $40,000.00. Invoices are to be submitted on a bi-monthly basis, on the prescribed form designed by the Department of Alcoholic Beverage Control.

  Submit to: Department of Alcoholic Beverage Control
  Attn: Kristine Okino, Grants Fiscal Analyst
  3927 Lennane Drive, Suite 100
  Sacramento, California 95834

- This grant is only for overtime compensation and travel for training on October 17, 2023 only.

- In accordance with State of CA travel policy, agencies are eligible to receive reimbursement for travel expenses incurred for training on October 17, 2023.
  https://www.calhr.ca.gov/employees/Pages/travel-reimbursements.aspx

- Payment shall be made in arrears within 45 days from the receipt of an undisputed invoice.

- Contractor understands in order to be eligible for reimbursement; cost must be incurred on or after the effective date of the project, October 1, 2023 and on or before the project termination date, August 31, 2024.

- Contractor understands any other costs incurred by contractor, other than attendance at initial training and/or personnel overtime and benefits as authorized above, in the performance of this agreement are the sole responsibility of contractor.

Budget Contingency Clause

- It is mutually agreed that if the Budget Act of the current year and/or any subsequent years covered under this agreement does not appropriate sufficient funds for the program, this agreement shall be of no further force and effect. In this event, the State shall have no liability to pay any funds whatsoever to contractor or to furnish any other considerations under this agreement and contractor shall not be obligated to perform any provisions of this agreement.

- If funding for any fiscal year is reduced or deleted by the Budget Act for purposes of this program, the State shall have the option to either cancel this agreement with no liability occurring to the State, or offer an agreement amendment to contractor to reflect the reduced amount.

Prompt Payment Clause

- Payment will be made in accordance with, and within the time specified in, Government Code Chapter 4.5, commencing with Section 927.

EXHIBIT C
GENERAL TERMS AND CONDITIONS

1. APPROVAL: This agreement is of no force or effect until signed by both parties and approved by the Department of General Services, if required. Contractor may not commence performance until such approval has been obtained.

2. AMENDMENT: No amendment or variation of the terms of this agreement shall be valid unless made in writing, signed by the parties and approved as required. No oral understanding or agreement not incorporated in the agreement is binding on any of the parties.

3. ASSIGNMENT: This agreement is not assignable by the contractor, either in whole or in part, without the consent of the State in the form of a formal written amendment.

4. AUDIT: Contractor agrees that the awarding department, the Department of General Services, the Bureau of State Audits, or their designated representative shall have the right to review and to copy any records and supporting documentation pertaining to the performance of this agreement. Contractor agrees to maintain such records for possible audit for a minimum of three (3) years after final payment, unless a longer period of records retention is stipulated. Contractor agrees to allow the auditor(s) access to such records during normal business hours and to allow interviews of any employees who might reasonably have information related to such records. Further, contractor agrees to include a similar right of the State to audit records and interview staff in any subcontract related to performance of this agreement. (Gov. Code §8546.7, Pub. Contract Code §10115 et seq., CCR Title 2, Section 1896).

5. INDEMNIFICATION: Contractor agrees to indemnify, defend and save harmless the State, its officers, agents and employees from any and all claims and losses accruing or resulting to any and all contractors, subcontractors, suppliers, laborers, and any other person, firm or corporation furnishing or supplying work services, materials, or supplies in connection with the performance of this agreement, and from any and all claims and losses accruing or resulting to any person, firm or corporation who may be injured or damaged by contractor in the performance of this agreement.

6. DISPUTES: Contractor shall continue with the responsibilities under this agreement during any dispute.

7. TERMINATION FOR CAUSE: The State may terminate this agreement and be relieved of any payments should the contractor fail to perform the requirements of this agreement at the time and in the manner herein provided. In the event of such termination the State may proceed with the work in any manner deemed proper by the State. All costs to the State shall be deducted from any sum due the contractor under this agreement and the balance, if any, shall be paid to the contractor upon demand.

8. INDEPENDENT CONTRACTOR: Contractor, and the agents and employees of contractor, in the performance of this agreement, shall act in an independent capacity and not as officers or employees or agents of the State.

9. RECYCLING CERTIFICATION: The contractor shall certify in writing under penalty of perjury, the minimum, if not exact, percentage of post-consumer material as defined in the Public Contract Code Section 12200, in products, materials, goods, or supplies offered or sold to the State regardless of whether the product meets the requirements of Public Contract Code Section 12209.

With respect to printer or duplication cartridges that comply with the requirements of Section 12156(e), the certification required by this subdivision shall specify that the cartridges so comply (Pub. Contract Code §12205).

10. NON-DISCRIMINATION CLAUSE: During the performance of this agreement, contractor and its subcontractors shall not deny the contract's benefits to any person on the basis of race, religious creed, color, national origin, ancestry, physical disability, mental disability, medical condition, genetic information, marital status, sex, gender, gender identity, gender expression, age, sexual orientation, or military and veteran status, nor shall they discriminate unlawfully against any employee or applicant for employment because of race, religious creed, color, national origin, ancestry, physical disability, mental disability, medical condition, genetic information, marital status, sex, gender, gender identity, gender expression, age, sexual orientation, or military and veteran status. Contractor shall insure that the evaluation and treatment of employees and applicants for employment are free of such discrimination. Contractor and subcontractors shall comply with the provisions of the Fair Employment and Housing Act (Gov. Code §12900 et seq.), the regulations promulgated thereunder (Cal. Code Regs., tit. 2, §11000 et seq.), the provisions of Article 9.5, Chapter 1, Part 1, Division 3, Title 2 of the Government Code (Gov. Code §§11135-11139.5), and the regulations or standards adopted by the awarding state agency to implement such article. Contractor shall permit access by representatives of the Department of Fair Employment and Housing and the awarding state agency upon reasonable notice at any time during the normal business hours, but in no case less than 24 hours' notice, to such of its books, records, accounts, and all other sources of information and its facilities as said Department or Agency shall require to ascertain compliance with this clause. Contractor and its subcontractors shall give written notice of their obligations under this clause to labor organizations with which they have a collective bargaining or other agreement. (See Cal. Code Regs., tit. 2,§11105.)

    Contractor shall include the nondiscrimination and compliance provisions of this clause in all subcontracts to perform work under the agreement.

11. CERTIFICATION CLAUSES: The CONTRACTOR CERTIFICATION CLAUSES contained in the document CCC 04/2017 are hereby incorporated by reference and made a part of this agreement by this reference as if attached hereto.

12. TIMELINESS: Time is of the essence in this agreement.

13. COMPENSATION: The consideration to be paid contractor, as provided herein, shall be in compensation for all of contractor's expenses incurred in the performance hereof, including travel, per diem, and taxes, unless otherwise expressly so provided.

14. GOVERNING LAW: This contract is governed by and shall be interpreted in accordance with the laws of the State of California.

15. ANTITRUST CLAIMS: The contractor by signing this agreement hereby certifies that if these services or goods are obtained by means of a competitive bid, the contractor shall comply with the requirements of the Government Codes Sections set out below.

    a. The Government Code Chapter on Antitrust claims contains the following definitions:

        1) "Public purchase" means a purchase by means of competitive bids of goods, services, or materials by the State or any of its political subdivisions or public agencies on whose behalf the Attorney General may bring an action pursuant to subdivision (c) of Section 16750 of the Business and Professions Code.

2) "Public purchasing body" means the State or the subdivision or agency making a public purchase. Government Code Section 4550.

b. In submitting a bid to a public purchasing body, the bidder offers and agrees that if the bid is accepted, it will assign to the purchasing body all rights, title, and interest in and to all causes of action it may have under Section 4 of the Clayton Act (15 U.S.C. Sec. 15) or under the Cartwright Act (Chapter 2 (commencing with Section 16700) of Part 2 of Division 7 of the Business and Professions Code), arising from purchases of goods, materials, or services by the bidder for sale to the purchasing body pursuant to the bid. Such assignment shall be made and become effective at the time the purchasing body tenders final payment to the bidder. Government Code Section 4552.

c. If an awarding body or public purchasing body receives, either through judgment or settlement, a monetary recovery for a cause of action assigned under this chapter, the assignor shall be entitled to receive reimbursement for actual legal costs incurred and may, upon demand, recover from the public body any portion of the recovery, including treble damages, attributable to overcharges that were paid by the assignor but were not paid by the public body as part of the bid price, less the expenses incurred in obtaining that portion of the recovery. Government Code Section 4553.

d. Upon demand in writing by the assignor, the assignee shall, within one year from such demand, reassign the cause of action assigned under this part if the assignor has been or may have been injured by the violation of law for which the cause of action arose and (a) the assignee has not been injured thereby, or (b) the assignee declines to file a court action for the cause of action. See Government Code Section 4554.

16. CHILD SUPPORT COMPLIANCE ACT: For any agreement in excess of $100,000, the contractor acknowledges in accordance with Public Contract Code 7110, that:

a. The contractor recognizes the importance of child and family support obligations and shall fully comply with all applicable state and federal laws relating to child and family support enforcement, including, but not limited to, disclosure of information and compliance with earnings assignment orders, as provided in Chapter 8 (commencing with section 5200) of Part 5 of Division 9 of the Family Code; and

b. The contractor, to the best of its knowledge is fully complying with the earnings assignment orders of all employees and is providing the names of all new employees to the New Hire Registry maintained by the California Employment Development Department.

17. UNENFORCEABLE PROVISION: In the event that any provision of this agreement is unenforceable or held to be unenforceable, then the parties agree that all other provisions of this agreement have force and effect and shall not be affected thereby.

18. PRIORITY HIRING CONSIDERATIONS: If this contract includes services in excess of $200,000, the contractor shall give priority consideration in filling vacancies in positions funded by the contract to qualified recipients of aid under Welfare and Institutions Code Section 11200 in accordance with Pub. Contract Code §10353.

19. SMALL BUSINESS PARTICIPATION AND DVBE PARTICIPATION REPORTING REQUIREMENTS:

a. If for this contract contractor made a commitment to achieve small business participation, then contractor must within 60 days of receiving final payment under this contract (or within such other time period as may be specified elsewhere in this contract) report to the awarding department the actual percentage of small business participation that was achieved. (Govt. Code § 14841.)

b. If for this contract contractor made a commitment to achieve disabled veteran business enterprise (DVBE) participation, then contractor must within 60 days of receiving final payment under this contract (or within such other time period as may be specified elsewhere in this contract) certify in a report to the awarding department: (1) the total amount the prime contractor received under the contract; (2) the name and address of the DVBE(s) that participated in the performance of the contract; (3) the amount each DVBE received from the prime contractor; (4) that all payments under the contract have been made to the DVBE; and (5) the actual percentage of DVBE participation that was achieved. A person or entity that knowingly provides false information shall be subject to a civil penalty for each violation. (Mil. & Vets. Code § 999.5(d); Govt. Code § 14841.)

20. LOSS LEADER: If this contract involves the furnishing of equipment, materials, or supplies then the following statement is incorporated: It is unlawful for any person engaged in business within this state to sell or use any article or product as a "loss leader" as defined in Section 17030 of the Business and Professions Code. (PCC 10344(e).)

EXHIBIT D
SPECIAL TERMS AND CONDITIONS

Disputes: Any disputes concerning a question of fact arising under this contract which is not disposed of by agreement shall be decided by the Director, Department of Alcoholic Beverage Control, or designee, who shall reduce his decision in writing and mail or otherwise furnish a copy thereof to the contractor. The decision of the Department shall be final and conclusive unless, within 30 days from the date of receipt of such copy, the contractor mails or otherwise furnishes to the State a written appeal addressed to the Director of the Department of Alcoholic Beverage Control. The decision of the Director of Alcoholic Beverage Control or his duly authorized representative for the determination of such appeals shall be final and conclusive unless determined by a court of competent jurisdiction to have been fraudulent, capricious, arbitrary, or so grossly erroneous as necessarily to imply bad faith, or not supported by substantial evidence. In connection with any appeal proceeding under this clause, the contractor shall be afforded an opportunity to be heard and to offer evidence in support of its appeal. Pending final decision of a dispute hereunder, contractor shall proceed diligently with the performance of the contract and in accordance with the decision of the State.

Cancellation/Termination: This agreement may be cancelled or terminated without cause by either party by giving thirty (30) calendar days advance written notice to the other party. Such notification shall state the effective date of termination or cancellation and include any final performance and/or payment/invoicing instructions/requirements. No penalty shall accrue to either party because of contract termination.

Contractor Certifications: By signing this agreement, contractor certifies compliance with the provisions of CCC 04/2017, Standard Contractor Certification Clauses. This document may be viewed at: https://www.dgs.ca.gov/OLS/Resources/Page-Content/Office-of-Legal-Services-Resources-List-Folder/Standard-Contract-Language

If the State determines that the grant project is not achieving its goals and objectives on schedule, funding may be reduced by the State to reflect this lower level of project activity.

CITY OF SOLEDAD
STAFF REPORT

SUBJECT: **Resolution No. 6057, A Resolution of the City Council of the City of Soledad Approving a Contract with Townsend Public Affairs, Inc for Legislative Advocacy and Grant Funding Services in an amount not to exceed $30,000**

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

FROM: **Megan Hunter, City Manager**

THROUGH:

MEETING DATE: **April 3, 2024**

Recommendation

It is recommended that the City Council of the City of Soledad consider and adopt Resolution No. 6057, "Approving a Contract with Townsend Public Affairs, Inc. for Legislative Advocacy and Grant Funding Services in an amount Not to Exceed $30,000".

Executive Summary

On March 7, 2024, Townsend Public Affairs reached out to the City about signing a new contract with Townsend Public Affairs, Inc. ("Townsend") because the old contract expired on December 31, 2023. The City Manager was unaware that this contract expired on this date, understanding that the contract ran through the fiscal year or until June 30, 2024. This understanding was based on the fact that the City Council budgeted $60,000 in Fiscal Year 23/24 for this expense. Since the contract has expired, it is recommended that City Council approve a new contract that would be in effect from January 1, 2024 – June 30, 2024. Although funding has already been budgeted, the new contract amount would be for a not to exceed amount of $30,000.

Background

The City solicited services for legislative advocacy and grant writing in 2022 and received proposals from both California Consulting and Townsend. After reviewing these proposals, staff selected Townsend as the most cost-effective option. On September 21, 2022, the City Council approved Resolution 5873, a one-year agreement with Townsend for Legislative and Grant Funding Services. This agreement was executed on December 1, 2022, with a term from December 15, 2022, through December 31, 2023.

Review & Analysis

Townsend reached out to the new City Manager on March 7, 2024, indicating that the existing contract has expired on December 31, 2023, and a new contract was needed. Unaware that the contract had expired because $60,000 had been budgeted in the fiscal year for a full year of services, staff had been actively working with Townsend on legislative matters and on the submittal of various grant applications. For example, Townsend drafted and assisted in the submittal of grant applications for the Caltrans Sustainable Transportation Planning Grant, Assistance to Firefighters Grant, AARP Community Challenge Grant, USDA Rural Business Development Grant, and Youth Service Corps. Because of this work, both the January and February invoices have already been paid. Consequently, a new contract from January 1, 2024, through June 30, 2024, should be executed to allow payment and ensure continuity of services until the end of the fiscal year.

Townsend would continue services under the $5,000 per month charge, which includes the following:

- Develop Legislative Strategy
- Implement the Legislative Strategy
- Build and Strengthen Relevant Relationships
- Leverage Relationships for Strategic Advocacy Plan
- Coordinate Advocacy Trips
- Track Legislation
- Craft Testimony and Position Letters
- Draft Bill Language
- State Budget Funding Opportunities
- Provide Progress Reports
- Prepare and File Lobbying Disclosure Reports
- Craft Strategic Funding Plan
- Identify, Research, and Monitor Grant Funding Opportunities
- Grant Application Development and Submittal
- Establishment of Clear Accountabilities
- Provide Overview of Full Applications Requirements
- Assemble Project Background and Details
- Coordinate Technical Project Details
- Draft Written Proposal
- Incorporate Feedback to Finalize Proposal
- Submit Completed Application
- Funding Advocacy
- Post-Grant Submittal Advocacy
- Post-Award Grant Administration and Compliance
- Comprehensive Follow-Up on Unsuccessful Applications

Financial Considerations

The contract would be for a not to exceed amount of $30,000 and would end June 30, 2024. This expense was already budgeted through Community Engagement during this fiscal year. If the Council decides to renew the contract, it is recommended that it be budgeted annually and the term be tied to the City's fiscal year – July 1st through June 30th.

Alternatives

- Approve the Resolution as recommended.
- Do not adopt the proposed Resolution. This alternative is not recommended as Townsend has already conducted significant work and has been paid in the months of January and February.

Planning/CEQA

None required.

Public Notice Requirements

This action is not considered a project under CEQA.

Attachment(s):
1. Resolution No. 6057
2. Exhibit A - Contract with Townsend for Legislative and Grant Writing Services (Jan 2024 - June 2024)
3. Executed Townsend Contract Dec 2022-2023

RESOLUTION NO. 6057

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOLEDAD APPROVING A CONTRACT WITH TOWNSEND PUBLIC AFFAIRS, INC FOR LEGISLATIVE ADVOCACY AND GRANT FUNDING SERVICES IN AN AMOUNT NOT TO EXCEED $30,000

WHEREAS, in 2022, the City solicited services for legislative advocacy and grant writing and received proposals from both California Consulting and Townsend Affairs, Inc; and

WHEREAS, after reviewing these proposals, staff selected Townsend Public Affairs, Inc. ("Townsend") as the most cost-effective option and on September 21, 2022, the City Council approved Resolution 5873, a one-year agreement with Towsend for legislative and grant funding services; and

WHEREAS, on December 1, 2022, the City Manager executed a contract with Townsend for an approximately one-year term from December 15, 2022, through December 31, 2023; and

WHEREAS, on March 7, 2024, Townsend Public Affairs reached out to the current City Manager about signing a new contract with Townsend Public Affairs, Inc. ("Townsend") because the old contract expired on December 31, 2023; and

WHEREAS, the City Manager assumed that the contract expired on June 30, 2024 because it had been budgeted in full for Fiscal Year 23/24 and had been working with Townsend on drafting and submitting various grant proposals after the expiration; and

WHEREAS, Townsend has been providing effective legislative advocacy and grant writing services to the City since December 15, 2022, and it is necessary to execute a new contract to allow payment for these services and ensure continuity of these efforts; and

WHEREAS, $30,000 has already been budgeted in FY 23/24 for Townsend for this contract and does not require a budget amendment for the expense.

NOW, THEREFORE, BE IT HEREBY RESOLVED by the City Council of the City of Soledad that the contract with Townsend Public Affairs, Inc.in the not-to-exceed amount of $30,000, a copy of which is attached hereto as **Exhibit A,** and by this reference incorporated herein, 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 3rd day of April 2024 by the following vote:

AYES, and in favor thereof, Councilmembers:

NOES, Councilmembers:

ABSENT, Councilmembers:

ABSTAIN, Councilmembers:

_____

ANNA M. VELAZQUEZ, Mayor

ATTEST:

_____

MEGAN HUNTER, City Clerk

EXHIBIT A

CONTRACT FOR CONSULTANT SERVICES

THIS CONTRACT FOR CONSULTANT SERVICES ("Contract") is made and entered into as of this 1st day of January 2024, by and between City of Soledad, a municipal government ("Client"), and Townsend Public Affairs, Inc., a California corporation ("Consultant"). For valuable consideration, Client and Consultant agree:

1. Term.
   This Contract is effective as of the date above. The terms and conditions of this Contract shall remain in full force for the period set forth in Attachment 1.

2. Services.
   Consultant will, in accordance with the terms of this Contract, perform the services described in Exhibit "A," ("Services").

3. Fees.
   Client agrees to pay Consultant for the Services in accordance with the provisions of the Fee Schedule set forth in Attachment 1. The Consultant will submit a monthly invoice to Client reflecting the fee and including any expenses incurred for such month. Client shall pay each billing within thirty (30) days of receipt thereof.

4. Expenses.
   Subject to prior written authorization, Client shall reimburse Consultant for all itemized expenses with third party vendors incurred while providing Services as defined herein on behalf of Client. Such expenses shall be billed to the Client on a monthly basis and reimbursement thereof will be due upon receipt.

5. Laws, Rules and Regulations.
   Consultant shall perform the Services in accordance with all applicable local, state and federal laws and regulations, exercising the standard of care applicable to Consultant's profession.

6. Lobbyist Registration
   As a lobbyist employer, Client is required to file a Form 602 with the California Secretary of State and a quarterly Form 635. Consultant will prepare all forms for Client's signature and will file the forms on your behalf of Client.

7. No Condition to Payment.
   It is the intention of the parties to this Contract that the Services rendered hereunder and the payments made hereunder are not in any way contingent upon the achievement of any specific result including, without limitation, the defeat or enactment of any legislative or administrative proposal. Consultant does not guarantee, represent or warrant any specific results in connection with the provision of Services. The parties hereto agree that such sums as are paid pursuant to this Contract shall be deemed to be the reasonable value of Services rendered hereunder.

8. Independent Contractor.
   Client confirms to Consultant that the Services provided by Consultant to Client hereunder are not of a type performed by Client on its own behalf and are not within the scope of Client's usual business. It is the intention of the parties to this Contract that the Services rendered hereunder shall be so rendered by Consultant as an independent contractor and not as an employee, agent, joint venturer or partner of Client. Nothing in this Contract shall be

interpreted or construed as creating or establishing the relationship of employer and employee between Client and Consultant or any employee or agent of Consultant. Consultant's performance of the Services shall not be subject to the control and direction of Client. Both parties acknowledge that Consultant is not an employee for state or federal tax purposes. Consultant fully retains the right to contract with and perform services for other parties during the entire term hereof.

9. Work Product
Any tangible work product that is developed by Consultant shall be the property of the Client.

10. Confidentiality.
Consultant agrees to maintain the confidentiality of files or other information it is provided or develops during the course of its work for Client. It is understood, however, that disclosure of certain information provided by Client may be necessary or appropriate in the course of its representation of Client. Such disclosures shall be made upon consultation with Client or Client's designated representative and with written consent from the Client

11. Termination.
This Contract may be terminated by either party upon thirty (30) days written notice to the other party specifying desired date of termination.

12. Contract Modifications.
Client and Consultant agree that the terms and conditions of this Contract shall constitute the entire agreement between the parties signatory hereto as to the matters set forth herein. Client and Consultant may modify the terms of this Contract only by executing a written Contract Addendum, which shall reference this Contract and shall be executed by the parties' signatory hereto.

13. Attorneys Fees.
Client and Consultant agree that the prevailing party in any dispute under this Contract shall be entitled to an award of attorneys' fees and costs as ordered by a court of competent jurisdiction.

14. Certification of Non-Discrimination.
By signing this Contract, Consultant certifies that it does not discriminate in hiring on the basis of race, color, creed, religion, sex, age, marital status, national origin, ancestry, physical handicap or medical conditions.

15. Notice.
Notice and written communications sent by one party to the other shall be personally delivered or sent by U.S. Mail, postage prepaid, to the following addresses:

To Client:	City of Soledad Attention: Megan Hunter, City Manager 248 Main Street Soledad, CA 93960
To Consultant:	Townsend Public Affairs, Inc. Attention: Christopher Townsend, President 1401 Dove Street, Ste. 330 Newport Beach, CA 92660

DRAFT

16. Execution.
The representatives of Client and Consultant warrant that they have authority to sign on behalf of and bind their principals and have caused this Contract to be duly executed the day and year first above written.

"CONSULTANT"	"CLIENT"
TOWNSEND PUBLIC AFFAIRS, INC., a California corporation	CITY OF SOLEDAD a municipal government
By: _____	By: _____
Name: _____	Name: _____
Title: _____	Title: _____

DRAFT

EXHIBIT A

ATTACHMENT 1:

CONTRACT FOR CONSULTANT SERVICES

TERM:	January 1, 2024 through June 30, 2024
FEE SCHEDULE:	$5,000 per month
SERVICES:	Legislative Advocacy and Grant Funding Services Please see a full description of services in the Addendum to Exhibit "A".

Client Initials _____

Consultant Initials _____

DRAFT

EXHIBIT A

ADDENDUM
TO
ATTACHMENT 1

The Services provided pursuant to the terms of the Contract for Consultant Services are the following:

DESCRIPTION OF SERVICES	FEE
Legislative Advocacy and Grant Funding Services	**$5,000 Per Month***
State Legislative Advocacy	
• Conduct Detailed Orientation	Included
• Develop Legislative Strategy	Included
• Implement the Legislative Strategy	Included
• Build and Strengthen Relevant Relationships	Included
• Leverage Relationships for Strategic Advocacy Plan	Included
• Coordinate Advocacy Trips	Included
• Track Legislation	Included
• Craft Testimony and Position Letters	Included
• Draft Bill Language	Included
• State Budget Funding Opportunities	Included
• Provide Progress Reports	Included
• Prepare and File Lobbying Disclosure Reports	Included
Grant Funding	
• Craft Strategic Funding Plan	Included
• Identify, Research, and Monitor Grant Funding Opportunities	Included
• Grant Application Development and Submittal	Included
• Establishment of Clear Accountabilities	Included
• Provide Overview of Full Applications Requirements	Included
• Assemble Project Background and Details	Included
• Coordinate Technical Project Details	Included
• Draft Written Proposal	Included
• Incorporate Feedback to Finalize Proposal	Included
• Submit Completed Application	Included
• Funding Advocacy	Included
• Post-Grant Submittal Advocacy	Included
• Post-Award Grant Administration and Compliance	Included
• Comprehensive Follow-Up on Unsuccessful Applications	Included
**The monthly fee includes all reasonable business and travel expenses*	

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CONTRACT FOR CONSULTANT SERVICES

THIS CONTRACT FOR CONSULTANT SERVICES ("Contract") is made and entered into as of this 1st day of December 2022, by and between City of Soledad, a municipal government ("Client"), and Townsend Public Affairs, Inc., a California corporation ("Consultant"). For valuable consideration, Client and Consultant agree:

1. Term.
   This Contract is effective as of the date above. The terms and conditions of this Contract shall remain in full force for the period set forth in Exhibit "A."

2. Services.
   Consultant will, in accordance with the terms of this Contract, perform the services described in Exhibit "A," ("Services").

3. Fees.
   Client agrees to pay Consultant for the Services in accordance with the provisions of the Fee Schedule set forth in Exhibit "A." The Consultant will submit a monthly invoice to Client reflecting the fee and including any expenses incurred for such month. Client shall pay each billing within thirty (30) days of receipt thereof.

4. Expenses.
   Subject to prior written authorization, Client shall reimburse Consultant for all itemized expenses with third party vendors incurred while providing Services as defined herein on behalf of Client. Such expenses shall be billed to the Client on a monthly basis and reimbursement thereof will be due upon receipt.

5. Laws, Rules and Regulations.
   Consultant shall perform the Services in accordance with all applicable local, state and federal laws and regulations, exercising the standard of care applicable to Consultant's profession.

6. Lobbyist Registration
   As a lobbyist employer, Client is required to file a Form 602 with the California Secretary of State and a quarterly Form 635. Consultant will prepare all forms for Client's signature and will file the forms on your behalf of Client.

7. No Condition to Payment.
   It is the intention of the parties to this Contract that the Services rendered hereunder and the payments made hereunder are not in any way contingent upon the achievement of any specific result including, without limitation, the defeat or enactment of any legislative or administrative proposal. Consultant does not guarantee, represent or warrant any specific results in connection with the provision of Services. The parties hereto agree that such sums as are paid pursuant to this Contract shall be deemed to be the reasonable value of Services rendered hereunder.

8. Independent Contractor.
   Client confirms to Consultant that the Services provided by Consultant to Client hereunder are not of a type performed by Client on its own behalf and are not within the scope of Client's usual business. It is the intention of the parties to this Contract that the Services rendered hereunder shall be so rendered by Consultant as an independent contractor and not as an employee, agent, joint venturer or partner of Client. Nothing in this Contract shall be

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interpreted or construed as creating or establishing the relationship of employer and employee between Client and Consultant or any employee or agent of Consultant. Consultant's performance of the Services shall not be subject to the control and direction of Client. Both parties acknowledge that Consultant is not an employee for state or federal tax purposes. Consultant fully retains the right to contract with and perform services for other parties during the entire term hereof.

9. Work Product
Any tangible work product that is developed by Consultant shall be the property of the Client.

10. Confidentiality.
Consultant agrees to maintain the confidentiality of files or other information it is provided or develops during the course of its work for Client. It is understood, however, that disclosure of certain information provided by Client may be necessary or appropriate in the course of its representation of Client. Such disclosures shall be made upon consultation with Client or Client's designated representative and with written consent from the Client

11. Termination.
This Contract may be terminated by either party upon thirty (30) days written notice to the other party specifying desired date of termination.

12. Contract Modifications.
Client and Consultant agree that the terms and conditions of this Contract shall constitute the entire agreement between the parties signatory hereto as to the matters set forth herein. Client and Consultant may modify the terms of this Contract only by executing a written Contract Addendum, which shall reference this Contract and shall be executed by the parties' signatory hereto.

13. Attorneys Fees.
Client and Consultant agree that the prevailing party in any dispute under this Contract shall be entitled to an award of attorneys' fees and costs as ordered by a court of competent jurisdiction.

14. Certification of Non-Discrimination.
By signing this Contract, Consultant certifies that it does not discriminate in hiring on the basis of race, color, creed, religion, sex, age, marital status, national origin, ancestry, physical handicap or medical conditions.

15. Notice.
Notice and written communications sent by one party to the other shall be personally delivered or sent by U.S. Mail, postage prepaid, to the following addresses:

To Client:
City of Soledad
Attention: Brent Slama, City Manager
248 Main Street
Soledad, CA 93960

To Consultant:
Townsend Public Affairs, Inc.
Attention: Christopher Townsend, President
1401 Dove Street, Ste. 330
Newport Beach, CA 92660

DocuSign Envelope ID: 26C7FBA4-2E6D-4D2C-A7D8-FEA3059E3890

16. Execution.
The representatives of Client and Consultant warrant that they have authority to sign on behalf of and bind their principals and have caused this Contract to be duly executed the day and year first above written.

"CONSULTANT"

TOWNSEND PUBLIC AFFAIRS, INC.,
a California corporation

By: _____

Name: Christopher Townsend

Title: President

"CLIENT"

CITY OF SOLEDAD
a municipal government

By: DocuSigned by: Brent Slama 8859F538C444485...

Name: Brent Slama

Title: City Manager

DocuSign Envelope ID: 26C7FBA4-2E6D-4D2C-A7D8-FEA3059E3890

EXHIBIT "A"
TO
CONTRACT FOR CONSULTANT SERVICES

TERM:	December 15, 2022 through December 31, 2023
FEE SCHEDULE:	$5,000 per month
SERVICES:	Legislative Advocacy and Grant Funding Services Please see a full description of services in the Addendum to Exhibit "A".

DS
Client Initials BS

Consultant Initials Ct

DocuSign Envelope ID: 26C7FBA4-2E6D-4D2C-A7D8-FEA3059E3890

ADDENDUM
TO
EXHIBIT "A"

The Services provided pursuant to the terms of the Contract for Consultant Services are the following:

DESCRIPTION OF SERVICES	FEE
Legislative Advocacy and Grant Funding Services	**$5,000 Per Month***
State Legislative Advocacy	
• Conduct Detailed Orientation	Included
• Develop Legislative Strategy	Included
• Implement the Legislative Strategy	Included
• Build and Strengthen Relevant Relationships	Included
• Leverage Relationships for Strategic Advocacy Plan	Included
• Coordinate Advocacy Trips	Included
• Track Legislation	Included
• Craft Testimony and Position Letters	Included
• Draft Bill Language	Included
• State Budget Funding Opportunities	Included
• Provide Progress Reports	Included
• Prepare and File Lobbying Disclosure Reports	Included
Grant Funding	
• Craft Strategic Funding Plan	Included
• Identify, Research, and Monitor Grant Funding Opportunities	Included
• Grant Application Development and Submittal	Included
• Establishment of Clear Accountabilities	Included
• Provide Overview of Full Applications Requirements	Included
• Assemble Project Background and Details	Included
• Coordinate Technical Project Details	Included
• Draft Written Proposal	Included
• Incorporate Feedback to Finalize Proposal	Included
• Submit Completed Application	Included
• Funding Advocacy	Included
• Post-Grant Submittal Advocacy	Included
• Post-Award Grant Administration and Compliance	Included
• Comprehensive Follow-Up on Unsuccessful Applications	Included
**The monthly fee includes all reasonable business and travel expenses*	

CITY OF SOLEDAD
STAFF REPORT

SUBJECT: **Resolution No. 6063, A Resolution of the City Council of the City of Soledad Approving a Final Subdivision Map (FM 2024-01) for the Soledad Marketplace Located at the Southeast Corner of Nestles Road and Los Coches Drive**

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

FROM: **Donald T. Wilcox, Public Works Director, Leon Gomez, Interim City Engineer, Ariana Mora, Associate Planner**

THROUGH: **Megan Hunter, City Manager**

MEETING DATE: **April 3, 2024**

Recommendation

It is recommended that the City Council of the City of Soledad adopt Resolution No. ____, "A Resolution of the City Council of the City of Soledad Approving a Final Subdivision Map (FM 2024-01) for the Soledad Marketplace Located at the Southeast Corner of Nestles Road and Los Coches Drive".

Executive Summary

On December 13, 2023, the City Council of the City of Soledad ("City") adopted Resolution No. 6024 approving a Tentative Subdivision Map (TSM 2023-01) for the Soledad Marketplace Shopping Center ("Soledad Marketplace"), located at the southeast corner of Nestles Road and Los Coches Drive. Currently, Soledad Marketplace is home to Premiere Cinemas and Grocery Outlet, with Dutch Bros and Davita under construction. The approval of TSM 2023-01 included certain findings and standard conditions that, along with Soledad Municipal Code ("SMC") Title 16 Subdivisions and the California Subdivision Map Act ("SMA"), required the Project Developer to prepare and submit a Final Subdivision Map ("FM 2024-01") for review and approval by the City. The City Engineer has examined FM 2024-01 and has determined that the map is technically correct and substantially conforms to TSM 2023-01 and SMC Title 16 Subdivisions. In accordance with SMC 16.16.070 the next step in the process is for the City Council to approve the map by resolution.

Background

The Soledad Marketplace, previously known as the Soledad Village Shopping Center, is a 13.6-acre property located at the southeast corner of Nestles Road and Los Coches Drive. The site has been in development for a long period of time, and ownership has changed over the years.

TSM 2023-01 was initiated by Mr. John Lee with Soledad Marketplace LLC ("Project Developer") and San Benito Engineers ("SBE"), a professional engineering and land surveying consultant, to facilitate the continued development of the Soledad Marketplace. TSM 2023-01 proposed the subdivision of a portion of the Soledad Marketplace property affecting 11.29 acres, excluding the Premiere Cinemas area, from four (4) existing parcels to eight (8) new parcels ranging in size from approximately 32,457 square feet to 160,869 square feet. Previously, the Soledad Marketplace had been fully analyzed under a 2007 Mitigated Negative Declaration ("2007 MND").

On November 30, 2023, the City's Planning Commission conducted a duly noticed public hearing on TSM 2023-01 and recommended approval to the City Council. On December 13, 2023, the City adopted Resolution No. 6024 approving TSM 2023-01, which is included as Attachment 1 to this staff report. The approval of TSM 2023-01 included certain findings and standard conditions that, along with SMC Title 16 Subdivisions and the SMA, required the Project Developer to prepare and submit an FM for review and approval by the City. The Project Developer filed FM 2024-01 with the City to consider approving the map, the plan of the subdivision, and any offers of dedication. Therefore, the action being considered by the City Council is to approve FM 2024-01 for the Soledad Marketplace, attached as Exhibit A to the Resolution. This approval is necessary to facilitate the site's future development, most notably the proposed new Tractor Supply store. As noted above, Premiere Cinemas is under separate private ownership and is not part of this subdivision.

Review & Analysis

The City controls the proposed design and improvement of subdivisions within its jurisdiction. As conditions of map approval, the City typically requires dedication and the construction of public improvements reasonably required for the promotion of health, safety, and welfare.

The SMA distinguishes between major (five or more parcels) and minor (four or fewer parcels) subdivisions. The goals of the SMA are to:

- Encourage orderly community development by providing for the regulation and control of the design and improvement of a subdivision with consideration of its relationship to adjoining areas.
- To ensure the areas within the subdivision that are dedicated for public purposes will be properly improved by the subdivider so they will not become an undue burden on the community.
- To protect the public and individual transferees from fraud and exploitation.

The approval of a Subdivision Map is generally a three-step process:

1. Processing and approval of a tentative map.
2. Approval of a final map.
3. Recordation of the final map.

Approval of a tentative map is considered discretionary because it requires findings and may be subject to reasonable conditions. Approval of the final map is considered "ministerial" because approval is required if the final map is in substantial conformance with the approved tentative map.

FM 2024-01 has been reviewed by the City's Community and Economic Development and Public Works Departments and the City's contract City Surveyor, CSG Consultants (CSG). On March 22, 2024, CSG recommended FSM 2024-01 approval. In accordance with SMC 16.16.060, the City Engineer has examined FM 2024-01 and has determined that the map is technically correct and substantially conforms with TSM 2023-01, applicable provisions of SMC Title 16 Subdivision, and the SMA. The Secretary of the Planning Commission (Community and Economic Development Director)

has examined FM 2024-01 and has determined that the map substantially conforms to the approved TSM 2023-01 and conditions of approval.

In accordance with SMC 16.16.070 the next step in the process is for the City Council to approve the map by resolution.

Financial Considerations

The Project Developer is required to pay for all costs associated with the processing of the Final Map and Supporting Documents and Information. The continued development of the site will bring much-needed sales tax revenue to the City and help reduce retail leakage.

Alternatives

- Adopt the resolution to approve the Soledad Marketplace Final Tract Map.
- Do not adopt a resolution to approve the Soledad Marketplace Final Tract Map and provide staff direction. This is not recommended, as it could delay the continued development of the Soledad Marketplace

Planning/CEQA

In 2007, the Soledad Marketplace prepared an MND to address the environmental impacts pursuant to the California Environmental Quality Act ("CEQA"). The MND was certified by the Planning Commission, and a Notice of Determination was filed in 2007. The proposed action to approve FM 2024-01 will not result in any substantial changes or changed circumstances involving the previously analyzed project. Therefore, the project is exempt from further CEQA analysis pursuant to CEQA Guidelines Section 15162.

Public Notice Requirements

None.

Attachment(s):
1. Resolution No. 6063
2. Resolution No. 6024 TSM 2023-01
3. Exhibit A to Reso-Soledad Marketplace

RESOLUTION NO. 6063

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOLEDAD APPROVING A FINAL SUBDIVISION MAP (FM 2024-01) FOR THE SOLEDAD MARKETPLACE LOCATED AT THE SOUTHEAST CORNER OF NESTLES ROAD AND LOS COCHES DRIVE

WHEREAS, on November 13, 2023, the City of Soledad ("City) received an application initiated by Mr. John Lee with Soledad Marketplace LLC ("Project Developer") and San Benito Engineers ("SBE"), a professional engineering and land surveying consultant, for a Tentative Subdivision Map ("TSM 2013-01"), to subdivide a portion of the Soledad Marketplace Shopping Center ("Soledad Marketplace") located at the southeast corner of Nestles Road and Los Coches Drive; and

WHEREAS, to facilitate the continued development of the Soledad Marketplace, TSM 2023-01 proposed the subdivision of a portion of the property affecting 11.29 acres, excluding the Premiere Cinemas area, into eight (8) new parcels ranging in size from approximately 32,457 square feet to 160,869 square feet; and

WHEREAS, on December 13, 2023, the City Council conducted a duly noticed public hearing and considered all public comments received, including the testimony of the applicant, and adopted Resolution No. 6024 approving TSM 2023-01 for the Soledad Marketplace; and

WHEREAS, the approval of TSM 2013-01 included certain findings and conditions that along with Soledad Municipal Code Title 16 Subdivisions and the California Subdivision Map Act, required the Project Developer to prepare and submit a Final Subdivision Map for the Soledad Marketplace; and

WHEREAS, the Project Developer submitted a Final Subdivision Map ("FM 2024-01") which has been reviewed by the City's planning and public works departments, and the City's contract City Surveyor, CSG Consultants (CSG); and

WHEREAS, on March 22, 2024, the City Surveyor recommended approval of FSM 2024-01, and the City Engineer examined FSM 2024-01 and has determined that the map is technically correct and substantially conforms to TSM 2023-01 and SMC Title 16 Subdivision; and

WHEREAS, in accordance with SMC 16.16.070 Action by City Council, the City Council of the City of Soledad must approve the map by resolution; and

WHEREAS, the Soledad Marketplace has been the subject of a previously certified Mitigated Negative Declaration on file and available for public review at the City of Soledad City Hall, Community Development Department, and for purposes of the California Environmental Quality Act, no further documentation is required.

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

Section 1. The City Council hereby finds and determines that the Project Developer is in substantial compliance with all conditions of approval imposed on the Soledad Marketplace or has deferred compliance therewith in a manner acceptable to the City and in accordance with applicable law so as to allow approval of FM 2024-01.

Section 2. The City Surveyor and City Engineer have reviewed the FM 2024-01 and determined it to be in substantial compliance with the previously filed TSM 2013-01, relevant provisions of the Soledad Municipal Code and the Subdivision Map Act.

Section 3. That the City Council of the City of Soledad hereby approves FM 2024-01 for the Soledad Marketplace in the form attached as **Exhibit "A"** to the Resolution approving FM 2024-01 and by this reference incorporated herein. Staff is hereby authorized and directed to record FM 2024-01 after confirmation of compliance with all TSM conditions, and all other conditions impacting recordation contained in any agreement previously executed by the City and Subdivider has been confirmed by the Planning Official, Building Official, City Engineer, and/or City Attorney.

PASSED AND ADOPTED by the City Council of the City of Soledad at a regular meeting duly held on the 3rd day of April 2024 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

RESOLUTION NO. 6024

A RESOLUTION OF THE CITY COUNCIL APPROVING A TENTATIVE SUBDIVISION MAP (TSM 2023-01) TO SUBDIVIDE 11.29 ACRES OF LAND - APN 022-292-024, -025, -026, -029, -030, -034, AND -036 TO CREATE A TOTAL OF EIGHT (8) LOTS LOCATED AT THE SOUTHEAST CORNER OF NESTLES AND LOS COCHES ROADS

WHEREAS, on November 13, 2023, the City of Soledad received an application initiated by Soledad Marketplace LLC ("Applicant") Tentative Subdivision Map to subdivide a 11.29-acre commercial parcel –APN 022-292-024, -025, -026, -029, -030, -034 and -036 ("Project Site") as part of the Soledad Marketplace development ("Project"); and

WHEREAS, on June 6, 2007, the City Council of the City of Soledad adopted Resolution No. 4020 certifying the tentative map for the Soledad Village Center (now the Project) including an approved Mitigated Negative Declaration and Mitigation Monitoring Program for the creation of a new retail shopping center; and

WHEREAS, the project is under new ownership and a new Tentative Subdivision Map ("TSM") request was submitted to modify the size and configuration of parcels shown on TSM 2023-01 from seven (7) to eight (8) parcels, but excluding the Premiere Cinema parcel; and

WHEREAS, approval of this Tentative Subdivision Map (dated 11/06/2023) would create eight parcels ranging in size from approximately 0.63 acres to 1.254 acres within the Project; and

WHEREAS, the project has been the subject of a previously certified Mitigated Negative Declaration on file and available for public review at the Soledad City Hall, Community Development Department, and for purposes of the California Environmental Quality Act, no further documentation is required; and

WHEREAS, on November 30, 2023, the Planning Commission conducted a duly noticed public hearing on the TSM for the Project and recommended approval to the City Council; and

WHEREAS, on December 13, 2023, the City Council conducted a duly noticed public hearing on the TSM for the Project and considered all public comments received including testimony of the applicant and the staff report; and

WHEREAS, The City Council has determined that subject to conditions, the proposed project complies with all applicable City plans, codes and standards.

THEREFORE, BE IT RESOLVED, the City Council of the City of Soledad hereby approves Tentative Subdivision Map 2023-01 based upon the findings and conditions set forth in the attached **Exhibit "A"** and made a part hereof.

PASSED AND ADOPTED, at a duly noticed special meeting of the City Council of the City of Soledad held on the 13th day of December 2023, by the following vote:

AYES, and in favor thereof Councilmembers: Mayor Pro Tem Benjamin Jimenez, Jr., Fernando Cabrera, Mayor Anna M. Velazquez

NOES, Councilmembers: None

ABSENT, Councilmembers: Corralejo

ABSTAIN, Councilmembers: None

ANNA M. VELAZQUEZ, Mayor

ATTEST:

MEGAN HUNTER, City Clerk

EXHIBIT A

TENTATIVE SUBDIVISION MAP

CITY OF SOLEDAD PLANNING COMMISSION

November 30, 2023 Resolution 2023-12
APPROVAL DATE AND REFERENCE

TSM 2023-01
PERMIT NO.

APN: 022-292-024, -025, -026, -029, -030, -034, AND -036
ASSESSOR'S PARCEL NUMBER

Tentative Subdivision Map – Initiated by John Lee and San Benito Engineering to create eight parcels ranging in size from approximately 32,457 square feet to 160,869 square feet for the purpose of development, sale, lease and/or financing in connection with the proposed Soledad Marketplace Shopping Center. The area to be subdivided comprises an approximately 11.29 acres on Los Coches Drive and Nestles Road at the south end of the City of Soledad. The project site is in the H-C Highway Commercial Zoning District, as shown on "Attachment A" (TSM 2023-01) attached hereto.

Minor changes may be approved administratively by the Community Development Director upon receipt of a written request by the Applicant, or his or her agents. Prior to such approval, the Director shall confer with each affected City Department and the City Manager and shall verify the request is not in conflict with any City regulations or plans, and is not otherwise of substantial concern to the City. The Director may refer any requests deemed to be significant to the Planning Commission for formal application and consideration.

FINDINGS:

Section 1. Environmental Findings.

A. The Soledad Marketplace Project has already been the subject of analysis pursuant to the California Environmental Quality Act ("CEQA") resulting in the preparation of a 2007 Mitigated Negative Declaration. The proposed action to process a new tentative map creating an additional parcel will not result in any substantial changes or changed circumstances involving the previously analyzed project, and as such, the project is exempt from further CEQA analysis pursuant to CEQA Guidelines Section 15162. This Mitigated Negative Declaration is on file and available for public review at the Soledad City Hall, Community Development Department.

Section 2. General Plan Consistency Findings.

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

1. The proposed project is consistent with the Soledad General Plan Land Use Element in that the property is designated for General Commercial Use and implemented bythe H-C Highway Commercial Zoning District, the latter intended to provide for "vehicular-oriented uses with sufficient architectural and landscaping controls to protect the amenities of the area."

2. Land Use Element provisions encourage new commercial development near Soledad highway interchanges (Policy L-21) and increased shopping opportunities (Policy L-23), and require expansion of the visitor-sector of the local economy (Policy L-26). Economic Development Element Policy E-5 states that one of the city's priorities is to encourage the development of a movie theater in the City. This subdivision is intended to facilitate development of the Soledad Marketplace Shopping Center, a proposed project that will provide city-wide, visitor-serving and regional commercial uses and services consistent with the General Plan.

3. The proposal is consistent with the Circulation Element of the General Plan. The project will be located in an area of convenient access to Highway 101 and to Front Street, will provide for logical connections to existing roads, and will require the applicant to make roadway improvements consistent with the City's General Plan policy to maintain a acceptable traffic conditions—i.e., Level of Service "D."

Section 3: Conformity to the Soledad Subdivision Ordinance.

A. The Tentative Subdivision Map conforms to the Soledad Subdivision Ordinance because:

1. The Tentative Map design and improvements are consistent with the adopted Soledad General Plan.

2. The site is physically suitable for the type of development proposed.

3. The design of the TSM and proposed improvements will not cause environmental damage or adversely affect plant, fish and wildlife resources on the site. The previously certified Mitigated Negative Declaration on the project and the Initial Study document that there no such resources are present on the project site.

4. As conditioned, the TSM conforms to the requirements for improvements as set forth in Section 16.24.080 of the Soledad Municipal Code.

5. As conditioned, the design and implementation of the TSM, including proposed improvements, will not be harmful to public health, safety or welfare because mitigation measures and revisions have been incorporated to ensure that minimum standards of subdivision development have been adequately addressed.

B. The proposed TSM has been processed per the City's Subdivision Ordinance, Title 16, of the Soledad Municipal Code, and the State Subdivision Map Act to wit:

1. A complete application was received and filed by the Community Development Department for processing.

2. The application was reviewed by the City Engineer, other departments and corrections are reflected in the map presented to the Planning Commission for

approval.

3. A Public Hearing Notice was published in the Salinas Valley Tribune on November 15, 2023.

4. Public Hearing Notices and location maps were mailed to all property owners within 300 feet of the project site at least ten days prior to this public hearing. A certification of mailing is on file with the Community Development Director.

5. A public hearing on this request to approve TSM 2023-01 was conducted by the Planning Commission on November 30, 2023, and members of the public were invited to comment and all comments were considered by the Planning Commission prior to its decision on the request.

STANDARD CONDITIONS

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

2. **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, prior to 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.

3. **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 and any phase thereof, 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 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 by the Project Developer to the City, plus an amount necessary for the guarantee and warranty of the work for a period of one year following completion and acceptance.

4. **Cost Reimbursement.** 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 the improvement plans and/or final map for the project, the Project Developer shall deposit

not less than $25,000 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 City Manager, it appears that the amount deposited shall not be sufficient to cover all expenses, Project Developer shall, within 15 days after written request from City, make an additional deposit of funds in an amount determined by the City Manager 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 $4,000. The need for the maintenance of this account shall cease upon; 1) compliance with all tentative map conditions, and 2) compliance with all of the provisions of subdivision improvement agreement for the project.

5. **Subdivision Guarantee.** Project Developer shall submit a subdivision guarantee disclosing any and all easements, deed restrictions, dedications, and changes in ownership in a form acceptable to the City Staff. The subdivision guarantee and tax clearance letter shall be submitted and approved by City staff prior to approval of the final subdivision map.

6. **Commitment to Serve.** Project Developer shall provide written evidence of commitment to serve from utilities, including, but not limited to, electrical service, natural gas service, telephone service, cable service if available, garbage disposal service and postal service. Said evidence shall be reviewed and approved by City Staff prior to approval of the final subdivision map by the City Council.

7. **Earthquake Resistance.** All structures shall be designed and constructed to resist a major earthquake as required by the latest edition of the Uniform Building Code. All recommendations regarding seismic concerns identified in the geotechnical investigation prepared for the site, and supplements thereto, shall be incorporated into the final building and improvement plans for the proposed project. The final map shall be approved and the final improvement plans shall have received City approval prior to issuance of a grading permit.

8. **Complete Infrastructure Improvements.** All infrastructure improvements (streets, sidewalks, storm drainage, sanitary sewer, water, undergrounding of gas, electric telephone and cable (if available) utilities, landscaping and other improvements and appurtenances) shall be constructed and in place prior to the issuance of occupancy permits for this project except as may otherwise be provided herein.

9. **Reciprocal Easements.** Reciprocal rights of ingress and egress, adequate to ensure access to all users or parcels as approved by the City, shall be granted and recorded for all users of the Project Site. Provisions/agreements for cost-sharing required maintenance of mutual use facilities and installations shall be provided to the City for review and approval.

10. **Offers of Dedication.** Any offers of dedication, and bonding or other financial security, or development agreement(s) concerning same and as specified in the special conditions below shall be prepared by the developer, and reviewed as to form, accuracy, and sufficiency by the City Attorney and city staff, and shall be presented to the City Council for acceptance prior to completion and recordation of the final map except as may be provided otherwise by Section 66562.5 of the Subdivision Map Act and Special Condition 22 herein.

11. **Conditions to Run With the Land**. The conditions of approval contained herein shall be perpetual and it is the intention of the City that the conditions of approval run with the land

and bind the landowner, successors and assigns in interest of the subject property, to all of the conditions of approval.

12. **Compliance with Conditions.** Failure to comply with the conditions specified herein as the basis for approval of this application shall render the tentative map invalid.

SPECIAL CONDITIONS

Note: Conditions excerpted from or consistent with measures from the Village at Soledad project Mitigated Negative Declaration and/or Mitigation Monitoring Program are noted parenthetically as "MND-MMP"

Construction Requirements

13. **Previous Approvals and Inclusion of TSM Conditions.** The project shall conform with the requirements of City of Soledad Planning Commission Resolution No. 2007-14, as may be modified by the City Council in its scheduled action on the project's Tentative Map request. Said conditions of approval, including but not limited to, payment of impact fees and establishment of Reimbursement Agreement, are incorporated herein and made a part of this Conditional Use Permit. New conditions of approval set forth through Resolution 2023-12 are noted as underlined and may be modifies by the City Council in its scheduled action on the project's Tentative Map request.

14. **Geotechnical Investigation and On-Site Monitoring**. 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. 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.

15. **Storm Water Pollution Prevention Plan.** (a) Project Developer shall submit a Notice of Intent to the Central Coast Regional Water Quality Control Board (RWQCB) and prepare and implement a Storm Water Pollution Prevention Plan (SWPPP) for the project, which incorporates Best Management Practices that address source reduction and, if necessary, treatment, and which otherwise complies with Chapter 13.52 of the Soledad Municipal Code. The SWPPP shall also provide for the installation of stabilized construction entrances prior to the off-haul or import of any materials for the site, except for those materials necessary to construct the stabilized entrances. Medallions acceptable to the City stating "No Dumping, Flows to Bay" or other approved message will be installed by the Project Developer at all storm drain inlets on the site and fronting the site. The SWPPP shall be reviewed and approved by the City prior to issuance of a grading permit, and SWPPP measures shall be included in the grading plan that is reviewed and approved by the City.

(b) The SWPPP and Project Storm Drainage Improvement Plans shall include a storm water interceptor (oil-water interceptors) as part of the on-site storm system improvements to capture all petroleum distillates from the site and the sizing and location of the same shall

be supported by calculations and approved by the City Engineer. (MND-MMP)

(c) During construction, the applicant shall conform to the City's pollution prevention requirements for construction contracts, which shall be placed on the project grading and construction plans (MND-MMP):

1) Perform major vehicle maintenance, repair jobs and equipment washing off-site, and properly maintain all vehicles and heavy equipment and inspect regularly for leaks;
2) Designate one area of the construction site, well away from any streams, open drainages, or storm drain inlets, for auto and equipment parking and routine vehicle and equipment maintenance;
3) Clean up spilled dry materials immediately. Do not wash them away with water and do not bury them;
4) Use only the minimal water needed for dust control;
5) Clean up liquid spills in paved or impermeable surfaces using "dry" cleanup methods (i.e., absorbent materials, cat litter and/or rags);
6) Clean up spills on dirt areas by removing and properly disposing of contaminated soil;
7) Report significant spills to the City of Soledad Fire Department first, as well the appropriate responsible agencies;
8) Store stockpiled materials, wastes, containers and dumpsters under a temporary roof or secured plastic sheeting;
9) Properly store containers of paints, chemicals, solvents and other hazardous materials in garages or sheds with double containment;
10) Place dumpsters under roofs or cover them with plastic sheeting at the end of each work day and during rainy weather;
11) Wash out concrete mixers only in designated washout areas where the water will flow into settling ponds or onto stockpiles of aggregate base or sand. Whenever possible, recycle washout by pumping back into mixers for reuse. Never dispose of washout into the street, storm drains, drainage ditches or streams;
12) Apply concrete, asphalt and seal coat during dry weather. Keep contaminants from fresh concrete and asphalt out of the storm drains and creeks by scheduling paving jobs during periods of dry weather, allowing new pavement to cure before storm water flows across it;
13) Cover catch basins and manholes when applying seal coat, slurry seal, fog seal, etc.; and
14) Park pavers, which tend to drip continuously, over drip pans or absorbent materials.

16. **Stormwater Operations and Maintenance (O&M) Agreement.** Provide a revised Stormwater Operations and Maintenance (O&M) Agreement for review and approval by the City prior to issuance of grading or building permits. The O&M Agreement shall include an updated Legal Description for the properties covered by the Agreement reflected on these plans and will include stormwater measures in Phases 1, 2, 3 and 4. The O&M Agreement shall be revised to include signatures for all current owners in all phases. The O&M Agreement shall reference the joint private maintenance agreement executed between the properties and shall show the Maintenance Director as called out in the private agreement as the point of contact for the O&M Agreement.

(b) Following review and approval of the Agreement by the City, the Applicant shall provide an executed copy of the Agreement to the City for recordation. This agreement shall be submitted to the City for review and approval prior to scheduling the map for approval and shall be recorded concurrently with the final map.

(c) Provide an updated Maintenance Agreement based on the proposed lot configuration for review and approval by the City.

(d) Following review and approval of the Agreement by the City, the Applicant shall provide an executed copy of the Agreement to the City for recordation. This agreement shall be submitted to the City for review and approval prior to scheduling the map for approval and shall be recorded concurrently with the final map.

(e) Phases 3 and 4 lots must provide stormwater treatment measures at the time of development since these areas were not included in the standard stormwater measures in Phases 1 and 2.

17. **Dust Emission Control.** Adequate dust control measures (Dust Control Plan) shall be implemented in accordance with the regulations of the Monterey County Water Resources Agency (regarding use of reclaimed or other sub-potable water for compaction or dust control purposes) and to ensure compliance with applicable air quality particulate emissions standards of the Monterey Bay Unified Air Pollution Control District (Air District). Contractor work specifications shall implement the following dust control measures (MND – MMP):

a. Watering of all active construction areas at least twice daily and more frequently when grading activities are performed during periods of high wind. (over 15 mph), unless weather conditions provide sufficient dampening of surface soils;

b. Requiring haul trucks to maintain at least 2 feet of freeboard or to cover all loose materials such as dirt and sand;

c. Covering or watering inactive storage piles;

d. Installing wheel washers at the entrance to construction sites for all exiting trucks;

e. Sweeping streets as needed if visible soil material is carried out from the construction site onto Nestles Road and Los Coches Drive; and

f. Posting a publicly visible sign that specifies the telephone number and person to contact regarding dust complaints. This person shall respond to complaints and take corrective action within 48 hours. The phone number of the Monterey Bay Unified Air Pollution Control District shall be visible to ensure compliance with Rule 402 (Nuisance).

Prior to issuance of a grading permit, the Dust Control Plan and related contractor work specifications shall be reviewed and approved by the City or agent of the City to assure compliance with this condition.

18. **Archaeological Remains.** Should archaeological remains be discovered during project implementation, further disturbance of the project site shall cease until the Monterey County Coroner and, if necessary, the Native American Heritage Commission is contacted. Upon recommendation of a qualified archaeologist, appropriate mitigation measures may be implemented at Project Developer's expense. The City Building Official is responsible for assuring that this provision is contained in contractor work specifications prior to issuance of a grading permit in accordance with State guidelines. If a Native American site is discovered, then the evaluation process shall include consultation with the appropriate Native American(s). When Native American archaeological, ethnographic, or spiritual resources are involved, all identification and treatment shall be conducted by qualified archaeologists who are either certified by the Register of Professional Archaeologists (RPA) or meet the federal

standards as stated in the Code of Federal Regulations (36 C.F.R. 61), and Native American representatives who are approved by the local Native American community as scholars of the cultural traditions. 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. (MND-MMP).

19. **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 asbestos, and, where there is any uncertainty, the Monterey County Department Division of Environmental Health shall be contacted for assistance. If they contain asbestos, they should be removed, handled, transported, and disposed of in accordance with the applicable local, state, and federal guidelines. (MND-MMP)

Infrastructure Improvements and Related Requirements

20. **Storm Drainage Improvements.** Project Developer shall prepare and implement a drainage improvement plan to complete the required onsite and offsite storm drain improvements. Interior storm drains shall be designed to accommodate on-site storm water flows from a 10-year storm minimum. The drainage improvement plan and all related calculations shall be reviewed and approved by the City prior to recordation of the final subdivision map. The ownership and maintenance of all on-site drainage facilities, driveways and other facilities serving the site shall be the responsibility of the Project Developer. All required off-site storm drainage improvements shall be installed prior to the completion of in-tract paving.

21. **Water Mains and Appurtenances.** Project Developer shall construct adequate on-site water system improvements for commercial, fire and landscape irrigation purposes. Water main sizes shall be determined by the City, or agents of the City, through modification of the City-wide water model. The water system shall be looped and water meters clustered wherever possible on-site to serve each use. Back-flow preventors shall be installed where required by the California Department of Health Drinking Water Division, including fire system and landscape irrigation system, and the back-flow preventors shall be on the State Approved List. Water main easements adequate to allow the City to maintain the system shall be provided throughout the site. Project Developer shall reimburse the City for any and all costs for water main sizing and water model/system map modifications.

22. **Sanitary Sewer Improvements.** Project Developer shall construct the necessary connections to the existing sanitary sewer system within Los Coches Drive and Nestles Road. A clean-out shall be installed at the street right-of-way for each connection to the City's sewer mains, and grease traps shall be constructed on-site for each restaurant and/or use which could cause grease to be introduced into the City sewer system.

23. **Street Frontage Dedication and Improvements.** Project Proponent shall acquire as applicable and dedicate street rights-of-way to the City of Soledad sufficient to provide for full street improvements along all Project Site frontages. Such improvements shall include but not be limited to street construction, widening or paving, curb, gutter and drainage, installation of sidewalks, street lights, signs, thermoplastic striping, fire hydrants, and landscaping and street trees to City standards. Any existing street frontage improvements which are currently damaged, or which become damaged during construction of the Project, shall be removed and replaced.

(a) **Nestles Road Dedication**: Except as may otherwise be provided herein, the dedication

for the public right-of-way for Nestles Road shall include the following: (1) a 32-foot right-of-way, comprising the 0.71 acre street dedication area, (2) the easterly 14-foot of the existing 20-foot easement area contiguous with the property's westerly boundary, extending from the southerly boundary of the Soledad Mission Shopping Center to a point approximately mid-way between the two most southerly residences on Nestles Road; and (3) the easterly 9 feet of the existing 20 foot easement area contiguous with the project's westerly boundary, extending from a point mid-way between the two southerly residences to approximately 40 feet from the southerly end of the project site.

In the event that Project Proponent is unable to acquire all or a portion of the off-site right-of-way as specified herein, Project Proponent shall provide written evidence documenting efforts to acquire said off-site land to the satisfaction of the City prior to approval of subdivision improvement plans. In this event, the subdivision improvement agreement shall require Project Proponent to dedicate a 35-foot right-of-way for the street dedication area along that section of Nestles Road where off-site right-of-way could not be acquired.

(b) **Nestles Road Improvement**: Project Proponent shall improve a typical 46-foot wide public right-of-way section for Nestles Road along the project frontage to include the following: 25-foot curb-to-curb pavement width, 10-foot sidewalk/planter strip along the project site frontage, 4-foot sidewalk along residential properties on the west side, and 5-foot landscaped strip (with screening) separating sidewalk from street. In addition, a left-turn lane shall be provided at the entrance road between Parcels 6 and 7. The required landscaped strip may be reduced to approximately two feet along the property line of the most southerly residence on Nestles Road to allow for adequate setback between said residence and right-of- way. Improvements may terminate approximately 40 feet before the southerly property line; bollards shall be provided at the said terminus; and Project Proponent shall landscape the section between the terminus and the southerly property line and maintain said landscaping. In the event that Project Proponent is unable to acquire all or a portion of the off-site right-of- way as specified herein, improvements along the affected residential frontage shall be limited to 8-feet of additional pavement.

24. **Traffic Signing and Striping and Other Site Improvements:** The Project Developer shall provide stop bars and markings at the bottom leg of intersections and shall also provide stop signs with stop bars and markings at designated intersections of major site parking aisles. Project Developer shall also provide site lighting, fire hydrants, trash enclosures, transformer locations/improvements, site utilities, parking stalls, bus shelter and any other appurtenant improvements in accordance with City standards and the requirements of other agencies having jurisdiction. Easements shall be provided for each improvement, as required, in a location and of widths specified by the agencies/departments having jurisdiction. Minimum sight distances as determined by the applicable agencies/departments shall be provided for, especially as related to intersections, landscaping, signage improvements and building sizes/locations.

25. **Undergrounding Utilities.** All new utilities on the project site, and associated with the proposed subdivision, including gas, electrical, telephone, cable T.V. (if available) and electrical transformers, shall be placed underground. The existing utility drops crossing Nestles Road and serving the residences shall be re-installed underground from the transmission line to the houses. Existing above-ground transmission lines and overhead utilities on the existing pole line are not required to be placed underground. Any required undergrounding of other utility lines shall be indicated on improvement plans (joint trench schematics) which shall be approved by the City prior to the recordation of the Final Map.

26. **Public Transit Stop.** Project Developer shall provide a bus stop shelter within the Los Coches Drive public right-of-way in accordance with the design standards of the Monterey-Salinas Transit District. This shall be shown on the Final Map and the specifications for such included in the required Improvement Plans.

27. **Off-site Traffic-related Improvements.** Project Developer shall construct (or the City shall construct where noted and the Project Developer shall fund through a reimbursement agreement) the following improvements to adequately mitigate project-related traffic subject to a warrant study and approval, where required, from the California Department of Transportation (CalTrans):

- Re-stripe the Nestles Road/Los Coches Drive intersection and change the control to all-way stop;
- Signalize the intersection of Front Street and Oak Street (to be constructed by City);
- Signalize the intersection of Front Street/East Street and re-stripe the southbound and westbound approaches to said intersection (to be constructed by City);
- Signalize the intersection of Front Street/Highway 101 Northbound Off-ramp and Hector de la Rosa Street (to be constructed by City); and
- Signalize the intersection of Front Street/Highway 101 Southbound On-ramp and Nestles Road (to be constructed by City). (MND- MMP).

28. **Engineering Studies/Calculations.** All engineering design, including, but not limited to storm sewers and appurtenances, sanitary sewers and appurtenances; water systems and appurtenances; streets including geometrics, sight distances, lighting, retaining walls, signing and striping; storm drainage facilities; and landscape irrigation and appurtenances shall be supported by applicable engineering studies/calculations and any changes to the tentative map due to the findings and subsequent review of these studies/calculations shall be incorporated into the final plans subject to the review and approval of the City .

29. **Timing of Infrastructure Installation.** With the exception of water mains, all infrastructure improvements required to serve the development pursuant to these conditions, subsequent improvement agreement, development agreement and Chapter 16.24 of the Soledad Municipal Code shall be designed and installed to the satisfaction of the City Public Works Department prior to issuance of occupancy permits. The water main system shall be in place, operational, and use approved by the City prior to the beginning of combustible construction, unless other arrangements are made for adequate fire protection that are acceptable to the Fire Chief.

30. **Access to Improvements.** The final configuration of project improvements shall provide for continuous and unimpeded public access to all utilities and facilities for the maintenance, repair and replacement of said improvements, and utility easements shall be shown on the final map(s). City encroachment permits for work undertaken within the public right-of-way shall be secured before work is commenced.

31. **Street Lights.** Project Developer shall install street lights of a type approved by the City and in a number and at locations sufficient to provide adequate lighting levels for public safety as determined by the City.

32. **Americans with Disabilities Act (ADA):** The Project Developer shall provide site and frontage improvements in accordance with ADA requirements as incorporated in the

California Uniform Building Code.

Site Design and Landscaping

33. **Driveway Entrances and Parking.** All driveway entrances shall be constructed to City standards. A primary site entrance of minimum 42 foot curb-to-curb width shall be provided with sidewalk or walkway along at least one sides connecting to onsite buildings, and with travel lanes separated by a landscaped median having a 5-foot minimum inside-curb width. The location of parking stalls shall not obstruct or conflict with onsite vehicular circulation.

34. **Interim Landscaping on Parcels 4 and 6.** Prior to issuance of the first occupancy permits, interim landscaping of Parcels 4 and 6 shall be completed. Interim landscaping shall consist of turf and/or fast-growing ground cover and shall be irrigated and maintained by the Project Proponent.

35. **Parking Lot and Median Landscaping.** Parking lot landscaping shall be designed and implemented in accordance with provisions of Chapter 17.36 regarding parking lot landscaping. Interior landscaped planters shall have a minimum width of five (5) feet, exclusive of curbs.

36. **Project Site Lighting.** Project developer shall include a lighting plan for onsite pedestrian-scale lighting prepared by a qualified professional as part of the required subdivision improvement plans for the project site.

37. **Required Landscaped Yard Setbacks.** (a) In accordance with Chapters 17.28 and 17.36 of the Soledad Municipal Code, a landscaped setback, including shade trees, shall be provided along the Los Coches Drive frontage (required front yard) and between parking and the Nestles Road right-of-way. Notwithstanding the aforesaid provision, a minimum landscaped setback of fifteen (15) feet shall be provided on Parcel 8 at the intersection of Los Coches Drive and Nestles Road, and a minimum five (5) foot setback should be maintained between the drive-through lane and property line on said parcel. The area (square feet or acreage) of landscaped setback along both Los Coches Drive and Nestles Road shall be noted on the final landscaping plan and verified for consistency with City requirements prior to approval of the Final Map.

38. **Master Landscaping Plan**. (a) Project Developer shall submit detailed landscape and irrigation plans (Master Landscaping Plan) using "xeriscape" principles per City standards for City review and approval. The Master Landscaping Plan shall be included as part of thesubdivision improvement plans for this project and shall encompass all landscaped areas of the subdivision, including but not limited to: required and other proposed setback areas, median(s), interior landscaped areas, and landscaped storm water retention area(s).

(b) Selection of shrubs and groundcover plant materials shall utilize xeriscape and low water use/drought tolerant principles and shall maximize ease of maintenance.

c) Unless otherwise noted, all offsite and onsite common landscaping improvements shall be installed prior to issuance of certificate(s) occupancy, except that the City may authorize that installation of landscaping be deferred when necessary to ensure it is not damaged by construction of improvements or buildings.

39. **Common Landscape Maintenance.** Project Developer shall maintain all landscaped areas

along the project site frontage and all landscaped areas within the site free of weeds, trash and debris; all plant materials shall be continuously maintained in a healthy, growing condition; and all pedestrian furniture and any play apparatus shall be maintained and repaired or replaced as needed.

IMPACT MITIGATION FEES

40. **Water Facilities Mitigation Fees.** Project Developer shall submit water facilities mitigation fees at the time of issuance of building permits. The Project Developer shall also pay the City the additional cost for automatic remote reading meters in excess of the cost of normal water meters.

41. **Sanitary Sewer Facilities Mitigation Fees.** Project Developer shall submit sewer facilities mitigation fees at the time of issuance of building permits.

42. **Storm Drain Facilities Impact Fees.** Project Developer shall submit storm drain facilities mitigation fees at the time of issuance of building permits for the project in accordance with established fees at that time. The Project Developer shall advance storm drainage facilities
43. mitigation fees as required to provide for the installation of storm drainage facilities off-site as necessary to meet project demand, or shall install said facilities, and said improvements shall be in place prior to issuance of building permits for any affected lots. Should the cost of installing said facilities exceed the storm drain facilities impact fees for the project, the Project Developer shall agree to advance the project's proportionate share of the funds necessary for the installation of those facilities and receive reimbursement from the City for the excess costs from future storm drainage facilities fees received by the City.

44. **School Impact Fees.** School impact fees shall be submitted to the Soledad Unified School District prior to the time of issuance of building permits for lots in the proposed project.

45. **Police and Fire Mitigation Fees**. Police and fire mitigation fees shall be submitted to the City at the time of issuance of building permits for any new lots in the proposed project. All fees will be calculated at the applicable rate set by ordinance and resolution, on the date said fees become due.

46. **General Government Fees**. General Government Fees shall be submitted to the City at the time of issuance of building permits for any new lots in the proposed project. All fees will be calculated at the applicable rate set by ordinance and resolution, on the date said fees become due.

47. **Transportation Fees.** Transportation Fees shall be submitted to the City at the time of issuance of building permits for any new lots in the proposed project. All fees will be calculated at the applicable rate set by ordinance and resolution, on the date said fees become due. Pursuant to the approved Mitigated Negative Declaration/Mitigation Monitoring Program for this project, the City will construct and the Project Developer will be responsible for funding those signals at the intersections of Front Street/East Street, Front Street/Oak Street, Front Street/Nestles Road/Highway 101 Southbound On-ramp, and Front Street/Highway 101 Northbound Off-ramp/ H. de la Rosa Street, and reimbursed through a Reimbursement Agreement.

Miscellaneous

48. **Conditional Use Permit Approval Required.** Prior to approval of the Final Map by the Soledad City Council, the Project Proponent shall obtain a conditional use permit to allow the proposed uses and development of the Soledad Marketplace. A revised site plan consistent with applicable conditions herein shall be submitted for consideration and approval by the Planning Commission at this time. In addition, preliminary landscaping and lighting plans, building elevations and color palettes for the project shall be submitted concurrent with the revised site plan for consideration and approval by the Planning Commission acting as the Architectural Review Committee pursuant to Section 17.08.030 of the Soledad Zoning Ordinance.

49. **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.

50. **Deed Restrictions.** Any deed restrictions governing affordable housing on the site, as referenced in Items 21-24 of the Title Report shall be removed.

I hereby declare that I have read the foregoing conditions and that they are, in fact, the conditions, which were imposed upon the approval of this tentative map. I agree to abide fully by these conditions.

_____ _____

Applicant Date

Attest By:

_____ _____

Secretary, Planning Commission 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.

ATTACHMENT A

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R E L L E U M S U B D I V I S I O N

APN 022-292-001 | APN 022-292-005 | APN 022-292-006 | APN 022-292-007 | APN 022-291-034

APN 022-291-025 | APN 022-291-024 | APN 022-491-008 | APN 022-291-022 | APN 022-291-021 | APN 022-291-035

LOS COCHES DRIVE
A CITY STREET, 64' WIDE

NESTLES ROAD
A CITY STREET OF VARYING WIDTH

PARCEL 1
1.69 AC

PARCEL 2
1.60 AC

PARCEL 3
3.28 AC

PARCEL 4
1.52 AC

PARCEL 5
0.64 AC

PARCEL 6
0.63 AC

PARCEL 7
0.89 AC

PARCEL 8
1.13 AC

30.00' PUBLIC UTILITIES EASEMENT
DEDICATED FOR PUBLIC USE
(VOLUME 24 OF CITIES AND TOWNS, AT PAGE 9)

30.00' RECIPROCAL EASEMENT
FOR INGRESS AND EGRESS
APPURTENANT TO PARCELS 1 THROUGH 4

10' PUBLIC UTILITIES EASEMENT
DEDICATED TO PUBLIC USE
(VOLUME 16 OF PARCEL MAPS, AT PAGE 123)

EXISTING
PROPERTY
LINES

PROPOSED
PROPERTY
LINE

PROPERTY LINES
REMOVED WITH
LOT LINE
ADJUSTMENT

20.00' PUBLIC WATERLINE EASEMENT
TO BE DEDICATED FOR PUBLIC USE
(PER THIS MAP)

TRUCK AND VEHICLE TURNAROUND EASEMENT
GRANTED TO COAST VALLEYS GAS AND ELECTRIC COMPANY
(NO. 2003022601 OF OFFICIAL RECORDS)

ELECTRIC TRANSMISSION EASEMENT OF UNDEFINED WIDTH
GRANTED TO COAST VALLEYS GAS AND ELECTRIC COMPANY (BOOK 127 OF
DEEDS, AT PAGE 286) CANNOT BE DETERMINED FROM THE DOCUMENT. PG&E
LAND DEPARTMENT COULD NOT CLEARLY ESTABLISH THE LOCATION OF THIS
EASEMENT

15' CITY STORM DRAIN EASEMENT
GRANTED TO THE REDEVELOPMENT AGENCY OF THE CITY OF SOLEDAD
(REEL 1983 OF OFFICIAL RECORDS, AT PAGE 155)

NORTHERLY END (BEGINNING) OF 20.00' STORM DRAIN
EASEMENT GRANTED TO SOLEDAD SHOPPING CENTER LLC
(NO. 2003022600 OF OFFICIAL RECORDS)

CL OF SEWER LINE EASEMENT OF UNDEFINED
WIDTH GRANDED TO J.P. MEYENBERG INC.
(BOOK 118 OF OFFICIAL RECORDS, AT PAGE 53)

35.00' STREET DEDICATION PARCEL (0.776 ACRES)

0 40 80 Feet

PROJECT INFO

OWNER:
SOLEDAD MARKETPLACE, LLC
7480 NORTH PALM AVE. SUITE 100
FRESNO, CA 93711

APPLICANT:
JOHN LEE
7480 NORTH PALM AVE. SUITE 100
FRESNO, CA 93711
559-447-6257

ENGINEER:
ANNE E. HALL, RCE 55611
SAN BENITO ENGINEERING & SURVEYING, INC.
502 MONTEREY STREET
HOLLISTER, CA 95023
(831) 637-2763

SEE SHEET 2 FOR PROJECT INFORMATION

VICINITY MAP
1" = 150'

SOLEDAD | FRONT ST | NESTLES RD | LOS COCHES DR | RELLEUM DR | HWY 101 | PROJECT SITE

ORIGINAL PROPERTY LINES

APN 022-292-029 Parcel "A", 30 Surveys 100
APN 022-292-030 Parcel "B", 30 Surveys 100
APN 022-292-034
APN 022-292-026 Parcel 6, 24 C&T 9
APN 022-292-025 Parcel 7, 24 C&T 9
APN 022-292-024
APN 022-292-036

APPROVED LLA 2023005680

ADJUSTED PARCEL 2 | ADJUSTED PARCEL 1 | ADJUSTED PARCEL 4 | ADJUSTED PARCEL 3

FINAL PROPERTY LINES

PARCEL 1 | PARCEL 2 | PARCEL 3 | PARCEL 4 | PARCEL 5 | PARCEL 6 | PARCEL 7 | PARCEL 8

PARCELS 1, 5, AND 6 ALREADY EXIST AS LEGAL PARCELS IN THIS CONFIGURATION.

SAN BENITO ENGINEERING & SURVEYING, INC.
502 Monterey Street Hollister, California 95023
(831) 637-2763 email: info@sanbenitoeng.com

PRELIMINARY NOT FOR CONSTRUCTION
REGISTERED PROFESSIONAL ENGINEER ANNE E. HALL No. 55611 CIVIL STATE OF CALIFORNIA

NO.	REVISIONS	DATE

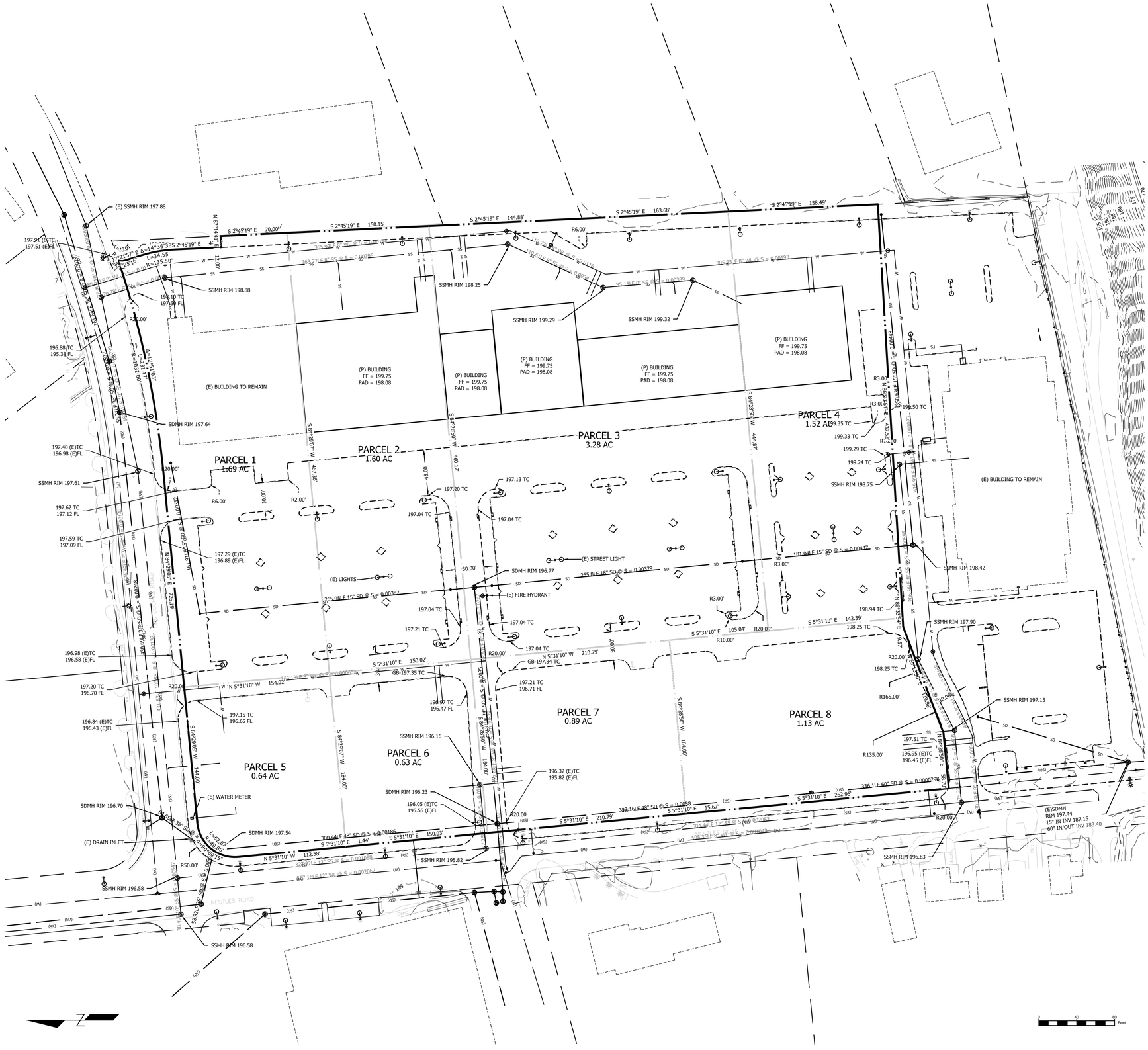
CITY OF SOLEDAD
APNS 022-292-024, 025, 026, 029, 030, 034, 036
COUNTY OF MONTEREY, CA

TENTATIVE MAP
SOLEDAD MARKETPLACE, LLC

SCALE: 1" = 40'
DATE: 06 November 2023
JOB #: 121051
DWG: 121051TM.dwg

SHEET: 1 OF 2 SHEETS

* FILE NAME: X:\AutoCAD Projects\2021\121051\121051TM.dwg * Plotted on: Monday, 06 November 2023 at 10:30am by: SBE1 *



PROJECT INFO

OWNER:
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SAN BENITO ENGINEERING & SURVEYING, INC.
502 MONTEREY STREET
HOLLISTER, CA 95023
(831) 637-2763

APNS: 022-292-024, 022-292-025, 022-292-026, 022-292-029, 022-292-030, 022-292-034, 022-292-036

ZONING: COMMERCIAL HIGHWAY (H-C)
EXISTING USE: SHOPPING CENTER UNDER CONSTRUCTION
PROPOSED USE: COMMUNITY SHOPPING CENTER

TOTAL PROPERTY SIZE: 11.29 ACRES
PROPOSED NUMBER OF LOTS: 9
AVERAGE LOT SIZE: 1.254 ACRES
MINIMUM LOT SIZE: 0.63 ACRES

WATER: CITY OF SOLEDAD
SEWER: CITY OF SOLEDAD

SEISMIC: PROJECT SITE IS NOT LOCATED WITHIN THE ALQUIST-PRIOLO FAULT ZONE

PROPOSED UTILITY PROVIDERS: PG&E & AT&T

YARD DEPTHS & BUILDING LINES:

1. FRONT YARD = EACH LOT IN THE H-C DISTRICT SHALL HAVE A FRONT YARD, EXTENDING THE FULL WIDTH OF THE SUBJECT PROPERTY, OF NOT LESS THAN 10', EXCEPT THAT A LANDSCAPED YARD OF LESS THAN 10' WIDTH MAY BE APPROVED BY THE PLANNING COMMISSION WHERE THE TOTAL LANDSCAPED YARD AREA IS THE SAME AS THAT WHICH WOULD RESULT FROM APPLICATION OF THE MINIMUM YARD REQUIREMENT. THE YARD SHALL BE LANDSCAPED AND MAINTAINED. PARKING SHALL NOT BE PERMITTED IN A FRONT YARD AREA.
2. SIDE YARD = NONE REQUIRED, UNLESS AN H-C DISTRICT IS CONTIGUOUS TO AN R DISTRICT; THEN, 10'.
3. REAR YARD = NONE REQUIRED, UNLESS AND H-C DISTRICT IS CONTIGUOUS TO AN R DISTRICT; THEN, 10'; PROVIDED FURTHER, THAT WHEN A BUILDING ABUTS AN ALLEY AND ACCESS TO THE BUILDINGS IS FROM THE ALLEY, THEN THE BUILDING SHALL NOT BE LOCATED CLOSER THAN 30' FROM THE OPPOSITE SIDE OF THE ALLEY.
4. SPACE BETWEEN BUILDINGS = NO REQUIREMENTS

STATEMENTS

1. THE PROPOSED SOURCE OF WATER AND SEWAGE DISPOSAL SHALL CONFORM TO THE CITY OF SOLEDAD'S STANDARD DETAILS AND SPECIFICATIONS PER SECTION 16.24.080 OF THE SOLEDAD MUNICIPAL CODE
2. TREES WILL BE PLANTED IN ACCORDANCE WITH THE LANDSCAPE PLAN APPROVED IN CUP2018-01
3. NO PROPOSED PUBLIC AREAS TO BE DEDICATED OR SCENIC EASEMENTS PROPOSED
4. SLOPE PLANTING, EROSION CONTROL, AND IMPROVEMENTS WILL BE CONSTRUCTED IN COMPLIANCE WITH THE REQUIREMENTS IN CHAPTER 16.24 OF THE SOLEDAD MUNICIPAL CODE AND WITH CUP2018-01
5. SOILS REPORT (SH-13201-SA) WAS CONDUCTED AND DETERMINED THAT THE SITE IS GEOTECHNICALLY SUITABLE FOR THE PROPOSED PROJECT PROVIDED THAT THE RECOMMENDATIONS CONTAINED IN THE REPORT ARE IMPLEMENTED IN THE DESIGN AND CONSTRUCTION
6. ACCORDING TO CUP2018-01, THE SOLEDAD MISSION PLAZA SHOPPING CENTER PROJECT HAS BEEN SUBJECT OF A PREVIOUSLY CERTIFIED MITIGATED NEGATIVE DECLARATION (MND). FOR PURPOSES OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT, AN ADDENDUM HAS BEEN PREPARED AND CERTIFIED AND NO FURTHER DOCUMENTATION IS REQUIRED
7. ACCORDING TO CUP2018-01, THE PROPERTY IS DESIGNATED FOR H-C HIGHWAY COMMERCIAL ZONING DISTRICT AND INTENDED TO PROVIDE FOR "VEHICULAR-ORIENTED USES WITH SUFFICIENT ARCHITECTURAL AND LANDSCAPING CONTROLS TO PROTECT THE AMENITIES OF THE AREA"
8. TOPO INFO FROM FLYOVER BY SAN BENITO ENGINEERING & SURVEYING (FEB 2017)

DRAINAGE & EROSION CONTROL

1. EROSION CONTROL MEASURES SHALL BE EFFECTIVE FOR CONSTRUCTION DURING THE RAINY SEASON, OCTOBER 1 THROUGH APRIL 15. SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED ALL YEAR ROUND.
2. NO STORM WATER RUNOFF SHALL BE ALLOWED TO DRAIN INTO EXISTING AND/OR PROPOSED UNDERGROUND STORM SYSTEM UNTIL SUITABLE EROSION CONTROL MEASURES ARE FULLY IMPLEMENTED. NO STORM WATER RUNOFF SHALL BE ALLOWED TO ENTER THE STORM DRAIN SYSTEM THAT IS NOT CLEAR, AND NOT FREE OF SILTS.
3. A SILT FENCE PER "SILT FENCE DETAIL SE-1" OR FIBER ROLL SHALL BE INSTALLED ALONG THE PERIMETER OF THE PROJECT SITE. THE LOCATION OF THE SILT FENCE ALONG THE PERIMETER SHALL BE ADJUSTED TO ELIMINATE SEDIMENT LADEN RUNOFF FROM LEAVING THE SITE. A SILT FENCE SHALL ALSO BE REQUIRED AROUND THE PERIMETER OF ANY STOCKPILE OR OTHER SITE OF BARE, LOOSE EARTH.
4. ALL STORM DRAIN MANHOLES, CATCH BASINS, AND/OR DROP INLETS THAT ARE TO ACCEPT STORM WATER SHALL HAVE FILTER BAG AND INLET PROTECTION MEASURES PER DETAIL SE-10. STORM WATER RUNOFF SHALL BE DIRECTED TO THESES INLETS ONLY. STORM DRAIN CATCH BASINS THAT ARE NOT COMPLETE, SHALL BE BLOCKED OFF COMPLETELY. ALL INLET BMPs SHALL BE MAINTAINED YEAR AROUND.
5. PRIOR TO GRADING, A CONSTRUCTION ENTRANCE PER DETAIL TC-1 SHALL BE CONSTRUCTED. THERE SHALL BE ONLY ONE ENTRANCE/EXIT POINT TO THE SITE DURING THE RAINY SEASON. THE LOCATION SHALL BE AS SHOWN ON THESE PLANS, OR AT A LOCATION APPROVED BY THE CITY. THE STABILIZED CONSTRUCTION ENTRANCE SHALL BE MAINTAINED YEAR ROUND UNTIL COMPLETION OF CONSTRUCTION.
6. ALL AREAS OF BARE, TURNED OR DISTURBED EARTH SHALL BE SEEDED OR MULCHED. ALL STOCKPILES, AND/OR BORROW AREAS SHALL BE PROTECTED WITH APPROPRIATE EROSION CONTROL MEASURES SUCH AS A PERIMETER SILT FENCE, AND OTHER METHODS TO PREVENT ANY EROSION OR SILTS MIGRATION. ALL EROSION CONTROL MEASURES SHALL BE MAINTAINED UNTIL DISTURBED AREAS ARE STABILIZED. CHANGES TO THE EROSION CONTROL PLAN SHALL BE MADE TO MEET FIELD CONDITIONS. THE STORM DRAIN SYSTEM SHALL MAINTAIN A FORM OF DRAIN INLET PROTECTION UNTIL CITY ACCEPTS THE FINAL STREET IMPROVEMENTS. THE DRAIN INLET PROTECTION SHALL BE MAINTAINED, EFFECTIVE AND SUBJECT TO THE CITY ENGINEER'S APPROVAL.
7. ALL PAVED STREET, AND AREAS ADJACENT TO THE SITE SHALL BE KEPT CLEAR OF EARTH MATERIALS AND DEBRIS. THE SITE SHALL BE MAINTAINED SO AS TO ELIMINATE SEDIMENT LADEN RUNOFF FROM ENTERING THE STORM DRAIN SYSTEM.
8. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO INSPECT AND REPAIR ALL EROSION CONTROL FACILITIES AT THE END OF EACH DAY DURING THE RAINY SEASON. ANY DAMAGED STRUCTURAL MEASURES ARE TO BE REPAIRED BY END OF THE DAY. TRAPPED SEDIMENT IN "SD INLETS" (AND OTHER EROSION CONTROL MEASURES) SHALL BE REMOVED TO MAINTAIN TRAP EFFICIENCY. REMOVED SEDIMENT SHALL BE DISPOSED BY SPREADING ON SITE, WHERE IT WILL NOT MIGRATE.
9. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PREVENT THE FORMATION OF AIRBORNE DUST NUISANCE AND SHALL BE RESPONSIBLE FOR ANY DAMAGE RESULTING FROM A FAILURE TO DO SO.
10. IF THESE EROSION CONTROL MEASURE PROVE INADEQUATE, STRAW MULCH, TACKIFIER, AND ADDITIONAL HYDROSEEDING MAY BE REQUIRED.
11. PORTABLE SANITARY FACILITIES ARE TO BE PLACED AWAY FROM DRAINAGE FACILITIES, WATERCOURSES, AND TRAFFIC CIRCULATION. WHEN SUBJECTED TO HIGH WINDS OR RISK OF HIGH WINDS, PORTABLE SANITARY FACILITIES SHOULD BE SECURED TO PREVENT OVERTURNING. REGULAR WASTE COLLECTION AND MAINTENANCE SHOULD BE ARRANGED WITH A LICENSED SERVICE.

SAN BENITO ENGINEERING & SURVEYING, INC.
502 Monterey Street Hollister, California 95023
(831) 637-2763 email: info@sanbenitoeng.com

PRELIMINARY NOT FOR CONSTRUCTION
REGISTERED PROFESSIONAL ENGINEER ANNE E. HALL No. 55611 EXP. 12/31/2024

NO.	REVISIONS	DATE

CITY OF SOLEDAD
APNS 022-292-024, 025, 026, 029, 030, 034, 036
COUNTY OF MONTEREY, CA

TENTATIVE MAP
SOLEDAD MARKETPLACE, LLC

SCALE: 1" = 50'
DATE: 06 November 2023
JOB #: 121051
DWG: 121051TM.dwg

SHEET: 2 OF 2 SHEETS

* FILE NAME: X:\AutoCAD Projects\2021\121051\121051TM.dwg * Plotted on: Monday, 06 November 2023 at 10:30am by: SBEI *

Tract No. _____

Soledad Marketplace

AN 8 LOT SUBDIVISION IN THE CITY OF SOLEDAD, CALIFORNIA

SOLEDAD MARKETPLACE, INC.

PARCELS III AND IV PER DOCUMENT NO. 2021048744,
ADJUSTED PARCELS 1, 2, 3, & 4 PER DOCUMENT NO. 2022053300, AND
PARCEL 6, VOLUME 24 "CITIES AND TOWNS" PAGE 9

FEBRUARY 2024 SCALE: AS INDICATED

SAN BENITO ENGINEERING & SURVEYING, INC.
502 MONTEREY STREET
HOLLISTER, CALIFORNIA 95023
(831) 637 - 2763

STATEMENT OF OWNERS

We hereby state that we are the owners of, or have some right, title, or interest in and to the real property included within the subdivision shown upon the herein map, and that we are the only persons whose consent is necessary to pass a clear title to said real property, and that we hereby consent to the preparation and filing of said map and subdivision as shown within the distinctive boundary line.

The real property described below is dedicated as an easement for public purposes:
We hereby irrevocably dedicate to the public for public use and offer to dedicate to the City of Soledad an easement for any and all public service conduits for storm drainage, sanitary sewer, water, gas, electric, telephone and telephone facilities, and appurtenances thereto above, under, on, or over those certain areas as shown on this map designated as P.U.E. (Public Utility Easement). The aforementioned Public Utility Easement shall remain open and free from buildings and structures of any kind except public utility structures and their appurtenances, drainage structures and lawful fences.

We hereby irrevocably dedicate to the public for public use and offer to dedicate to the City of Soledad a non-exclusive easement for public access, over and through the areas shown on this map as P.A.E (public access easement). The aforementioned public access easement shall remain open and free from buildings and structures of any kind except sidewalks and associated appurtenances, and structures and their appurtenances associated with any overlapping utility easements.

OWNERS: Soledad Marketplace, LLC, a California Limited Liability Company

_____

BY:_____

ITS:_____

CERTIFICATE OF ACKNOWLEDGEMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF _____

COUNTY OF _____

On _____, _____, before me, _____

personally appeared _____
who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her authorized capacity, and that by his/her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand.

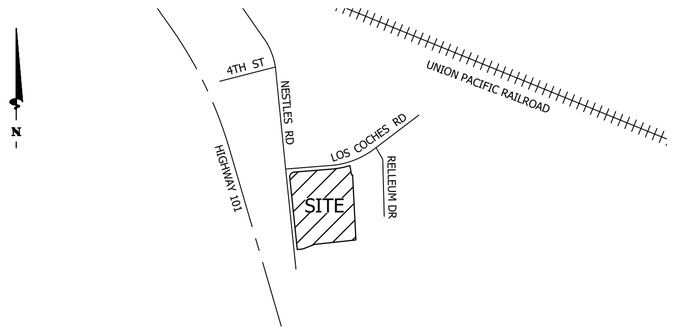
_____, Notary Public

Printed Name:_____

Principal County of Business: _____

Notary Commission Number:_____

Commission Expires:_____



VICINITY MAP
NOT TO SCALE

TRUSTEE'S STATEMENT

We, HTLF Bank, a Colorado Corporation, as Trustee under those certain Deed of Trust recorded January 18, 2023 as Instrument Number 2023001417, Official Records of the County Monterey, California, against the land herein, do hereby consent to the making and filling of this map.

HTLF Bank, a Colorado Corporation

By:_____

Its:_____

Name:_____

CERTIFICATE OF ACKNOWLEDGEMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF _____

COUNTY OF _____

On _____, _____, before me, _____

personally appeared _____
who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her authorized capacity, and that by his/her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand.

_____, Notary Public

Printed Name:_____

Principal County of Business: _____

Notary Commission Number:_____

Commission Expires:_____

TRUSTEE'S STATEMENT

We, Premier Valley Bank, as Trustee under those certain Deed of Trust recorded March 11, 2022 as Instrument Number 2022015218, Official Records of the County Monterey, California, against the land herein, do hereby consent to the making and filling of this map.

Premier Valley Bank

By:_____

Its:_____

Name:_____

CERTIFICATE OF ACKNOWLEDGEMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF _____

COUNTY OF _____

On _____, _____, before me, _____

personally appeared _____
who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her authorized capacity, and that by his/her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand.

_____, Notary Public

Printed Name:_____

Principal County of Business: _____

Notary Commission Number:_____

Commission Expires:_____

STATEMENT OF THE CITY CLERK

I, Darlene Noriega, Deputy Clerk of the City of Soledad, County of Monterey, State of California, do hereby state that the City Council of the City of Soledad approved the within Subdivision Map on the _____ day of _____ , 20_____ , and accepted on behalf of the public, the easements offered for dedication for public use, in conformance with the terms of the offer of dedication.

The City of Soledad also hereby abandons those portions of the 30' wide Public Utility Easement and the 20' wide Public Waterline Easement lying within the boundary of this subdivision, said easements being originally offered and accepted for dedication on Tract No. 1491, Soledad Village Shopping Center, recorded July 19, 2007 in Volume 24 of Cities and Towns, page 9, Records of Monterey County.

Date:_____

_____
Darlene Noriega, Deputy City Clerk
City of Soleded

STATEMENT OF THE COUNTY RECORDER

Filed this_____day of_____ , 20_____ , at____

_____minutes past_____,_____M., in Book_____of Cities and Towns, at Page

, Tract #_____at the request of San Benito Engineering & Surveying, Inc.

_____
Xochitl Marina Camacho, County Recorder
Monterey County, California

By: _____

Deputy

Serial No._____

Fee:_____

JOB NO. 121051
DRAWING NO. 121051FM
SHEET 1 OF 4 SHEETS

Tract No. _____

Soledad Marketplace

AN 8 LOT SUBDIVISION IN THE CITY OF SOLEDAD, CALIFORNIA

SOLEDAD MARKETPLACE, INC.

PARCELS III AND IV PER DOCUMENT NO. 2021048744,
ADJUSTED PARCELS 1, 2, 3, & 4 PER DOCUMENT NO. 2022053300, AND
PARCEL 6, VOLUME 24 "CITIES AND TOWNS" PAGE 9

FEBRUARY 2024 SCALE: AS INDICATED

SAN BENITO ENGINEERING & SURVEYING, INC.
502 MONTEREY STREET
HOLLISTER, CALIFORNIA 95023
(831) 637 - 2763

STATEMENT OF THE SURVEYOR

This map was prepared by me or under my direction and is based upon a field survey in conformance with the requirements of the Subdivision Map Act and local ordinance at the request of John Lee, on December 14, 2023. I hereby state that all the monuments are of the character and occupy the positions indicated or that they will be set in those positions before June 30, 2024, and that the monuments are, or will be, sufficient to enable the survey to be retraced, and that this final map substantially conforms to the conditionally approved tentative map.

LICENSED LAND SURVEYOR
KENNETH J. WEATHERLY
No. 6875
STATE OF CALIFORNIA
FOR MAP CHECK ONLY

_____
Kenneth J. Weatherly Date
P.L.S. 6875

STATEMENT OF THE CITY SURVEYOR

I, Anne-Sophie Truong, Contract City Surveyor for the City of Soledad, County of Monterey, State of California hereby state that I have examined this map, that I am satisfied that the map is technically correct.

PROFESSIONAL LAND SURVEYOR
ANNE-SOPHIE TRUONG
No. 8998
STATE OF CALIFORNIA

_____
Anne-Sophie Truong - Contract City Surveyor Date
LS 8998
City of Soledad, California

STATEMENT OF THE CITY ENGINEER

I, Leon D. Gomez, City Engineer for the City of Soledad, County of Monterey, State of California, do hereby state that I have examined the within subdivision map, that the subdivision shown hereon is substantially the same as it appeared on the tentative map and any approved alterations thereof, that all provisions of Chapter 2 of the Subdivision Map Act and any local ordinances applicable at the time of approval of the tentative map have been complied with.

REGISTERED PROFESSIONAL ENGINEER
LEON D. GOMEZ
No. 69767
CIVIL
STATE OF CALIFORNIA

_____
Leon D. Gomez - City Engineer Date
City of Soledad, California
R.C.E. 69767

STATEMENT OF THE PLANNING COMMISSION

I, Kao Nou Yang, Secretary of the Planning Commission of the City of Soledad, County of Monterey, State of California, do hereby state that this Final Subdivision map was approved by the Planning Commission on November 9, 2023, and as amended and approved by the City Council on December 13, 2023, and that all conditions and requirements of law is duly authorized and complied with.

Date _____

_____
Kao Nou Yang, Secretary of the Planning Commission
City of Soledad, California

SIGNATURE OMMISSIONS

The signatures of the following present owners of easements have been omitted in accordance with Section 66436 (a)(3)(A) of the Subdivision Map Act as their interest are such that they cannot ripen into a fee title and said signatures are not required by the governing body:

1. Coast Valleys Gas and Electric Company - easement for public utilities, pole line and incidental purposes, recorded December 26, 1912, Book 127 of Deeds, page 286.

2. J.P. Meyenberg Inc., a corporation - easement for sewer pipe line and incidental purposes, recorded June 15, 1927, Book 118, page 53 of Official Records.

3. Redevelopment Agency of the City of Soledad - easement for storm drain and temporary construction easement and incidental purposes, recorded July 30, 1986, Book 1983, page 155 of Official Records.

SOILS REPORT

A Geotechnical Investigation for "The Village at Soledad" by Soil Surveys, Inc., Job No. 4315, dated August 10, 2005.
Updated Geotechnical Engineering Recommendations for Premiere Cinemas were prepared by Earth Systems, File No. SH-13201-SA, dated May 26, 2017.
Further Updated Geotechnical Engineering Recommendations for Soledad Mission Plaza were prepared by Earth Systems, File No. 301599-002, dated March 18, 2022.

JOB NO. 121051
DRAWING NO. 121051FM
SHEET 2 OF 4 SHEETS

Tract No. _____

Soledad Marketplace

AN 8 LOT SUBDIVISION IN THE CITY OF SOLEDAD, CALIFORNIA

SOLEDAD MARKETPLACE, INC.

PARCELS III AND IV PER DOCUMENT NO. 2021048744,
ADJUSTED PARCELS 1, 2, 3, & 4 PER DOCUMENT NO. 2022053300, AND
PARCEL 6, VOLUME 24 "CITIES AND TOWNS" PAGE 9

FEBRUARY 2024 SCALE: 1" = 60'

SAN BENITO ENGINEERING & SURVEYING, INC.
502 MONTEREY STREET
HOLLISTER, CALIFORNIA 95023
(831) 637 - 2763

LEGEND:

- ○ DENOTES SET 1" IRON PIPE TAGGED PLS 6875 IF SET IN DIRT, OR DENOTES NAIL AND TAG STAMPED PLS 6875 IF SET IN PAVEMENT
- ● DENOTES FOUND MONUMENT AS NOTED.

- ( )[1] DENOTES RECORD DATA PER VOLUME 17 PARCEL MAPS, PAGE 86
- ( )[2] DENOTES RECORD DATA PER VOLUME 30 OF SURVEYS, PAGE 100
- ( )[3] DENOTES RECORD DATA PER VOLUME 22 OF CITIES & TOWNS, PAGE 48
- ( )[4] DENOTES RECORD DATA PER VOLUME 24 OF CITIES & TOWNS, PAGE 9
- ( )[5] DENOTES RECORD DATA PER DOCUMENT NO. 2018012872
- DENOTES THE SUBDIVISION BOUNDARY
- DENOTES NEW LOT LINE
- DENOTES EXISTING PROPERTY LINE
- DENOTES CENTERLINE
- DENOTES NEW EASEMENT LINE
- DENOTES EXISTING EASEMENT LINE

PM	PARCEL MAPS
C&T	CITIES & TOWNS
P.U.E.	PUBLIC UTILITY EASEMENT
P.A.E.	PUBLIC ACCESS EASEMENT

NOTES:

1. FRONT CORNERS WILL BE REFERENCED BY A 1.25" BRASS DISK STAMPED PLS 6875 SET IN THE TOP OF THE CURB AT THE PROJECTION OF THE LOT LINE EXCEPT AS OTHERWISE NOTED
2. ALL DISTANCES SHOWN ARE EXPRESSED IN FEET AND DECIMALS THEREOF UNLESS OTHERWISE NOTED.
3. ALL FUTURE DEVELOPMENT SHALL MAINTAIN A 10 FOOT SETBACK FROM NOTED EASEMENTS
4. THE AREA WITHIN THE DISTINCTIVE BORDER IS 11.30 ACRES, MORE OR LESS

BASIS OF BEARINGS:

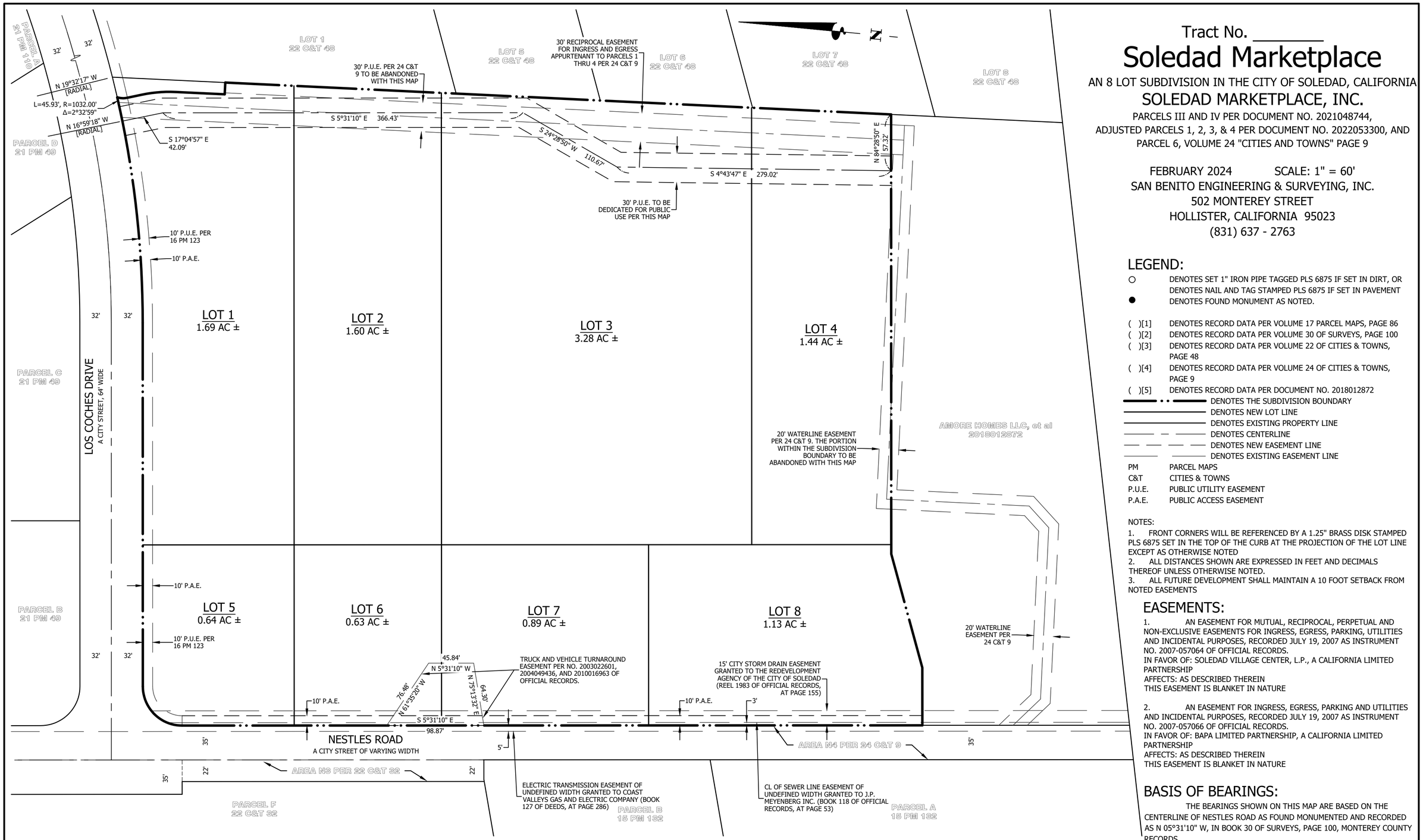
THE BEARINGS SHOWN ON THIS MAP ARE BASED ON THE CENTERLINE OF NESTLES ROAD AS FOUND MONUMENTED AND RECORDED AS N 05°31'10" W, IN BOOK 30 OF SURVEYS, PAGE 100, MONTEREY COUNTY RECORDS.

CURVE TABLE				RECORD DATA		
CURVE #	RADIUS	DELTA	LENGTH	RADIUS	DELTA	LENGTH
C1	1032.00'	14°01'15"	252.54'	1032.00'[1][2]	14°01'27"[1][2]	252.60'[1][2]
C2	1032.00'	12°50'51"	231.41'	1032.00'[2]	12°51'03"[2]	231.47'[2]
C3	1032.00'	1°10'16"	21.09'	1032.00'[2]	1°10'24"[2]	21.13'[2]
C4	19.50'	29°24'49"	10.01'	19.50'[2]	29°25'16"[2]	10.01'[2]
C5	135.50'	14°36'38"	34.55'	135.50'[2]	14°36'38"[2]	34.55'[2]
C6	1000.00'	31°12'16"	544.62'	1000.00'[2]	31°12'12"[2]	544.60'[2]

60 30 0 60 120

SCALE: 1" = 60'

JOB NO. 121051
DRAWING NO. 121051FM
SHEET 3 OF 4 SHEETS



Tract No. _____

Soledad Marketplace

AN 8 LOT SUBDIVISION IN THE CITY OF SOLEDAD, CALIFORNIA

SOLEDAD MARKETPLACE, INC.

PARCELS III AND IV PER DOCUMENT NO. 2021048744,
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FEBRUARY 2024 SCALE: 1" = 60'

SAN BENITO ENGINEERING & SURVEYING, INC.
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HOLLISTER, CALIFORNIA 95023
(831) 637 - 2763

LEGEND:

○	DENOTES SET 1" IRON PIPE TAGGED PLS 6875 IF SET IN DIRT, OR DENOTES NAIL AND TAG STAMPED PLS 6875 IF SET IN PAVEMENT
●	DENOTES FOUND MONUMENT AS NOTED.
( )[1]	DENOTES RECORD DATA PER VOLUME 17 PARCEL MAPS, PAGE 86
( )[2]	DENOTES RECORD DATA PER VOLUME 30 OF SURVEYS, PAGE 100
( )[3]	DENOTES RECORD DATA PER VOLUME 22 OF CITIES & TOWNS, PAGE 48
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	DENOTES THE SUBDIVISION BOUNDARY
	DENOTES NEW LOT LINE
	DENOTES EXISTING PROPERTY LINE
	DENOTES CENTERLINE
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PM	PARCEL MAPS
C&T	CITIES & TOWNS
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NOTES:

1. FRONT CORNERS WILL BE REFERENCED BY A 1.25" BRASS DISK STAMPED PLS 6875 SET IN THE TOP OF THE CURB AT THE PROJECTION OF THE LOT LINE EXCEPT AS OTHERWISE NOTED
2. ALL DISTANCES SHOWN ARE EXPRESSED IN FEET AND DECIMALS THEREOF UNLESS OTHERWISE NOTED.
3. ALL FUTURE DEVELOPMENT SHALL MAINTAIN A 10 FOOT SETBACK FROM NOTED EASEMENTS

EASEMENTS:

1. AN EASEMENT FOR MUTUAL, RECIPROCAL, PERPETUAL AND NON-EXCLUSIVE EASEMENTS FOR INGRESS, EGRESS, PARKING, UTILITIES AND INCIDENTAL PURPOSES, RECORDED JULY 19, 2007 AS INSTRUMENT NO. 2007-057064 OF OFFICIAL RECORDS.
IN FAVOR OF: SOLEDAD VILLAGE CENTER, L.P., A CALIFORNIA LIMITED PARTNERSHIP
AFFECTS: AS DESCRIBED THEREIN
THIS EASEMENT IS BLANKET IN NATURE

2. AN EASEMENT FOR INGRESS, EGRESS, PARKING AND UTILITIES AND INCIDENTAL PURPOSES, RECORDED JULY 19, 2007 AS INSTRUMENT NO. 2007-057066 OF OFFICIAL RECORDS.
IN FAVOR OF: BAPA LIMITED PARTNERSHIP, A CALIFORNIA LIMITED PARTNERSHIP
AFFECTS: AS DESCRIBED THEREIN
THIS EASEMENT IS BLANKET IN NATURE

BASIS OF BEARINGS:

THE BEARINGS SHOWN ON THIS MAP ARE BASED ON THE CENTERLINE OF NESTLES ROAD AS FOUND MONUMENTED AND RECORDED AS N 05°31'10" W, IN BOOK 30 OF SURVEYS, PAGE 100, MONTEREY COUNTY RECORDS.

60 30 0 60 120

SCALE: 1" = 60'

JOB NO. 121051
DRAWING NO. 121051FM
SHEET 4 OF 4 SHEETS

CITY OF SOLEDAD
STAFF REPORT

SUBJECT: **Resolution No. 6064, A Resolution of the City Council of the City of Soledad to Accept and Approve Amendment No. 1 to the City of Soledad Water System Master Plan and Amendment No. 2 to the Sanitary Sewer Master Plan to Include the Miramonte Project**

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

FROM: **Donald T. Wilcox, Public Works Director**

THROUGH: **Megan Hunter, City Manager**

MEETING DATE: **April 3, 2024**

Recommendation

It is recommended that the City Council approve Resolution No. 6064, to "Accept and Approve Amendment No. 1 to the City of Soledad Water System Master Plan and Amendment No. 2 to the Sanitary Sewer Master Plan to Include the Miramonte Project".

Executive Summary

For approximately two decades, staff has been working with the Agha family on the annexation of approximately 654 acres north of the City for the development of single and multi-family housing, neighborhood retail, schools, and parks in a development known as Miramonte. LAFCO conditionally approved annexation, and staff is now working with the developer on a Development Agreement, the last piece to complete the entitlement process. A technical component of implementing the Miramonte Specific Plan, which ultimately requires public improvements, is the preparation of master plans for water, sanitary sewer, and storm drains. The City has contracted with Akel Engineering Group to prepare amendments to the existing City of Soledad Sanitary Sewer and Water System Master Plans to include the Miramonte Development and any required upgrades to our systems. The City's Water Reclamation Facility (WRF) was not included in this effort, and the Storm Drain Master Plan update is a separate project to be presented to the Council at a future meeting.

Background

Over 14 years ago, the City of Soledad started processing what was known as the Miravale III project. The project included a 920-acre annexation with capacity for approximately 4,200 residential units in various densities, zoning for commercial, an 18-hole golf course, and other sites for churches, schools, and community uses. A Specific Plan was prepared for the project, and an Environmental Impact Report was prepared. The City Council took action to certify the EIR in September 2010. However, the City Council did not take action on the Specific Plan or any planning entitlements at that time.

In 2018, the project was revived, and the Miramonte Specific Plan, which is comprised of approximately 654 acres of single and multi-family housing, affordable housing, and neighborhood retail, was approved by the City Council in a 4-1 vote. In early 2020, the LAFCO application was submitted to amend the Sphere of Influence and apply for annexation of Miramonte to the City of Soledad. On December 19, 2022, the Local Agency Formation Commission of Monterey County (LAFCO) conditionally approved the City of Soledad's application for a sphere of influence amendment and annexation.

As part of the approval conditions, Miramonte is required to prepare master plans for water, sanitary sewer, and storm drain public improvements needed to provide these services for their development throughout the build-out of their project. The Miramonte water and sanitary sewer master plans will be presented in this agenda item, and the storm drain master plan will be presented at a future City Council meeting.

Review & Analysis

The City entered into a contract with Harris and Associates to complete the 2019 Water System Master Plan update to the previous 2005 Water System Master Plan, and the City's first Sanitary Sewer Master Plan, which were presented to City Council in December 2019. Since those plans were accepted, the City subsequently retained Akel Engineering Group, Inc (Akel) to determine the infrastructure requirements to service the Miramonte Project and assess the impacts on the water distribution and sanitary sewer system and recommend amendments if needed.

Water System Master Plan Amendment No. 1
The overall purpose of this Amendment is to support the buildout of the Project and maintain a target level of service for water utilities. The Amendment to the 2019 Water System Master Plan (2019 WSMP) documents the water infrastructure requirements required for the future Miramonte Development and updates the existing domestic distribution hydraulic model with the revised on-site pipeline alignments, proposed pressure zones, and proposed developments for the Miramonte Specific Plan. The Amendment includes a new capacity evaluation to reflect the proposed pressure zone boundaries.

Sanitary Sewer Master Plan Amendment No. 2
The intent of this Amendment to the 2019 Sanitary Sewer Master Plan (2019 SSMP) is to update the existing collection system hydraulic model with revised on-site pipeline alignments for the Miramonte Specific Plan, recent flow monitoring, and recent field survey information for the outfalls near the Wastewater Treatment Plant. The Amendment includes a new capacity evaluation with updated capacity improvements to reflect the new survey. This Amendment also includes a section discussing revisions impacting each chapter in the 2019 SSMP. The City's Water Reclamation Facility (WRF) was not included in this effort.

Based on the findings and recommendations of the Miramonte Water and Sanitary Sewer Master Plans, City staff will be tasked with ensuring that the facilities identified in these master plans will be constructed by the developer prior to when capacity is needed.

Financial Considerations

Fees for preparation of amendments to both master plans will be based on a time-and-materials basis, charged for the level of effort expended only (not lump sum or flat fee basis), with a not to exceed the

amount of $90,318.50. All such fees will be paid by the Developer from the Miramonte Development Deposit.

Alternatives

- Approve the resolution as presented; or
- Approve the resolution with modifications; or
- Reject the proposed resolution.

Planning/CEQA

An EIR for the Miravale III (now Miramonte) project was certified by the City of Soledad City Council in 2010 and was completed in compliance with the requirements of CEQA and the CEQA Guidelines.

Public Notice Requirements

None required.

Attachment(s):
Resolution No. 6064
2. Exhibit 1 - Water System Master Plan Amendment No. 1, February 2024 (Final)
3. Exhibit 2 - Sanitary Sewer Master Plan Amendment No. 2, February 2024 (Final)
4. Presentation by Akel on Water System and Sewer System Master Plans

RESOLUTION NO. 6064

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOLEDAD TO ACCEPT AND APPROVE AMENDMENT NO. 1 TO THE CITY OF SOLEDAD WATER SYSTEM MASTER PLAN AND AMENDMENT NO. 2 TO THE SANITARY SEWER MASTER PLAN TO INCLUDE THE MIRAMONTE PROJECT

WHEREAS, infrastructure master plan updates are performed periodically to ensure that the current highest priority projects are determined and prioritized and commenced as intended with collected funds; and

WHEREAS, with the annexation of the Miramonte development, the City's infrastructure master plans needed to be updated to include the infrastructure necessary to serve the full Miramonte development; and

WHEREAS, an updated Water System Master Plan (WSMP) is needed to ensure that the current water system is analyzed and the highest priority water projects are programmed to sustain the City's water system; and

WHEREAS, an updated Sanitary Sewer Master Plan (SSMP) is needed to meet State requirements to assess and maintain the sanitary sewer system to prevent sanitary sewer overflows (SSO), and to ensure that the sanitary sewer system is analyzed followed by the highest priority projects being identified and completed as necessary to adequately maintain service to the existing connections as well as future growth within the existing City boundary; and

WHEREAS, This SSMP update does not assess the City's existing Water Reclamation Facility (WRF) capacity, condition, discharge system or treatment.

BE IT HEREBY RESOLVED, by the City Council of the City of Soledad that Water System Master Plan Amendment No. 1, revised February 2024 (Final), and Sanitary Sewer Master Plan Amendment No. 2, revised February 2024 (Final), copies of which are attached hereto as **Exhibits 1 & 2**, and by reference incorporated herein, are hereby accepted and approved to include the Miramonte Project.

PASSED AND ADOPTED by the City Council of the City of Soledad at a regular meeting duly held on the 3rd day of April 2024 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

FINAL



City of Soledad

Water System Master Plan

Amendment No. 1

JANUARY 2023

REVISED FEBRUARY 2024

AKEL ENGINEERING GROUP, I

CITY OF SOLEDAD

2019
WATER SYSTEM MASTER PLAN

AMENDMENT NO.1

Final

January 2023 (Initial Publication)
February 2024(Revised)

AKEL
ENGINEERING GROUP, INC.

AKEL
ENGINEERING GROUP, INC.

March 11, 2024

City of Soledad
248 Main Street
Soledad, CA 93960

Attention: Donald Wilcox, P.E.
Public Works Director / City Engineer

Subject: 2019 Water System Master Plan – Amendment No.1 (Final)

Dear Don:

We are pleased to submit this Amendment No.1 (Amendment) to the City of Soledad's 2019 Water System Master Plan (2019 WSMP) documenting water infrastructure requirements required to service the future Miramonte Development. The intent of this Amendment is to update the existing domestic distribution hydraulic model with the revised on-site pipeline alignments, the proposed pressure zones, and the proposed developments for the Miramonte Specific plan. The Amendment includes a new capacity evaluation to reflect the proposed pressure zone boundaries. This Amendment is organized as follows:

1. Purpose and Scope
2. Relevant Reports
3. Land Use Summary
4. Performance and Design Criteria
5. Water Demands
6. Hydraulic Model Review
7. Water System Evaluation and Recommendations
8. Summary Conclusions

We would like to extend our thanks to you for your valuable input and reviews during the completion of this study.

7433 N. First St, Suite 103 • Fresno, CA 93720 • Tel (559) 436-0600 • Fax (559) 436-0622
www.akeleng.com

Sincerely,

AKEL ENGINEERING GROUP, INC.

Tony Akel, P.E., D.WRE
President

Enclosure: 2019 Water System Master Plan – Amendment No.1 Report

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City of Soledad

2019 Water System Master Plan – Amendment No.1

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City of Soledad

2019 Water System Master Plan – Amendment No.1

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1 Purpose and Scope

The City of Soledad (City) is currently planning the Miramonte Specific Plan (Project) to facilitate economic growth and improve quality of life for residents. The City has retained Akel Engineering Group, Inc (Akel) to determine the infrastructure requirements to service the proposed Project and assess the impacts to the water distribution system. The overall purpose of this Amendment is to support the buildout of the Project and maintain a target level of service for water utilities.

The scope of work for the Amendment is as follows:

- Document proposed land use and water demands for the Miramonte Specific Plan
- Summarize the water distribution system performance and design criteria from the City's 2019 Water System Master Plan.
- Update the City's existing domestic water system hydraulic model, including physical characteristic (C-Factor) review, and update allocation for Project demands.
- Evaluate the capacity for the water distribution system facilities to meet the existing and projected demands.
- Establish future pressure zone boundaries and identify Miramonte parcels with low service pressures.
- Recommend a capital improvement program (CIP) with an opinion of probable costs.
- Develop a report for Amendment No.1 to the 2019 WSMP.

2 Relevant Reports

Several reports provide detailed information related to this analysis and are further described below. Exhibits from these reports were included in the appendix for ease of referencing.

- **City of Soledad Water System Master Plan, May 2019 (2019 WSMP).** This report prepared by Harris and Associate, Inc. documents the planning and performance criteria, evaluates the water distribution system, recommends improvements, and provides an estimate of costs.

- **City of Soledad Hydraulic Analysis of Water Infrastructure for the Miramonte Development, June 2021 (2021 MBI Analysis).** This engineering report, prepared by Michael Baker International (MBI), provides a review of the impact of the Project's water demands on the existing water distribution system, establishes future pressure zone boundaries, recommends improvements, and provides an estimate of costs.

- **City of Soledad Miramonte Domestic Water Master Plan, August 2021 (2021 RJA DWMP).** This preliminary master plan, prepared by Ruggeri-Jensen-Azar (RJA), reflects the Project's unit count and land use summary, proposed onsite backbone water distribution system, and proposed pressure zone boundaries.
- **City of Soledad Miramonte Domestic Water Master Plan Update, Auguet 2023 (2023 RJA DWMP).** This revised master plan, prepared by Ruggeri-Jensen-Azar (RJA), provides the revised onsite backbone water distribution system, the proposed infrastructure sites, and the updated pressure zone boundaries. This plan also provided the recommended construction phases for the Miramonte development.

3 Land Use Summary

The Project's development area is comprised of approximately 474 acres of residential, commercial, institutional, and open space land uses. The majority of the Project area is located outside the existing City limits (Figure 1). The Project area is bound to east, north, and west by existing agricultural and open space land uses. The southern boundary of the Project area primarily follows the existing City limits, approximately between San Vicente Road and Orchard Lane.

The Project's land use was developed from a land use inventory table extracted from the 2023 RJA DWMP (Appendix A). The Project's land use consists of over 402 acres of residential land uses in addition to 9 acres of commercial, 22 acres of institutional, and 40 acres of open space land uses. The Project's land use inventory is documented on Table 1 and includes Dwelling Unit (DU) counts and density characteristics for each planning area.

4 Performance and Design Criteria

This section documents the water system performance and design criteria used to evaluate the capacity adequacy of the City's existing water distribution system (Figure 2).

4.1 2019 Water System Master Plan

The design criteria documented on Table 2, was extracted from the City's 2019 WSMP. The City's design criteria was used to identify deficiencies in the existing and future water distribution system. The design criteria include peaking factors for peak hour and maximum day demands, maximum allowable pipeline velocity and friction losses for pipelines, and minimum and maximum service pressures for junctions.

Additionally, fire flow requirements for residential and non-residential land use classifications are documented on Table 2.

4.2 Adjustments to Storage Criteria

The Miramonte Water System Evaluation used a revised storage criterion to reflect the American Water Works Association (AWWA) storage recommendations and to be consistent with standard industry practices. The revised storage criterion was approved by City staff and is consistent with that of similar water distribution systems per Akel experience. The adjustments are documented on the following page:

- (PREVIOUS) 2019 WSMP: 30% MDD (Operational) + Fire Flow + 20% ADD (Emergency)
- (NEW) Revised Storage Criterion: **25% MDD (Operational)** + Fire Flow + **50% MDD (Emergency)**

Operational storage is necessary to reduce the variations imposed on the supply system by daily demand fluctuations and stabilizes system pressures for enhanced service. Operational storage requirements typically range from 25 percent to 50 percent of maximum day demand. The updated criterion requires that 25 percent of maximum day demand be reserved for operational storage.

Emergency storage is the volume of water stored to meet demand during emergency situations, such as pipe failures, distribution main failures, pump failures, power outages, natural disasters, or other cases in which the supply sources are not able to meet the demand condition. In California, the amount of emergency storage reserve in municipal water systems is typically between 25 percent and 100 percent of the maximum day demand. The revised criterion requires that 50 percent of maximum day demand be reserved for operational storage.

Additionally, the revised storage criterion also requires that any new storage tank recommendation must include redundancy to account for operational flexibility plus maintenance and cleaning accessibility.

5 Water Demands

This section documents the selected land use unit factors and projected water demands for the Miramonte Specific Plan.

5.1 Water Demand Unit Factors

The water demand unit factors used for the water system evaluation were extracted from the 2019 WSMP and are documented on **Table 3**. These factors are multiplied by the land use acreage to determine the Average Day Demand for each planning area.

To account for the higher domestic water usage in higher density residual developments, the water demand unit factors for multi-family residential (MFR) were recommended based on the Miramonte Specific Plan development densities, City's General Plan's land use designation, and

Akel Engineering Group's experience. The recommended water demand unit factors for the residential developments are summarized as follows:

- **Single Family Residential (1–6 dwelling units per acre):** 2,708 gallons per day per acre
- **Multi-Family Residential (7 – 12 dwelling units per acre):** 3,500 gallons per day per acre
- **Multi-Family Residential (13 – 24 dwelling units per acre):** 7,000 gallons per day per acre

5.2 Projected Water Demands

The projected water demands for the Miramonte Specific Plan are documented on Table 4 and are described as follows:

- The additional system demands for the Project are estimated at **1.46 mgd** for average day demands, 2.43 mgd for maximum day demands, and 4.09 mgd for peak hour demands.

The City's existing demands were extracted from the Soledad hydraulic water model, provided on June 7, 2021, which are documented on Table 5 and are described as follows:

- The City's existing demands are estimated at **1.93 mgd** for average day demands, 3.25 mgd for peak day demands, and 5.42 mgd for peak hour demands.

6 Hydraulic Model Review

The section documents the review of the City's existing water distribution system hydraulic model (Figure 2), including model redevelopment, physical characteristic review, and updated allocation of Project demands.

6.1 Model Redevelopment

The City's previous hydraulic model was developed using the WaterGEMS software by Bentley Systems. Before being provided to Akel Engineering, the hydraulic model was exported to the Environmental Protection Agency's EPANET software, which allows the use of a single modeling scenario, and basic simulation options for steady-state and extended period simulations.

As part of this water system evaluation, the hydraulic model has been redeveloped using the InfoWater hydraulic modeling software, available from Innovyze Inc. This software is directly integrated with ESRI's ArcGIS (GIS) environment, providing a useful modeling tool linked to the City's existing GIS database.

Figure 3 shows the City's existing system hydraulic profile schematic. A hydraulic schematic was prepared to identify the City's existing water system components including storage and supply facilities, booster pumps, Pressure Zone service elevations, and PRVs.

6.2 Physical Characteristics Review

As part of the hydraulic model review, the existing pipeline characteristics were reviewed for inaccuracies. The review indicated that several pipelines were assigned Hazen-Williams "C" Factors that were outside the range of standard hydraulic modeling practice. The following adjustments were made to the hydraulic model elements:

- Existing Pipelines with a C-Factor of 80 were updated to reflect a C-Factor of 110.
- Existing Pipelines with a C-Factor of 150 were updated to reflect a C-Factor of 130.
- Proposed pipelines in the Miramonte development with a C-Factor of 110 were updated to reflect a C-Factor of 130.

6.3 Demand Allocation

Demand allocation consists of assigning water demand values to the appropriate nodes in the model. Land use water demand unit factors from Table 3 were used in conjunction with the Project's land use. Each demand factor was applied to the corresponding land use classification and then multiplied by the planning area's acreage. These projected water demands were allocated to the nearest junction in the hydraulic model. Since many of these areas were large in size, demands were allocated evenly to the demand nodes within each area.

7 Water System Evaluation and Recommendations

This section documents the water system evaluation and recommended capacity improvements to mitigate existing infrastructure deficiencies and to service future growth.

7.1 Overview

The City's existing hydraulic model was used to determine the capacity adequacy of the water distribution system under peak hour and maximum day plus fire flow demand conditions.

The criteria used for evaluating the capacity adequacy of the domestic water distribution system facilities (transmission mains, storage reservoirs, and booster stations) was discussed and summarized in the system Performance and Design Criteria section.

One objective of the water system evaluation was to maximize the capacity utilization of the City's existing Zone B pressure zone before recommending infrastructure for a new pressure zone. A HGL schematic of the City's existing water distribution system was prepared to help understand the system's operations and is shown graphically on Figure 3. The HGL schematic documents

the existing system's pressure zone service elevations, pump and valve connectivity, and storage/supply infrastructure.

7.2 Supply Capacity Evaluation

This section documents the existing and future supply requirements and recommends infrastructure improvements to mitigate any observed deficiencies.

7.2.1 Existing Supply Requirements

The existing supply requirements are identified on Table 6. The City's existing water supply requirement is 3.25 mgd (or 2,257 gpm), based on the existing water demands from the previous hydraulic water model. The City owns and operates 5 groundwater wells with a total supply capacity of 6.89 mgd (or 4,788 gpm), and a firm supply capacity of 4.69 mgd (or 3,260 gpm). The existing water supply capacity surplus is approximately 1.44 mgd (or 1,003 gpm).

7.2.2 Future Supply Requirements

The future supply requirements were identified on Table 6. According to the *2019 WSMP Table 6.3*, the City's existing firm supply capacity is not sufficient to meet the City's build-out supply requirements. Therefore, the existing system supply surplus (1,003 gpm) cannot be used to offset the future Miramonte water demands. The analysis results indicate that the total supply requirement for the Miramonte development is estimated as 1,691 gpm.

The developer will require the construction of 1 or more wells to provide the equivalent capacity of 1,700 gpm to satisfy the Project's maximum day demands. With the construction of new well(s), the City's firm supply capacity will meet the future supply requirement under existing conditions plus Miramonte conditions. The proposed groundwater well site is shown on Figure 4 and is described as follows:

- **A-W1:** Construct a new 1,700 gpm groundwater well near the Los Coches Adobe to provide supply for Miramonte development. The proposed groundwater location was provided by City staff and reflects the City's current planning preferences for a future domestic water well site. Other well sites that produce an efficient quality and quantity of water can be considered following a geological survey.

7.3 Storage Capacity Evaluation

This section documents the impacts to the existing system's storage facilities and recommends new storage infrastructure to service the Project.

7.3.1 Existing Storage Analysis

Existing storage requirements were identified and summarized on Table 7. The table lists the existing domestic water demands and identifies the operational, emergency, and fire storage requirements for each pressure zone. The La Cuesta Tanks have an existing storage surplus of

0.13 MG for servicing Pressure Zone A, while the Pinnacle Peaks Tanks have an existing storage surplus of 0.34 MG to service Pressure Zone B and its dependent PRV Zone C.

7.3.2 Future Storage Analysis

Future storage requirements were identified and are summarized by pressure zone on Table 7. The table lists the future domestic water demands and identifies the operational, emergency, and fire storage requirements for the Miramonte pressure zones. The analysis indicates that Zone B pressure zone will experience a storage deficit of approximately 0.36 MG, and the new Zone D pressure zone will require approximately 1.54 MG of new storage facilities.

7.3.3 Recommended Storage Requirements

The results of the storage analysis indicate that the existing storage volume in Zone B is sufficient under current conditions but is insufficient to meet the requirements for both existing and future project customers. However, due to the limitation of the Zone B Tank site (Pinnacle Peaks), it is proposed to allocate the Zone B storage deficiency to the future Zone D tank and utilize two future PRV stations to mitigate the Zone B storage requirements under emergency or fire events. Therefore, new Zone D storage reservoirs are sized based on the future deficiencies of Zone B (0.36 MG) and Zone D (1.54 MG).

The proposed storage reservoirs are shown on Figure 4, summarized on Table 7, and are described as follows:

- **D-T1 (Zone D Tanks):** Construct two new 1.0 MG (2.0 MG total) storage reservoirs at new Zone D tank site, approximately 1,275 feet east of San Vicente Road, to provide storage for future Project demands.

7.4 Booster Station Capacity Evaluation

This section identifies the pump station requirements for the existing and future water demands and makes recommendations to mitigate any observed deficiencies.

7.4.1 Existing Booster Station Requirement

Existing pump station capacities and the existing domestic water demands are summarized on Table 8. This table indicates that the City's existing Zone B booster pumps (La Cuesta Pump Station) have adequate fire capacity (1,750 gpm) to meet the existing maximum day demands for Zone B (destination zone) and Zone C (dependent zone) with a surplus of 722 gpm.

7.4.2 Future Booster Station Requirement

Existing pump station capacities and future demand requirements established from this water system evaluation are summarized on Table 8. With the addition of Miramonte Development, the existing pumping station capacities are not adequate to supply the City's existing and future

demand requirements. The proposed booster station pumps for Miramonte Development are shown on Figure 4, documented on Table 8, and described below:

- **B-PS1 (La Cuesta Pump Station)**: Replace/Upsize the existing pumps with three new booster pumps (3 pumps @ 1,375 gpm each) at the existing La Cuesta Pump Station.
- **D-PS1 (Zone D Pump Station):** Construct a new booster station (3 pumps @ 525 gpm each) at a future boundary between Zone B and Zone D, approximately 1,312 feet northeast of West Street.

7.5 Pipeline Capacity Evaluation

This section documents the distribution and transmission pipeline evaluation and recommends improvements to mitigate existing pipeline deficiencies to service future growth.

7.5.1 Future System Evaluation – Peak Hour Demand

The hydraulic model was used to determine if the proposed domestic water distribution system meets the City's water system Performance and Design Criteria for the maximum day and peak hour pressures. During the peak hour demand the minimum pressure requirement is 40 psi, while during the maximum day demand plus fire flow, the minimum pressure requirement is 20 psi. The hydraulic analysis indicated the City's existing and proposed system performed adequately during maximum day and peak hour (Figure 4) operating conditions.

Due to the Zone B pressure zone expansion, a few homes within the Miramonte development area will be built near the Zone B (Pinnacle Peaks) tanks that supply them. This will result in these individual homes experiencing low service pressures due to insufficient water head. The parcels for these individual homes are shown on Figure 5, and it is recommended that private boosters be installed on individual homes within this area. A hydraulic schematic documenting the proposed system is shown on Figure 6, including the service elevations for the low-pressure homes that require additional boosting.

7.5.2 Future System Evaluation – Maximum Day Demand Plus Fire Flow

The fire flow analysis consists of using the Maximum Day Demand Steady State scenario in the hydraulic model and applying the hypothetical fire flows. The magnitude and duration of each fire flow were based on the governing land use type (Figure 1) within proximity to the fire location. The hydraulic analysis indicated the City's existing and proposed system performed reasonably well during maximum day demand plus fire flow condition. The available fire flows for each junction are shown in Figure 7.

The hydraulic model predicts the capability of the distribution system to deliver water at the selected hydrant "location" and does not limit the flow based on the individual hydrant capacity and the lateral limitation. Most hydrants with 4-inch connections typically extract water of 1,500-2,000 gpm depending on their size, length, and hydrant type. Fire engine trucks can also impact

water flow based on the size of the water tank and pump. Fire marshals indicate that individual fire engines can pump up to 2,000 gpm.

When the required fire flow water extraction value exceeds 1,500-2,000 gpm, multiple hydrants become necessary. The maximum spacing requirement on hydrants is based on the required flow, where a higher flow requirement (industrial/commercial/institutional) necessitates more hydrants with reduced spacing between them. Maximum hydrant spacing is outlined in the International Fire Code (ICC IFC-2023).

7.5.3 Pipeline Improvements to Service Future Growth

This section documents pipeline improvements to service future growth. **Figure 4** documents the proposed pressure zone expansion for Zone B and the service area boundary for the new Zone D pressure zone. Pipeline improvements are shown on **Figure 8** and **Figure 9**.

The distribution pipelines and appurtenances within the Miramonte Project will be built by the builder(s) with each phase.

Pressure Zone A.

- **A-P1:** Construct a new 12-inch transmission main along ROW from Los Coches Adobe to Los Coches Road to service the new groundwater well. It should be noted that this pipeline improvement will require a casing as it crosses Highway 101. City staff have verified the presence of an existing casing that can satisfy the proposed 12-inch main, therefore the casing and its associated costs are not included in this evaluation.

Pressure Zone B.

- **B-P1:** Construct a new 10-inch pipeline along San Vicente Road from the existing 12-inch main along San Vicente Road to Avenue C.
- **B-P2:** Construct a new 10-inch pipeline along San Vicente Road from Avenue C to Orchard Lane.
- **B-P3:** Construct a new 12-inch pipeline in Right-of-Way from the intersection of San Vicente Road and Orchard Lane to the intersection of Street A10 and Street C10.
- **B-P4:** Construct a new 12-inch pipeline along Street C10 from Street A10 to Street L10.
- **B-P5:** Construct a new 12-inch pipeline along Street L10 from Street C10 to Street D10.
- **B-P6:** Construct a new 12-inch pipeline along Street D10 from Street L10 to Avenue B.
- **B-P7:** Construct a new 12-inch pipeline along Avenue B from Street D10 to Avenue C.
- **B-P8:** Construct a new 12-inch pipeline along Avenue C from San Vicente Road to West Street.
- **B-P9:** Construct a new 10-inch pipeline in Right-of-Way from the existing 12-inch main along Sierra Madre Court to Street D4.

- **B-P10:** Construct a new 10-inch pipeline along Street D4 from approximately 540 feet west of Street A4 to West Street.
- **B-P11:** Construct a new 10-inch pipeline along West Street from the existing 12-inch main along West Street to Orchard Lane.
- **B-P12:** Construct a new 10-inch pipeline along Orchard Lane from Street A1 to Street A15.
- **B-P:** Construct approximately 4.6 miles of new 8-inch pipelines within the Project site.

Pressure Zone D.

- **D-P1:** Construct a new 12-inch pipeline along San Vicente Road from Orchard Lane to Avenue E.
- **D-P2:** Construct a new 12-inch pipeline along Orchard Lane from San Vicente Road to Street A15.
- **D-P3:** Construct a new 12-inch pipeline along Street A15 and B15 from Orchard Lane to Street C15.
- **D-P4:** Construct a new 16-inch pipeline in Right-of-Way from Street C15 to new Zone D tank site.
- **D-P5:** Construct a new 10-inch pipeline along Street C15 from Street B15 to Avenue E.
- **D-P6:** Construct a new 10-inch pipeline along Avenue E from Street C15 to Street E14.
- **D-P7:** Construct a new 10-inch pipeline along Street E14 from Avenue E to Street A14.
- **D-P8:** Construct a new 12-inch pipeline along Street B12 from Street A12 to Street A14.
- **D-P9:** Construct a new 12-inch pipeline along Street A 12 from Street B12 to Avenue E.
- **D-P10:** Construct a new 12-inch pipeline along Avenue A from Avenue E to Orchard Lane.
- **D-P11:** Construct a new 12-inch pipeline along Avenue E from San Vicente Road to Avenue A.
- **D-P:** Construct approximately 4.7 miles of new 8-inch pipelines within the Project site.

7.6 Capital Improvement Program

This section documents the unit costs used in developing the opinion of probable construction costs, the Construction Cost Index, and markups to account for construction contingency and other project related costs.

7.6.1 Unit Costs

The unit costs used in developing the Capital Improvement Program (CIP) are summarized on Table 9. Domestic water pipeline and well unit costs were extracted from the 2019 WSMP and are based on the length of pipes, in feet. Storage reservoir costs are based on capacity, per million

gallons (MG). Pump station costs are based on an equation that replaces the pump curve. PRV costs are based on the diameter of the valve.

The unit costs are intended for developing the Order of Magnitude estimate and do not account for site-specific conditions, labor, material costs during the time of construction, final project scope, implementation schedule, detailed utility and topography surveys for reservoir sites, investigation of alternative routing for pipes, and other various factors. The capital improvement program included in this Amendment accounts for construction and project-related contingencies as described in this section.

7.6.2 Construction Cost Index

Costs used in this Amendment are adjusted utilizing the Engineering News Record (ENR) Construction Cost Index (CCI).

The costs in this Water System Evaluation were benchmarked using a 20-City national average ENR CCI of 13,518 reflecting a date of February 2024.

7.6.3 Contingency Allowance

Contingencies are generally applied to project costs when knowledge about site specific conditions is limited, and project related costs are unknown. To be consistent with the 2019 WSMP, a singular contingency of **60%** was applied to the baseline construction cost estimate.

7.6.4 Capital Improvement Costs

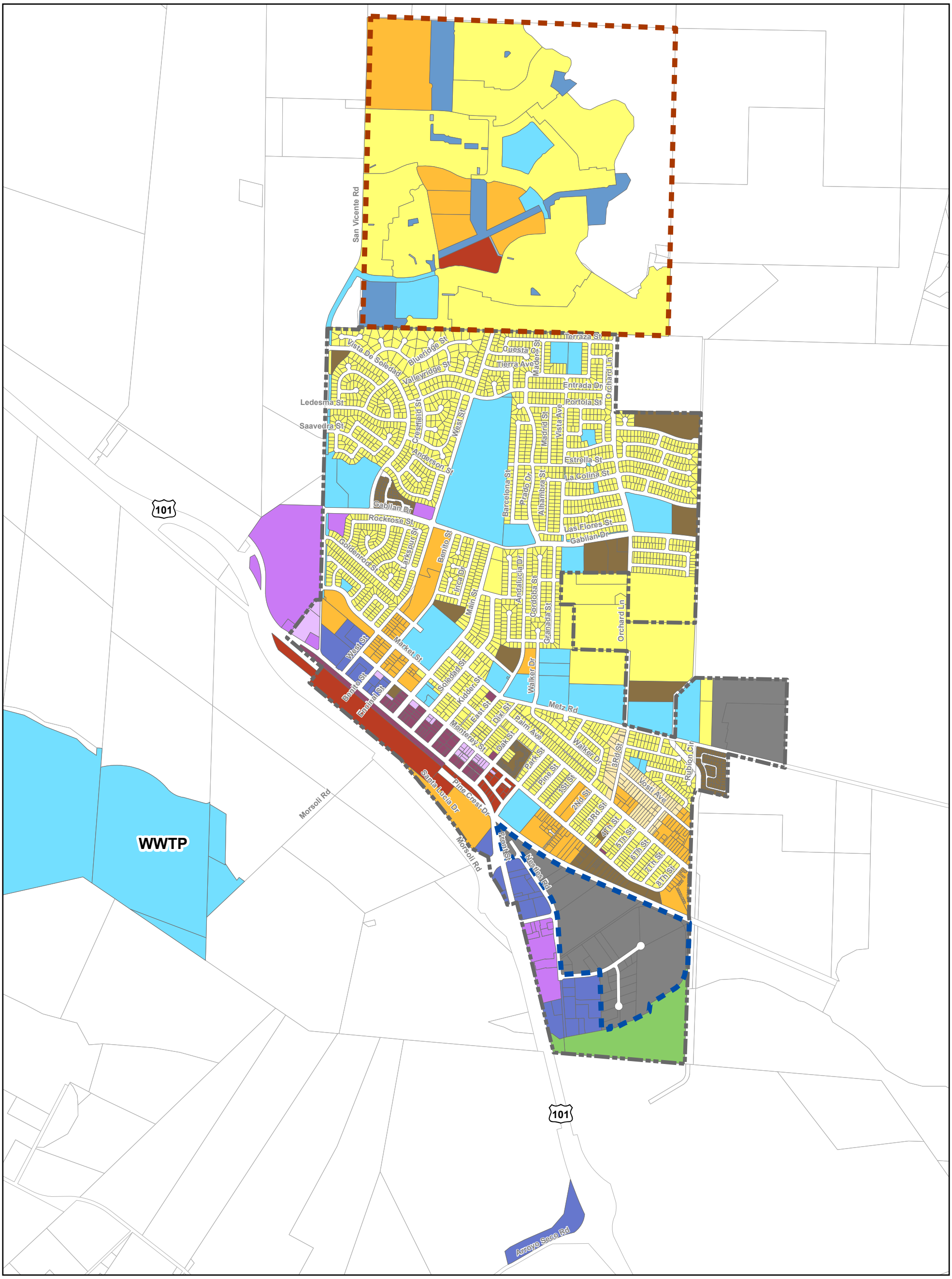
The Capital Improvement Program costs for the improvements identified in this Amendment are summarized on **Table 10**. The estimated capital improvement cost to construct the off-site capacity infrastructure is approximately **$20.0** million.

The developer is responsible for the construction of the Project's on-site pipelines. Using the unit costs and contingencies from this analysis, the on-site infrastructure is estimated to cost approximately $35.4 million dollars. The estimates in this analysis account for prevailing wages, and if not constructed at prevailing wage, the asset estimate needs to be adjusted accordingly for on-site improvements.

8 Summary

The projected buildout of the Miramonte development will introduce increased water demands to the City's existing utilities and require additional infrastructure outside of the City's existing limits. The hydraulic model results indicate that the water distribution system will require additional storage tanks, pressure reducing valves, booster stations, supply, and pipelines to sustain the increased water demands. The recommended improvements are documented on **Table 10** and shown on **Figure 8** and **Figure 9**.

Figures



Legend

Zoning Land Use

- C-1: Commercial-Retail
- C-2: Commercial-General
- C-C: Commercial-Community
- C-R: Commercial-Residential
- H-C: Commercial-Highway
- M: Industrial
- O-S: Open Space
- PF - Institutional
- PF - Parks and Recreation
- PF - Non-Demand Parks and Recreation
- R-1: Residential-Single Family
- R-1.5: Residential-Low Density
- R-2: Residential-Medium Density
- R-3: Residential-High Density
- Miramonte Specific Plan
- Los Coches Business Park
- Parcels
- City Limits

N W GIS E S

0 500 1,000 2,000 Feet

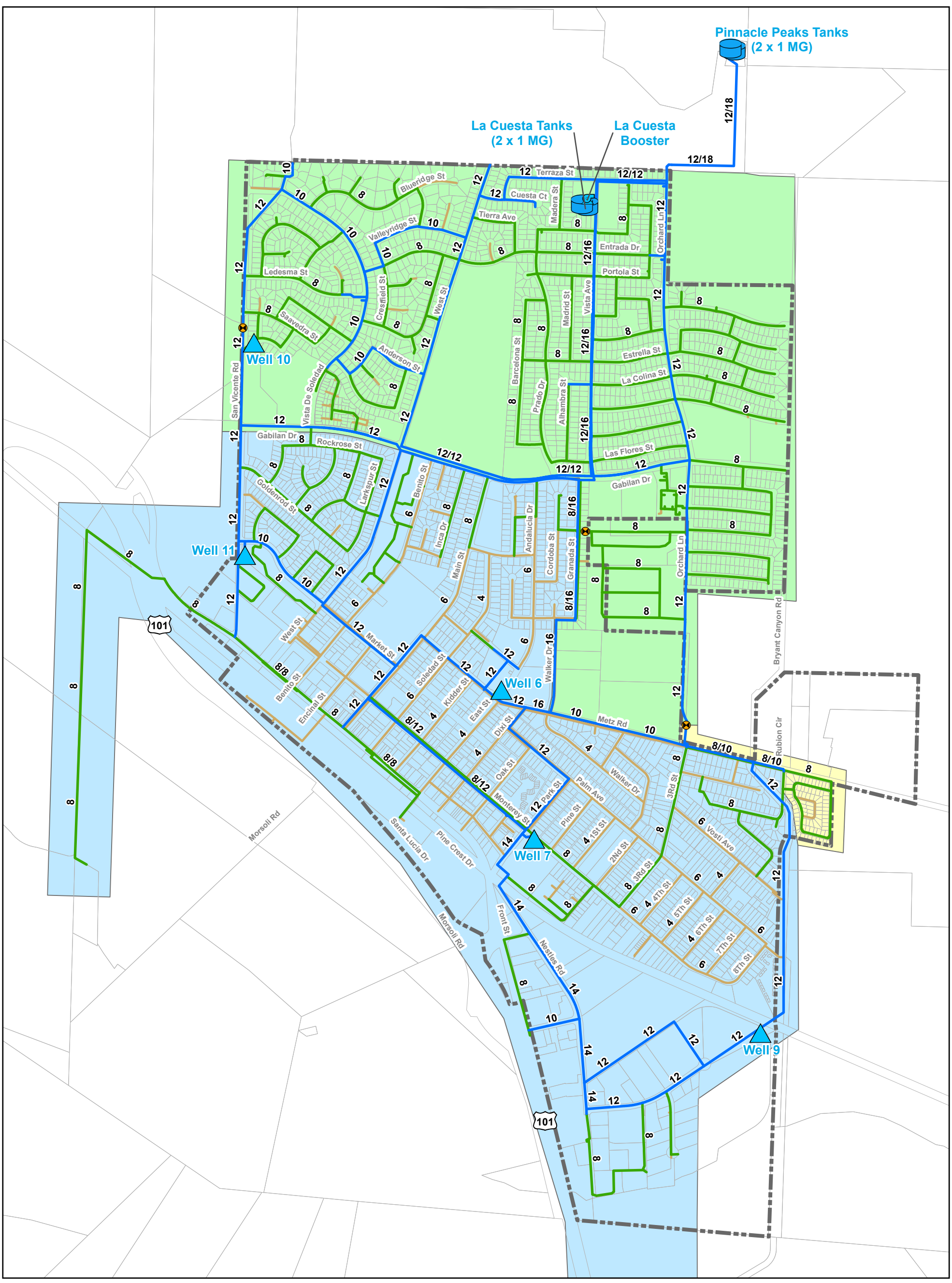
Updated: February 5, 2024

Figure 1
Future Land Use

Miramonte Water System Evaluation
City of Soledad

AKEL ENGINEERING GROUP, INC.

File Path: P:\xGIS\GIS_Projects\Soledad\Water\240205-WSMP_Amendment\SOL_Fig1_FutureLandUse_020524.aprx



Legend

Existing System

- Tanks
- Wells
- Booster Station
- Valves

Pipes by Diameter
- 6" or Smaller
- 8"
- 10" or Larger

Pressure Zones
- Zone A
- Zone B
- Zone C
- Parcels
- City Limits

Updated: February 5, 2024

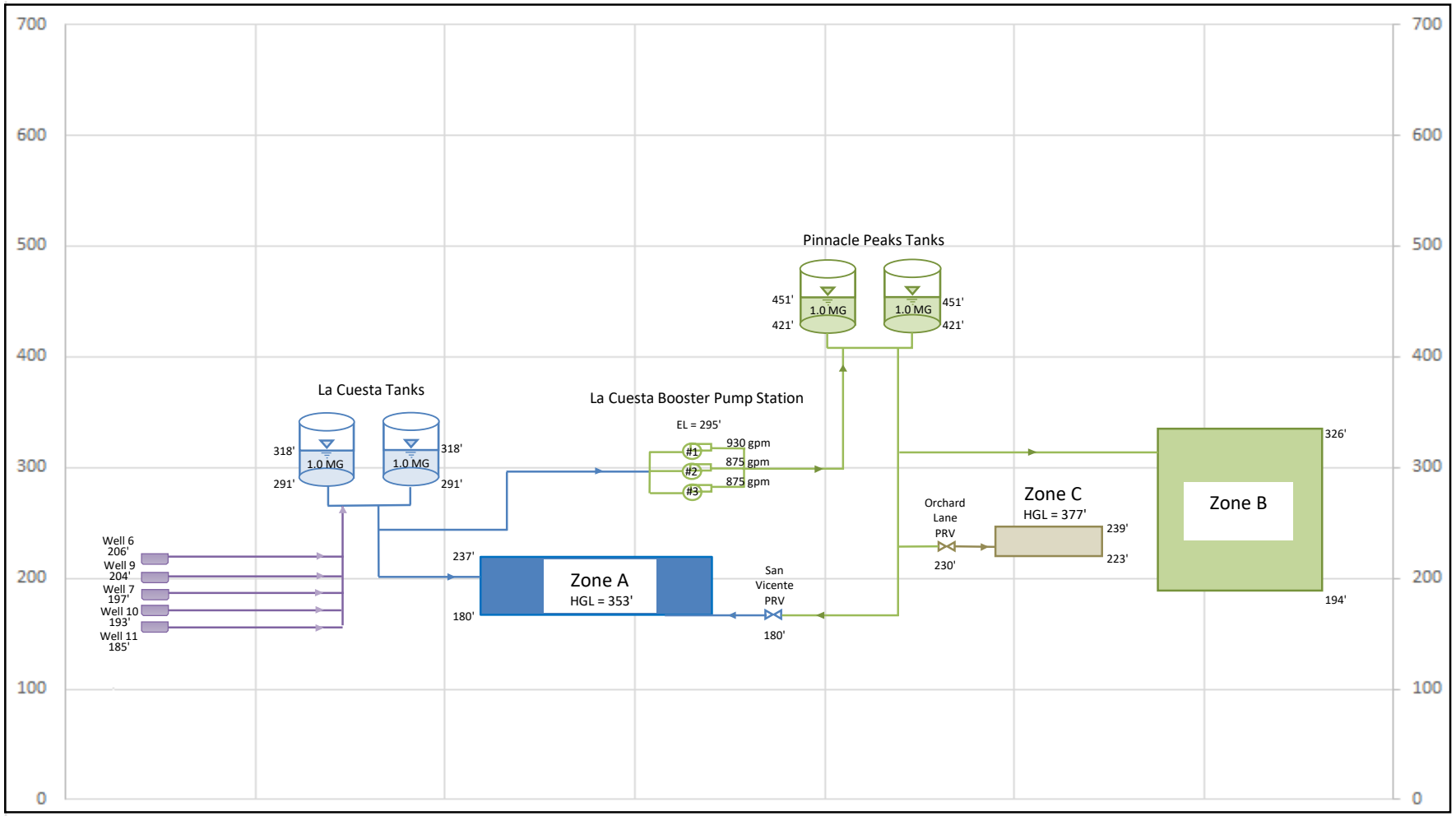
0 250 500 1,000 Feet

N W GIS E S

Figure 2
Existing Water System
Miramonte Water System Evaluation
City of Soledad

AKEL ENGINEERING GROUP, INC.

File Path: P:\xGIS\GIS_Projects\Soledad\Water\240205-WSMP_Amendment\SOL_Fig2_ExistingSystem_020524.aprx



LEGEND

MG
HWL
LOW

MG: Reservior Capacity (MG)
HWL: High Water Level (ft)
LOW: Bottom Elevation (ft)

gpm — Booster Pumping Station
gpm: pumping capacity (gpm)

EL — Pressure Regulation Valve
EL: Elevation (ft)

Water Supply Reservior
: Elevation (ft)

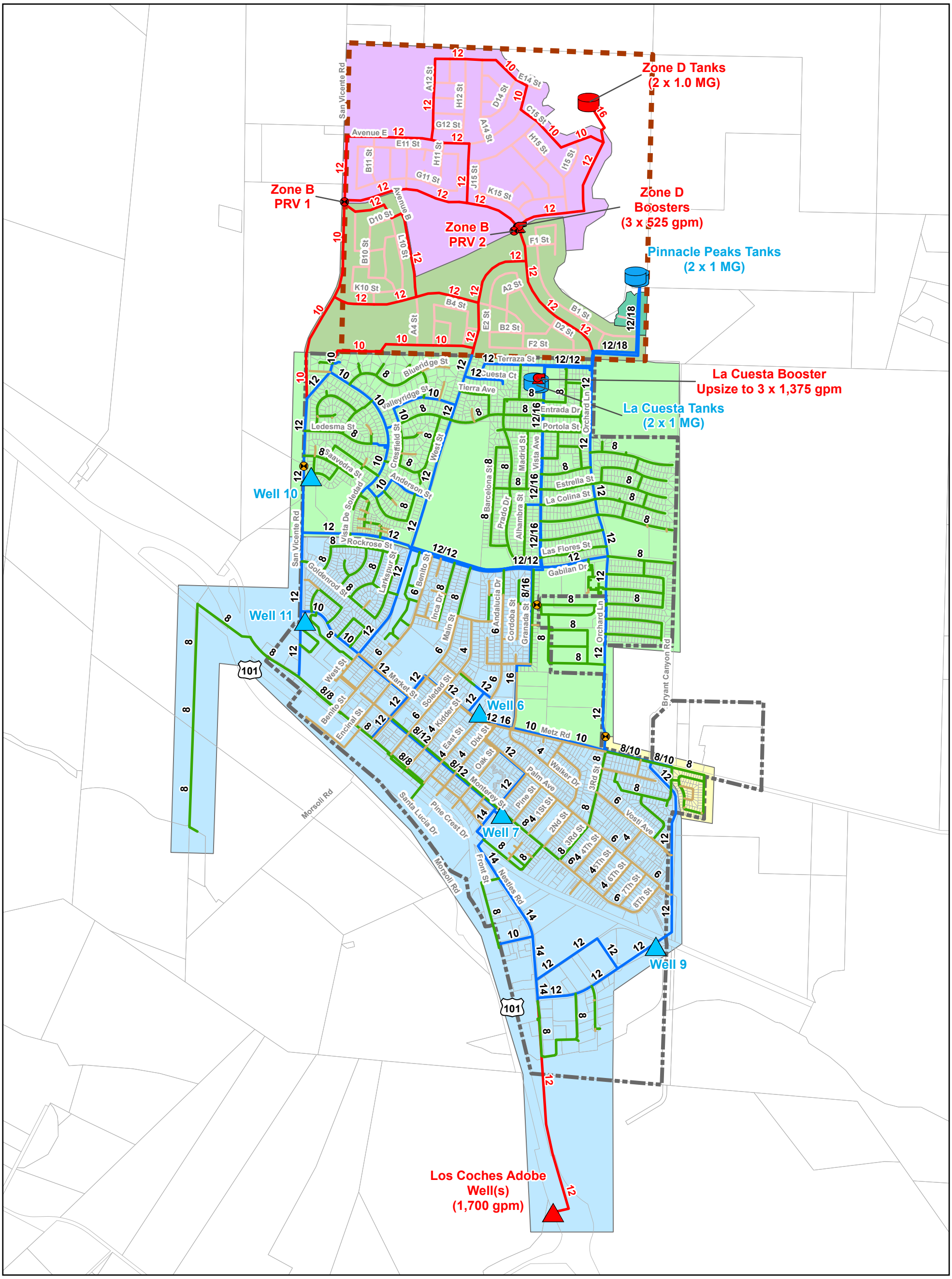
AKEL ENGINEERING GROUP, INC.

August 9, 2022

Figure 3

Existing System Hydraulic Profile Schematic

Miramonte Water System Evaluation
City of Soledad



Legend

Proposed System

- Tanks
- Wells
- Booster Station
- Valves

Pipes by Diameter
- 8"
- 10" or Larger

Pressure Zones
- Zone B
- Zone D
- Private Boosters for Homes

Existing System

- Tanks
- Wells
- Booster Station
- Valves

Pipes by Diameter
- 6" or Smaller
- 8"
- 10" or Larger; 18

Pressure Zones
- Zone A
- Zone B
- Zone C

- Parcels
- City Limits
- Miramonte Specific Plan

N
W GIS E
S

0 375 750 1,500 Feet

Updated: March 6, 2024

Figure 4
Existing and Proposed Water System

Miramonte Water System Evaluation
City of Soledad

AKEL ENGINEERING GROUP, INC.

File Path: P:\xGIS\GIS_Projects\Soledad\Water\240205-WSMP_Amendment\SOL_Fig4_Existing_Prop_System_030624.aprx

Zone D Tanks
(2 x 1.0 MG)

Zone B
PRV 1

Zone D
Boosters
(3 x 525 gpm)

Zone B
PRV 2

Pinnacle Peaks Tanks
(2 x 1 MG)

Recommended Pressure Boosters on individual homes within this area.

La Cuesta Booster
Upsize to 3 x 1,375 gpm

La Cuesta Tanks
(2 x 1 MG)

Master Plan Criteria:
- Minimum system pressure during PHD: 40 psi
- Maximum pipe velocity during PHD: 5 fps

Legend

Proposed System
- Tanks
- Wells
- Booster Station
- Valves
- Pressures Less than 40 psi

Pipes by Diameter
- 8"
- 10" or Larger

Pressure Zones
- Zone B
- Zone D
- Private Boosters for Homes

Existing System
- Tanks
- Wells
- Booster Station
- Valves

Pipes by Diameter
- 6" or Smaller
- 8"
- 10" or Larger

Pressure Zones
- Zone A
- Zone B
- Zone C

- Parcels
- City Limits
- Miramonte Specific Plan

N W GIS E S

0 250 500 1,000 Feet

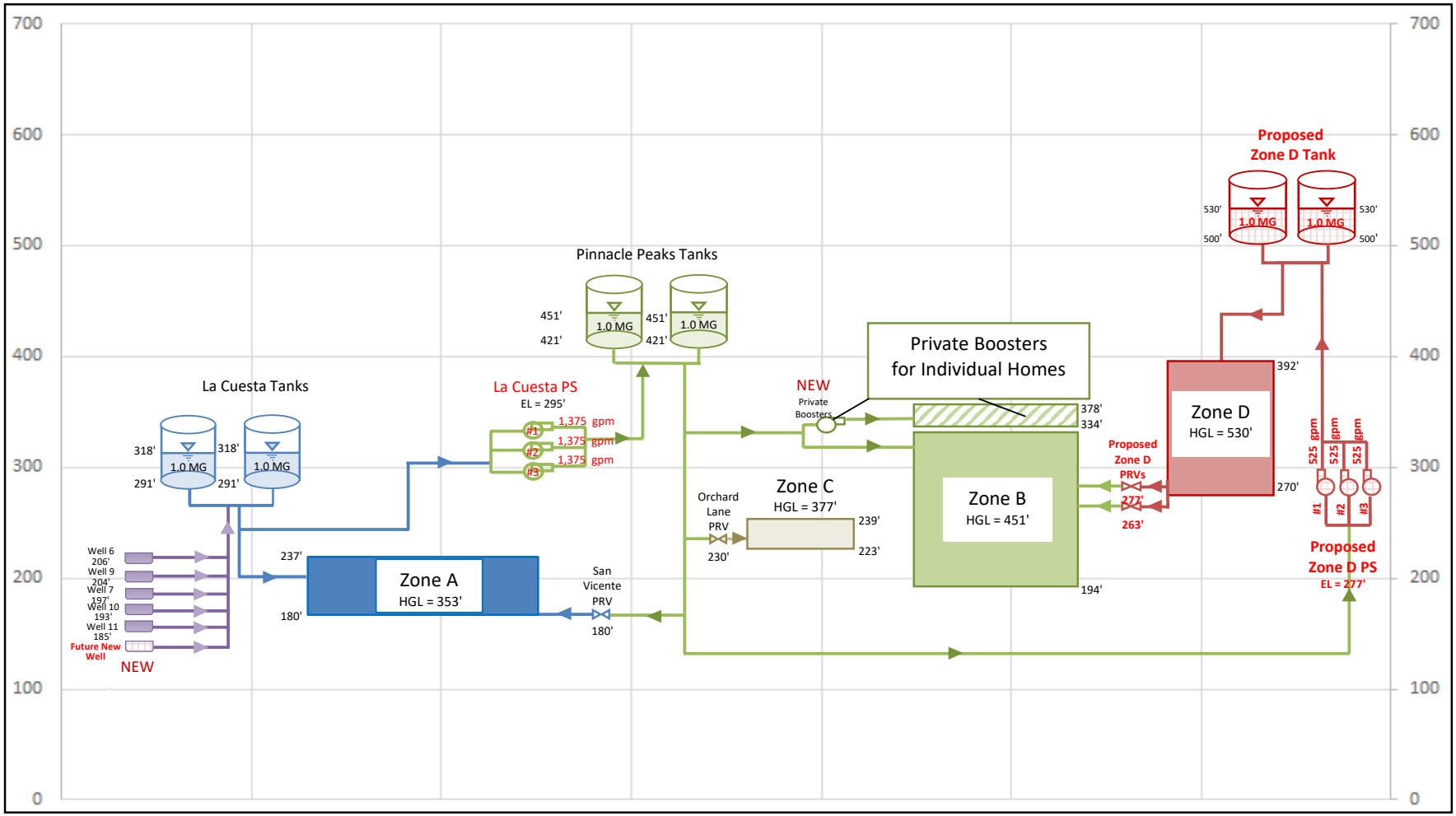
Updated: March 6, 2024

Figure 5
Proposed System Evaluation (PHD)

Miramonte Water System Evaluation
City of Soledad

AKEL ENGINEERING GROUP, INC.

File Path: P:\xGIS\GIS_Projects\Soledad\Water\240205-WSMP_Amendment\SOL_Fig5_Prop_System_PHD_030624.aprx



LEGEND

MG

HWL

LOW

Existing Storage Tank

MG: Storage Capacity (MG)

HWL: High Water Level (ft)

LOW: Bottom Elevation (ft)

gpm

Booster Pumping Station
gpm: pumping capacity (gpm)

Future Booster Pumping Station

Pressure Regulation Valve
EL: Elevation (ft) EL

Future Pressure Regulation Valve

Existing Water Supply Reservior
: Elevation (ft)

Proposed Future Water Supply Reservior

March 8, 2024

AKEL ENGINEERING GROUP, INC.

Figure 6

Future System Hydraulic Profile Schematic

Miramonte Water System Evaluation

City of Soledad

Zone D Tanks
(2 x 1.0 MG)

Zone B
PRV 1

Zone D
Boosters
(3 x 525 gpm)

Zone B
PRV 2

Pinnacle Peaks Tanks
(2 x 1 MG)

Recommended Pressure Boosters on individual homes within this area.

La Cuesta Booster
Upsize to 3 x 1,375 gpm

La Cuesta Tanks
(2 x 1 MG)

Master Plan Criteria:
- Scenario: Max Day Demand + Fire Flow
- Maximum pipe velocity during FF: 8 fps
- Minimum pressure during FF: 20 psi

Legend

Available Fire Flow
- < 1,200 gpm
- 1,200 - 1,500 gpm
- 1,500 - 3,500 gpm
- > 3,500 gpm

Required Fire Flow
- 1,500 gpm
- 3,500 gpm
- Hydrant Below FF Requirement

Proposed System
- Tanks
- Wells
- Booster Station
- Valves

Pipes by Diameter
- 8"
- 10" or Larger

Pressure Zones
- Zone B
- Zone D
- Private Boosters for Homes

Existing System
- Tanks
- Wells
- Booster Station
- Valves

Pipes by Diameter
- 6" or Smaller
- 8"
- 10" or Larger

Pressure Zones
- Zone A
- Zone B
- Zone C

- Parcels
- City Limits
- Miramonte Specific Plan

N W GIS E S

0 250 500 1,000 Feet

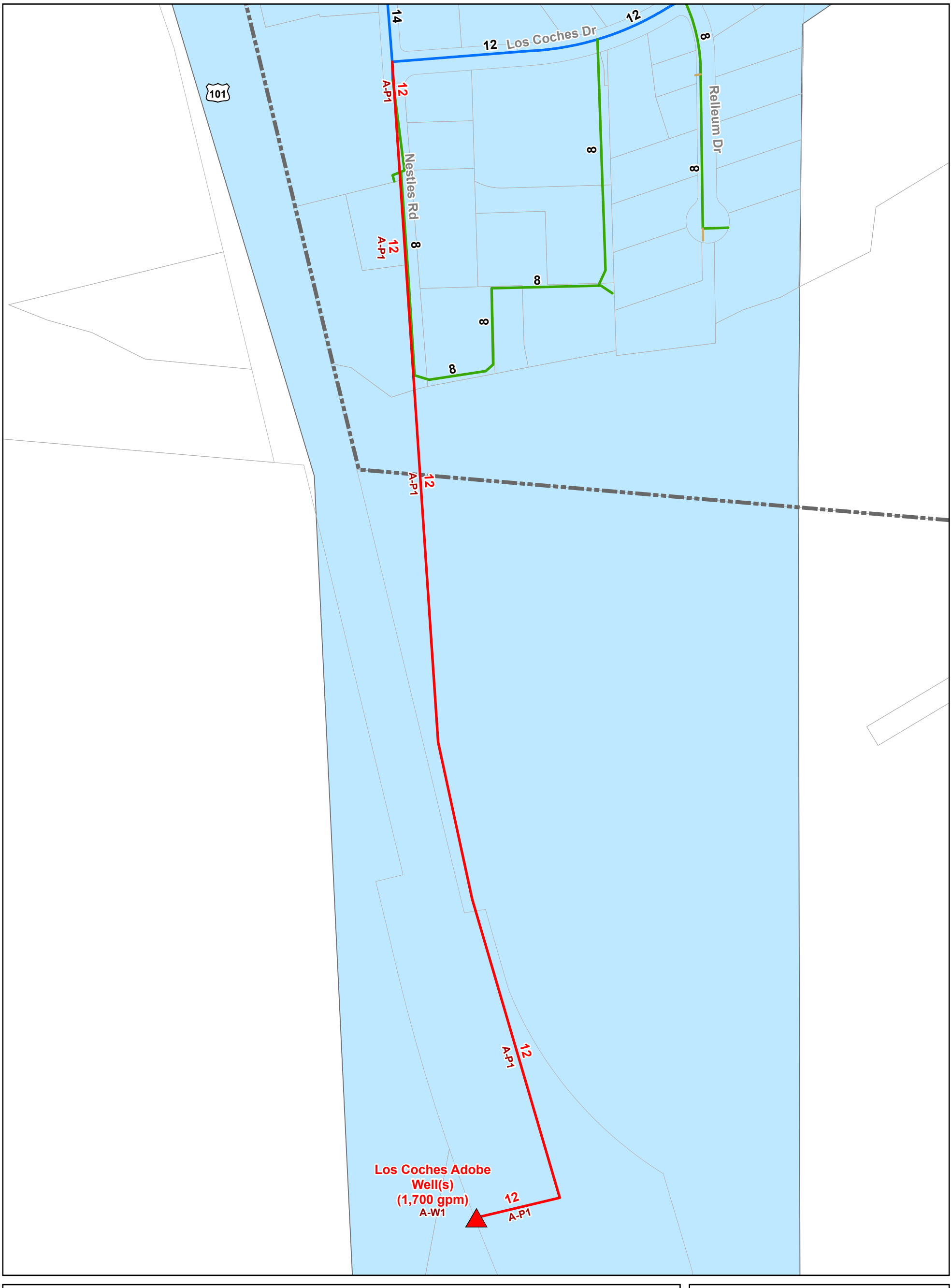
Updated: March 6, 2024

Figure 7
Proposed System Evaluation (MDD + FF)

Miramonte Water System Evaluation
City of Soledad

AKEL ENGINEERING GROUP, INC.

File Path: P:\xGIS\GIS_Projects\Soledad\Water\240205-WSMP_Amendment\SOL_Fig7_Prop_System_AvailFF_030624.aprx



Legend

Proposed System

- Tanks
- Wells
- Booster Station
- Valves

Pipes by Diameter

- 8"
- 10" or Larger

Pressure Zones

- Zone B
- Zone D
- Private Boosters for Homes

Existing System

- Tanks
- Wells
- Booster Station
- Valves

Pipes by Diameter

- 6" or Smaller
- 8"
- 10" or Larger

Pressure Zones

- Zone A
- Zone B
- Zone C

- Parcels
- City Limits
- Miramonte Specific Plan

Updated: February 5, 2024

0 62.5 125 250 Feet

N W GIS E S

Figure 8
Capital Improvement Program (Zone A)

Miramonte Water System Evaluation
City of Soledad

AKEL ENGINEERING GROUP, INC.

File Path: P:\xGIS\GIS_Projects\Soledad\Water\240205-WSMP_Amendment\SOL_Fig8_CIP_ZoneA_020524.aprx

Zone D Tanks
(2 x 1.0 MG)
D-T1

Zone B
PRV 1
B-V1

Zone D
Boosters
(3 x 525 gpm)
D-PS1

Zone B
PRV 2
B-V2

Pinnacle Peaks Tanks
(2 x 1 MG)

Recommended Pressure Boosters on individual homes within this area.

La Cuesta Booster
Upsize to 3 x 1,375 gpm
B-PS1

La Cuesta Tanks
(2 x 1 MG)

Legend

Proposed System

- Tanks
- Wells
- Booster Station
- Valves

Pipes by Diameter
- 8"
- 10" or Larger

Pressure Zones
- Zone B
- Zone D
- Private Boosters for Homes

Existing System

- Tanks
- Wells
- Booster Station
- Valves

Pipes by Diameter
- 6" or Smaller
- 8"
- 10" or Larger

Pressure Zones
- Zone A
- Zone B
- Zone C

- Parcels
- City Limits
- Miramonte Specific Plan

Updated: March 6, 2024

0 250 500 1,000 Feet

N W GIS E S

Figure 9
Capital Improvement Program (Zones B & D)

Miramonte Water System Evaluation
City of Soledad

AKEL ENGINEERING GROUP, INC.

File Path: P:\xGIS\GIS_Projects\Soledad\Water\240205-WSMP_Amendment\SOL_Fig9_CIP_ZoneBD_030624.aprx

Tables

Table 1 Miramonte Development Land Use

Miramonte Water System Evaluation

City of Soledad

Planning Area #	Land Use Type	Units (Dwelling Units)	Density (DU/acre)	Area (acres)
1	SFR	137	2.9	46.8
2	SFR	184	3.8	48.8
3	Elementary School (PF)	-	-	11.0
4	SFR	113	4.6	24.4
5	COM	-	-	8.6
6	Senior Living (MFR)	134	20.6	6.5
7	Fire / Police (PF)	-	-	1.5
8	MFR	190	23.0	8.3
9	MFR	436	21.5	20.3
10	SFR	203	4.7	43.5
11	SFR	190	4.0	46.9
12	SFR	153	5.6	27.2
14	SFR	92	2.1	42.8
15	SFR	246	4.9	50.0
16	Elementary School (PF)	-	-	11.0
17	MFR	314	8.6	36.4
No Planning #[2]	PF - Parks	-	-	40.0
			Total Area	**474.1**

AKEL ENGINEERING GROUP, INC.

2/7/2024

Notes:

1. Source: Miramonte Domestic Water Master Plan exhibit provided by RJA Engineers on August 23, 2021.
2. The total acreages for parks are extracted from Parkland Phasing excluding the basin landscaping areas, dated August 31, 2023.

Table 2 Design Criteria Summary

Miramonte Water System Evaluation

City of Soledad

Design Parameter	Criteria[1]	
Supply	For Pressure Zone with Gravity Storage Pressure Zones with Gravity Supply = Maximum Day Demand with the largest single source off-line	
	For Pressure with no Gravity Storage Pressure Zones with Gravity Supply = Maximum Day Demand plus Fire Flow with the largest single source off-line and Peak Hour Demand with the largest single source off-line.	
Storage	Total Required Storage = Operational + Fire + Emergency	
	Operational Storage[2,3]	25% of Maximum Day Demand
	Fire Storage	1,500 gpm @ 2 Hours / 3,500 gpm @ 2 hours
	Emergency Storage[2,3]	50% of Maximum Day Demand
	Recommended storage tanks for new pressure zones must include redundancy to account for maintenance/cleaning accessibility.	
Booster Pumps	Pumping Capacity = Maximum Day Demand	
Distribution Mains	Distribution mains should be designed to meet the greater of: 1) Peak Hour Demand, or 2) Maximum Day Demand + Fire Flow	
	Criteria for existing and future pipelines include: Maximum pipe velocity of 5 feet per second (during Peak Hour) Maximum pipe velocity of 8 feet per second (during Fires)	
PRVs	PRVs should be designed to meet the greater of: Peak Hour Demand, or Maximum Day Demand + Fire Flow	
Service Pressures	Minimum Pressure (during Peak Hour)	40 psi
	Minimum Residual Pressure (during Fires)	20 psi
Demand Peaking Factors	Maximum Day Demand (Zone A)	1.69 x Average Day Demand
	Maximum Day Demand (Zone B + C)	1.67 x Average Day Demand
	Peak Hour Demand (Zone A)	1.66 x Maximum Day Demand
	Peak Hour Demand (Zone B + C)	1.68 x Maximum Day Demand
Fire Flows	Residential	1,500 gpm for 2 hours
	Non-Residential	3,500 gpm for 2 hours
Time-of-Use	Time-of-Use considerations account for off-peak energy rate schedule before 6 PM and after 12 PM (18-hour pumping period).	

AKEL ENGINEERING GROUP, INC.

8/24/2022

Notes:

1. Source: Design Criteria extracted from Table 3.1 from the City of Soledad 2019 Water Master Plan.
2. Soledad 2019 WSMP Storage Criteria: 30% MDD + 20% ADD + FF.
3. Storage criteria was revised to 75% MDD + FF to reflect the American Water Works Association (AWWA) standards and storage recommendations.

Table 3 Water Demand Unit Factors

Miramonte Water System Evaluation
City of Soledad

Land Use Type	Water Demand Unit Factors	
	2019 WSMP[1] (gpd/acre)	Recommended [2] (gpd/acre)
Single Family Residential (1-6 units per acre)	2,708	2,708
Multi-Family Residential[2] (7-12 units per acre)	-	**3,500**
Multi-Family Residential[2] (13-24 unit per acre)	-	**7,000**
Other Residential	1,830	1,830
Public Facility / Institution	2,734	2,734
Commercial	1,876	1,876
Industrial	65	65

AKEL ENGINEERING GROUP, INC.

3/5/2024

Notes:

1. Source: Demand Factors extracted from Table 4.6 of the City of Soledad 2019 Water Master Plan.
2. Recommended Multi Family Residential Water Demand based on Specific Plan development densities, city staff and developer's inputs, and Akel Engineering Group experience.

Table 4 Miramonte Development Demands

Miramonte Water System Evaluation

City of Soledad

Planning Area #[1]	Land Use Type[1]	Dwelling Units[1]	Area[1]	Density	Water Demand Unit Factor		Average Day Demand	Max Day Demand[3]	Peak Hour Demand[3]
					2019 WSMP[2]	Recommended			
		(DUs)	(acres)	(DU / acre)	(gpd/acre)	(gpd/acre)	(gpd)	(gpd)	(gpd)
1	SFR	137	46.8	2.9	2,708	2,708	126,789	211,737	355,718
2	SFR	184	48.8	3.8	2,708	2,708	132,259	220,872	371,065
3	Elementary School (PF)	-	11.0	-	2,734	2,734	30,074	50,224	84,376
4	SFR	113	24.4	4.6	2,708	2,708	66,075	110,346	185,381
5	COM	-	8.6	-	1,876	1,876	16,134	26,943	45,264
6	Senior Living (MFR)	134	6.5	20.6	1,830	7,000	45,500	75,985	127,655
7	Fire / Police (PF)	-	1.5	-	2,734	2,734	4,101	6,849	11,506
8	MFR	190	8.3	23.0	1,830	7,000	57,820	96,559	162,220
9	MFR	436	20.3	21.5	1,830	7,000	142,240	237,541	399,069
10	SFR	203	43.5	4.7	2,708	2,708	117,798	196,723	330,494
11	SFR	190	46.9	4.0	2,708	2,708	127,114	212,280	356,630
12	SFR	153	27.2	5.6	2,708	2,708	73,658	123,008	206,654
14	SFR	92	42.8	2.1	2,708	2,708	116,011	193,738	325,480
15	SFR	246	50.0	4.9	2,708	2,708	135,400	226,118	379,878
16	Elementary School (PF)	-	11.0	-	2,734	2,734	30,074	50,224	84,376
17	MFR	314	36.4	8.6	1,830	3,500	127,400	212,758	357,433
No Planning #	PF - Parks	-	40.0	-	2,734	2,734	109,278	182,493	306,589
						Total Demand	**1,457,722**	**2,434,396**	**4,089,786**

AKEL ENGINEERING GROUP, INC.

3/5/2024

Notes:

1. Land Use information extracted from Miramonte Domestic Water Master Plan exhibit provided by RJA Engineers on August 23, 2021 and December 12, 2023.
2. Water Unit Factors extracted from Table 4.6 from the City of Soledad 2019 Water Master Plan.
3. Max Day Demand Peaking Factor (1.67 x ADD) and Peak Hour Demand Peaking Factor (1.67 x MDD) extracted from Table 4.3 from the City of Soledad 2019 Water Master Plan.

Table 5 Existing and Proposed City-Wide Water Demands

Miramonte Water System Evaluation
City of Soledad

Zone	Average Day Demand		Max Day Demand		Peak Hour Demand	
	(MGD)	(gpm)	(MGD)	(gpm)	(MGD)	(gpm)
Existing Water Demands[1]						
Zone A	1.05	727	1.77	1,229	2.94	2,052
Zone B	0.83	577	1.39	963	2.33	1,608
Zone C	0.06	39	0.09	65	0.16	109
Subtotal	**1.93**	**1,343**	**3.25**	**2,257**	**5.42**	**3,769**
Proposed Water Demands - Miramonte Development						
Proposed Zone B	0.56	390	0.94	652	1.58	1,095
Proposed Zone D	0.90	622	1.50	1,039	2.51	1,745
Subtotal	**1.46**	**1,012**	**2.43**	**1,691**	**4.09**	**2,840**
Existing and Future Water Demands						
Total	**3.39**	**2,355**	**5.68**	**3,948**	**9.51**	**6,609**

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3/5/2024

Notes:

1. Source: Existing demands extracted from the hydraulic water model provided on June 7, 2021.

Table 6 City-Wide Supply Capacity Analysis

Miramonte Water System Evaluation

City of Soledad

Demand and Supply	Existing System (gpm)	Miramonte Development (gpm)
Existing Supply		
Total Supply[1]	4,788	-
Firm Supply[1,2]	**3,260**	**-**
Demands (Existing[3] + Miramonte)		
Average Day Demands	1,343	1,012
Maximum Day Demands	**2,257**	**1,691**
Supply vs. Demand Analysis		
Surplus / Deficiency	1,003	-1,691
Recommended New Supply[4]	-	**1,700**

AKEL ENGINEERING GROUP, INC.

3/8/2024

Notes:

1. Source: Existing supply capacity extracted from Table 2.1 of the City of Soledad 2019 Water Master Plan.
2. Firm supply capacity assumes the largest single well standby for emergency purposes.
3. Source: Existing demand extracted from the hydraulic water model provided on June 7, 2021.
4. Miramonte Development requires the construction of 1 or more wells to provide the equivalent capacity of 1,700 gpm to satisfy the Project's demands.

Table 7 Storage Capacity Analysis by Pressure Zone

Miramonte Water System Evaluation
City of Soledad

Description	Unit	Pressure Zones				Comments
		Zone A	Zone B & Zone C		Zone D	
		Existing System	Existing System	Future Miramonte Development	Future Miramonte Development	
Demands						
Average Day Demands	(MGD)	1.05	0.89	0.56	0.90	
Maximum Day Demand	(MGD)	1.77	1.48	0.94	1.50	
Storage Requirements						
Operational (at 25% of MDD)	(MG)	0.44	0.37	0.23	0.37	
Emergency (at 50% of MDD)	(MG)	0.88	0.74	0.47	0.75	
Operational + Emergency	(MG)	1.33	1.11	0.70	1.12	
Fire Protection	(MG)	0.42	0.42	-	0.42	
Subtotal	(MG)	1.75	1.53	0.70	1.54	Storage Capacity Requirement for Miramonte 0.70 MG + 1.54 MG = 2.25 MG
Total	(MG)	**1.75**	**2.23**		**1.54**	
Existing Storage Capacity						
Available Storage Volume[1]	(MG)	1.88	1.87		-	
Existing and Future Storage Balance						
Existing Zone	(MG)	0.13	0.34		-	Existing Storage Surplus 0.34 MG is assigned to Future Miramonte Use.
Existing System + Future Miramonte Development	(MG)	0.13	-0.36		-1.54	Zone B's deficiency is allocated in Zone D by utilizing 2 PRV stations.
Recommended Useable Storage[2]	(MG)	-	-		**2.0**	**Recommend 2.0 MG of useable storage capacity improvements**

AKEL ENGINEERING GROUP, INC.

3/5/2024

1. Available Storage Volume reflects minimum depth criteria as documented in Section 2.5 of the City's 2019 WSMP.
2. Zone B's storage deficiency will be mitigated by Zone D's storage surplus via two PRV stations.

Table 8 Future Pump Station Capacity Evaluation
Miramonte Water System Evaluation
City of Soledad

Pump Station	Source Pressure Zone	Destination Pressure Zone	Dependent Pressure Zone	Destination Zone Demand[1] (gpm)	Dependent Zone Demand (gpm)	Total Required Demand (gpm)	Pumping Capacity (gpm)	Pump Station Capacity Analysis		
								Total Capacity (gpm)	Firm Capacity[2] (gpm)	Deficiency / Surplus (gpm)
Existing System										
La Cuesta # 1	Zone A	Zone B	Zone C	963	65	1,028	875	2,680	1,805	777
La Cuesta # 2							875			
La Cuesta # 3							930 (Standy)			
Proposed System										
La Cuesta # 1 (Upsized)	Zone A	Zone B	Zone C and Zone D	1,615	1,104	2,719	**1,375**	4,125	2,750	31
La Cuesta # 2 (Upsized)							**1,375**			
La Cuesta # 3 (Upsized)							**1,375 (Standby)**			
Zone D # 1 (Proposed)	Zone B	Zone D	-	1,039	-	1,039	**525**	1,575	1,050	11
Zone D # 2 (Proposed)							**525**			
Zone D # 3 (Proposed)							**525**			

AKEL ENGINEERING GROUP, INC.

3/5/2024

Notes:

1. Destination zone demand is assumed to be the required firm pumping capacity within the pressure zone, which equals to Maximum Day Demand.
2. Booster pump station firm capacity equals to total pumping capacity with the largest single pump off-line.
3. Source: Existing Pumping Capacity extracted from Table 2.6 of the City of Soledad 2019 Water Master Plan.

Table 9 Unit Costs

Miramonte Water System Evaluation
City of Soledad

Pipelines[1,2]	
Pipe Size (in)	**Cost** ($/lineal foot)
8	$252
10	$276
12	$309
16	$338
18	$346
Booster Pumps ($/unit)[2]	
525 gpm (New)	$442,000
1,375 gpm (Upsize)[3]	$459,000
Storage Tanks ($/unit)[2]	
1.0 MG	$2,354,000
Groundwater Wells ($/unit)[2]	
1,400 gpm Capacity	$3,565,000
Pressure Reducing Valves ($/unit)[2, 4]	
8" Valve	$158,000

AKEL ENGINEERING GROUP, INC.

3/8/2024

Notes:

1. Pipeline construction costs estimation based on 2018 pipeline unit costs extracted from Table 9.1 of the City of Soledad 2019 Water Master Plan, which are assumed to be based on June 2018 ENR CCI of 11,069.
2. Construction unit costs adjusted using February 2024 ENR CCI of 13,518.
3. The cost for pump upsizing is estimated at 50% of the new pump station cost. The estimated cost includes considerations for larger electrical components, potentially new piping, valves, pump can.
4. PRV Cost based on Akel Engineering Experience and should be verified by bid tab results or comparable projects in the City's capital improvement plans.

Table 10 Capital Improvement Program
Miramonte Water System Evaluation
City of Soledad

Improv. No.	Improv. Type	Alignment	Limits	Improvement Details					Estimated Costs	
Pressure Zone A										
Water Main Improvements				**Existing Diameter** (in)	**New/Parallel/ Replace**	**Diameter** (in)	**Length** (ft)	**Unit Cost** ($/LF)	**Infrastructure Costs** ($)	**Capital Improv. Costs**[2] ($)
A-P1[1]	Water Main	ROW	From Los Coches Adobe to Los Coches Rd	-	New	12	3,950	309	1,221,000	1,953,600
				Subtotal - Pressure Zone A Pipeline Capacity Improvements					**1,221,000**	**1,953,600**
Groundwater Well Improvements				**Existing Capacity** (gpm)	**New/Parallel/ Replace**	**Recommended Capacity** (gpm)		**Unit Cost** ($/well@1,700 gpm)	**Infrastructure Costs** ($)	**Capital Improv. Costs** ($)
A-W1	Supply Well	ROW	Well site to be provided by City at a later date	-	New	1,700		3,565,000	3,565,000	5,704,000
				Subtotal - Pressure Zone A Grounwater Well Improvements					**3,565,000**	**5,704,000**
Pressure Zone B										
Water Main Improvements				**Existing Diameter** (in)	**New/Parallel/ Replace**	**Diameter** (in)	**Length** (ft)	**Unit Cost** ($/LF)	**Infrastructure Costs** ($)	**Capital Improv. Costs** ($)
B-P1	Water Main	San Vicente Rd	From existing 12" main along San Vicente Rd to Avenue C	-	New	10	1,900	276	Developer to Fund	
B-P2	Water Main	San Vicente Rd	From Avenue C to Orchard Ln	-	New	10	1,625	276	Developer to Fund	
B-P3	Water Main	ROW	From intersection of San Vicente Rd and Orchard Ln to intersection of Street A10 and Street C10	-	New	12	250	309	Developer to Fund	
B-P4	Water Main	Street C10	From Street A10 to Street L10	-	New	12	525	309	Developer to Fund	
B-P5	Water Main	Street L10	From Street C10 to Street D10	-	New	12	275	309	Developer to Fund	
B-P6	Water Main	Street D10	From Street L10 to Avenue B	-	New	12	200	309	Developer to Fund	
B-P7	Water Main	Avenue B	From Street D10 to Avenue C	-	New	12	1,475	309	Developer to Fund	
B-P8	Water Main	Avenue C	From San Vicente Rd to West St	-	New	12	2,550	309	Developer to Fund	
B-P9	Water Main	ROW	From existing 12" main along Sierra Madre Ct to Street D4	-	New	10	1,125	276	Developer to Fund	
B-P10	Water Main	Street D4	From approx. 540' w/o street A4 to West St	-	New	10	1,525	276	Developer to Fund	
B-P11	Water Main	West St	From existing 12" main along West St to Orchard Ln	-	New	10	2,650	276	Developer to Fund	
B-P12	Water Main	Orchard Ln	From Street A15 to Street A1	-	New	10	2,625	276	Developer to Fund	
B-P	Water Main	Proposed Roads	8-inch water main within the Project Site		New	8	24,475	252	Developer to Fund	
				Subtotal - Pressure Zone B Pipeline Capacity Improvements					**Developer to Fund**	
Booster Pump Station Improvements				**Existing Capacity** (gpm)	**New/Parallel/ Replace**	**Recommended Additional Capacity** (gpm)		**Unit Cost** ($/pump@1,375 gpm)	**Infrastructure Costs** ($)	**Capital Improv. Costs** ($)
B-PS1	Pump Station	La Cuesta PS	Existing La Cuesta Pump Station	2,550	Replace	3 x 1,375 gpm		459,000	1,377,000	2,203,200
				Subtotal - Pressure Zone B Booster Pump Station Improvements					**1,377,000**	**2,203,200**
Pressure Zone D										
Water Main Improvements				**Existing Diameter** (in)	**New/Parallel/ Replace**	**Diameter** (in)	**Length** (ft)	**Unit Cost** ($/LF)	**Infrastructure Costs** ($)	**Capital Improv. Costs** ($)
D-P1	Water Main	San Vicente Rd	From Orchard Ln to Avenue E	-	New	12	1,100	309	Developer to Fund	
D-P2	Water Main	Orchard Ln	From San Vicente Rd to Street A15	-	New	12	3,175	309	Developer to Fund	
D-P3	Water Main	Street A15/B15	From Orchard Ln to Street C15	-	New	12	2,475	309	Developer to Fund	
D-P4	Water Main	ROW	From Street C15 to new Zone D tank	-	New	16	800	338	Developer to Fund	
D-P5	Water Main	Street C15	From Street B15 to Avenue E	-	New	10	1,750	276	Developer to Fund	
D-P6	Water Main	Avenue E	From Street C15 to Street E14	-	New	10	425	276	Developer to Fund	
D-P7	Water Main	Street E14	From Avenue E to Street A14	-	New	10	950	276	Developer to Fund	
D-P8	Water Main	Street B12	From Street A12 to Street A14	-	New	12	825	309	Developer to Fund	
D-P9	Water Main	Street A12	From Street B12 to Avenue E	-	New	12	1,400	309	Developer to Fund	
D-P10	Water Main	Avenue A	From Avenue E to Orchard Ln	-	New	12	1,025	309	Developer to Fund	
D-P11	Water Main	Avenue E	From San Vicente Rd to Avenue A	-	New	12	2,125	309	Developer to Fund	
D-P	Water Main	Proposed Roads	8-inch water main within the Project Site		New	8	25,050	252	Developer to Fund	
				Subtotal - Pressure Zone D Pipeline Capacity Improvements					**Developer to Fund**	

Table 10 Capital Improvement Program
Miramonte Water System Evaluation
City of Soledad

Improv. No.	Improv. Type	Alignment	Limits	Improvement Details				Estimated Costs	
Storage Tank Improvements				**Existing Capacity** (MG)	**New/Parallel/ Replace**	**Recommended Capacity** (MG)	**Unit Cost** ($/unit)	**Infrastructure Costs** ($)	**Capital Improv. Costs** ($)
D-T1	Water Tank	ROW	Approx. 1265' e/o San Vicente Rd	-	New	2 x 1.0 MG	2,354,000	4,708,000	7,532,800
						Subtotal - Pressure Zone D Storage Tank Improvements		**4,708,000**	**7,532,800**
Booster Pump Station Improvements				**Existing Capacity** (gpm)	**New/Parallel/ Replace**	**Recommended Capacity** (gpm)	**Unit Cost** ($/pump@525 gpm)	**Infrastructure Costs** ($)	**Capital Improv. Costs** ($)
D-PS1	Pump Station	ROW	Approx. 1312' ne/o West Street	-	New	3 x 525 gpm	442,000	1,326,000	2,121,600
						Subtotal - Pressure Zone D Booster Pump Station Improvements		**1,326,000**	**2,121,600**
Pressure Reducing Valve Improvements				**Existing Capacity** (gpm)	**New/Parallel/ Replace**	**Recommended Capacity**	**Unit Cost** ($/unit)	**Infrastructure Costs** ($)	**Capital Improv. Costs** ($)
B-V1	PRV		Intersection of Orchard Ln and San Vicente Rd	-	New	-	158,000	158,000	252,800
B-V2	PRV		Intersection of Orchard Ln and Street A15	-	New	-	158,000	158,000	252,800
						Subtotal - Pressure Zone D Pressure Reducing Valve Improvements		**316,000**	**505,600**
Total Improvement Costs									
							Subtotal - Off-Site Pipelines	**1,221,000**	**1,953,600**
							Subtotal - On-Site Pipelines	**Developer to Fund**	
							Subtotal - Storage Tanks	**4,708,000**	**7,532,800**
							Subtotal - Booster Stations	**2,703,000**	**4,324,800**
							Subtotal - Valves	**316,000**	**505,600**
							Subtotal - Supply Wells	**3,565,000**	**5,704,000**
							Total Improvement Costs (Excluding On-Site Pipelines)	**12,513,000**	**20,020,800**

AKEL ENGINEERING GROUP, INC.

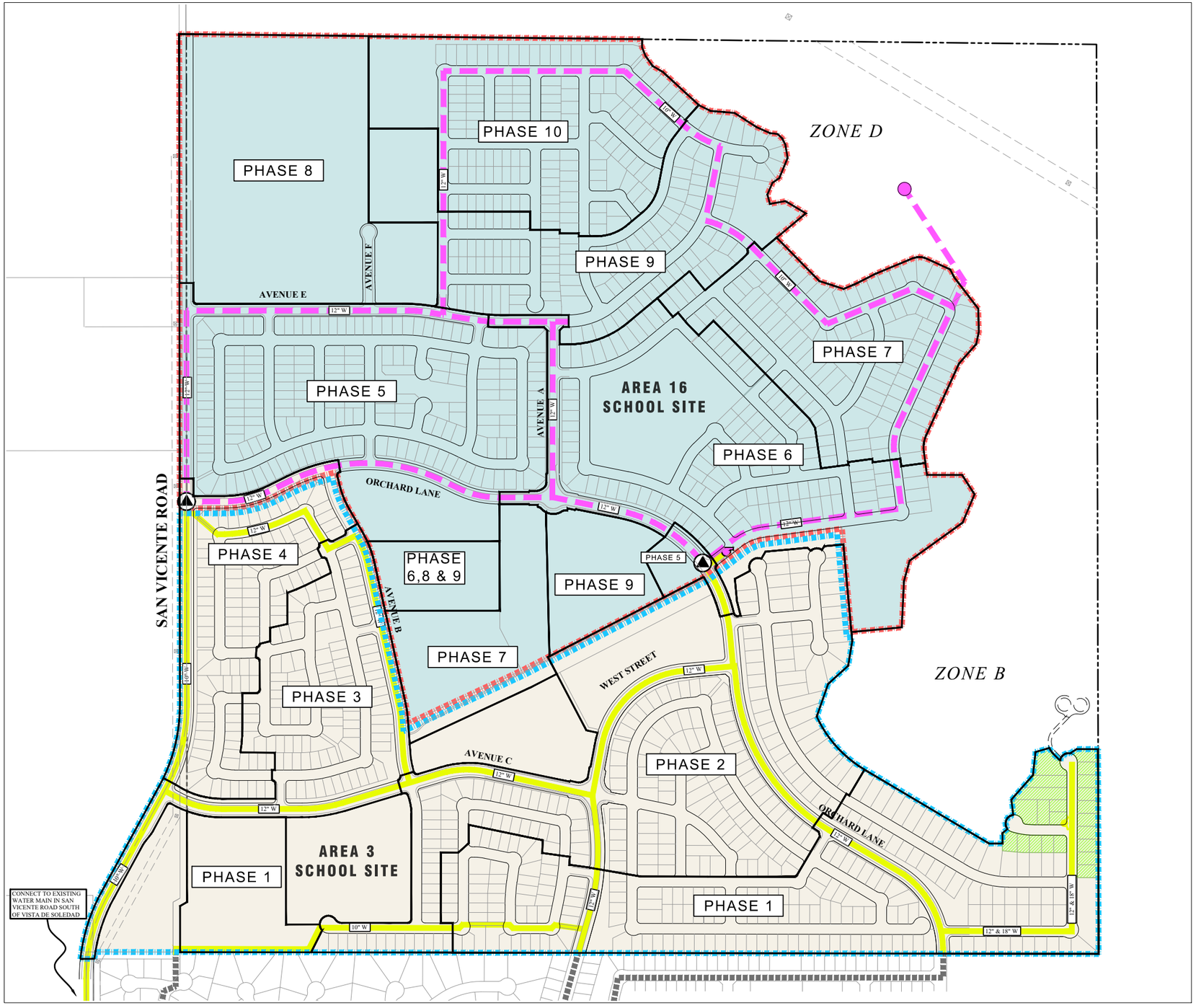
3/8/2024

Notes:

1. Cost for casing not included. City staff confirmed presence of existing water main casing across Highway 101 Bridge near future Los Coches Adobe well site via web-teleconference on August 16, 2022.
2. To ensure consistency with the City of Soledad 2019 Water System Master Plan completed by Harris & Associates, Capital Improvement Costs for the recommended improvement include a singular contingency markup of 60%.
3. Proposed groundwater location provided by City staff and reflects future planning and site preference for the City of Soledad. Other well sites that produce efficient quality and quantity of water can be considered following geological survey.

Appendices

Appendix A – 2021 RJA WSMP



INDEX AND NOTES

1. DOMESTIC WATER MASTER PLAN
2. NON-POTABLE WATER MASTER PLAN
3. PHASE 1
4. PHASE 2
5. PHASE 3
6. PHASE 4
7. PHASE 5
8. PHASE 6
9. PHASE 7
10. PHASE 8
11. PHASE 9
12. PHASE 10

1. THE DOMESTIC WATER PHASING SHOWN IS SUBJECT TO CHANGE.
2. PHASES MAY BE COMBINED OR MAY BE FURTHER DIVIDED INTO SUBPHASES DEPENDING ON CONSTRUCTION PHASING, MARKET CONDITIONS, AND INFRASTRUCTURE REQUIREMENTS.
3. ONLY BACKBONE DOMESTIC WATER PIPES AND FACILITIES ARE SHOWN.
4. IT IS ASSUMED THAT THE EXISTING AGRICULTURAL WELLS ON THE PROJECT SITE WILL BE USED FOR NON-POTABLE IRRIGATION USES WITHIN THE PARK AND OPEN SPACES.
5. THE PIPE LOCATIONS/SIZES SHOWN ARE FOR THE MIRAMONTE SPECIFIC PLAN AREA ONLY. IF ADDITIONAL PIPES AND/OR OVERSIZING OF ANY PIPES SHOWN HEREON ARE REQUIRED FOR THE FUTURE MIRRASOU SPECIFIC PLAN AREA, THE COST OF SUCH WILL BE SUBJECT TO FUTURE REIMBURSEMENT AND BE INCLUDED IN THE DEVELOPMENT AGREEMENT. THE NEED FOR PIPE OVERSIZING WILL BE DETERMINED WITH THE FINAL DESIGN FOR THE AFFECTED PHASE(S).
6. THE PROPOSED NEW ZONE D TANK IS SIZED TO SERVE THE MIRAMONTE AREA ONLY. ADDITIONAL STORAGE FOR THE FUTURE OFF-SITE DEVELOPMENT WILL NOT BE PROVIDED WITH THIS PROJECT.
7. IT IS ANTICIPATED THAT ONE ADDITIONAL WELL WITH A MINIMUM 1,000 GPM DELIVERY RATE WILL BE REQUIRED

LEGEND

PROPOSED	DESCRIPTION	EXISTING
12" W	PIPE SIZE	12" W
	BACKBONE ZONE B WATER	
	BACKBONE ZONE D WATER	
	PRESSURE BOOSTERS ON HOMES ONLY	
	PREVIOUS PHASE IMPROVEMENTS	
B D	ZONE LIMITS	

SHEET 1 OF 12

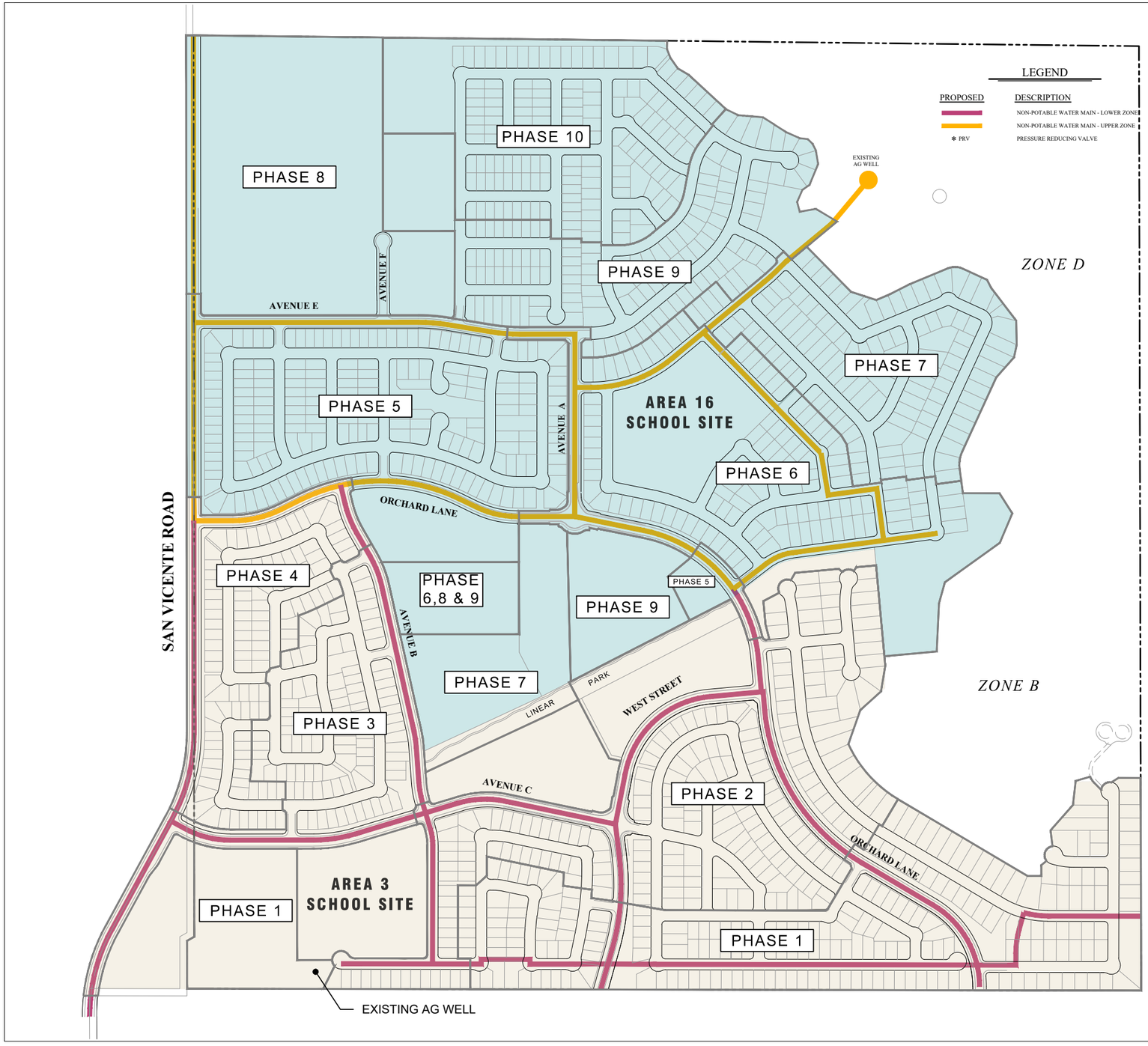
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DOMESTIC AND NON-POTABLE WATER MASTER PLAN & PHASING

DOMESTIC WATER MASTER PLAN
MIRAMONTE
SOLEDAD, CALIFORNIA
AUGUST 31, 2023

RJA
RUGGERI-JENSEN-AZAR
ENGINEERS ▪ PLANNERS ▪ SURVEYORS
8055 CAMINO ARROYO GILROY, CA 95020
PHONE: (408) 848-0300 FAX: (408) 848-0302

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1. All non-potable Water mains and appurtenances shall be purple
2. Non-potable water lines shall be designed and constructed in compliance with City Code Section 13.11.110, the size and location and/or type of non-potable water service lines, service connections, meters, backflow protection devices, and any/all other appurtenances will be determined with the final design of each phase and are subject to review and approval of the City Public Works Director.
3. The existing agricultural wells on the site will be utilized for landscaping and park irrigation and shall not be used for domestic water purposes.
4. The use of the existing wells on the site for non-potable water use is subject to approval by the Monterey County Health Department and the City Engineer.
5. The use of existing wells for non-potable use for open space and park irrigation, has been identified as part of the Miramonte Hydraulic Analysis and Water Master Plan.
6. Prior to their use, sufficient testing shall be submitted to the City demonstrating that the use of on-site wells will not jeopardize the water quality of the city's groundwater supply.
7. All non-potable water generated within the Plan Area for irrigation use shall meet California Regional Water Quality Control Board (RWQCB), Central Coast Region (RWQCB) regulations to adequately treat domestic wastewater to the point that the non-potable water (effluent) meets the requirements of existing Title 22, Chapter 3 regulations of the California Code of Regulations.
8. Phasing of the non-potable water mains will approximately follow the phasing of the domestic water mains.
9. Phases may be combined or may be further divided into subphases depending on the market conditions and infrastructure requirements

SHEET 2 OF 12

DOMESTIC AND NON-POTABLE WATER MASTER PLAN & PHASING

NON-POTABLE WATER MASTER PLAN

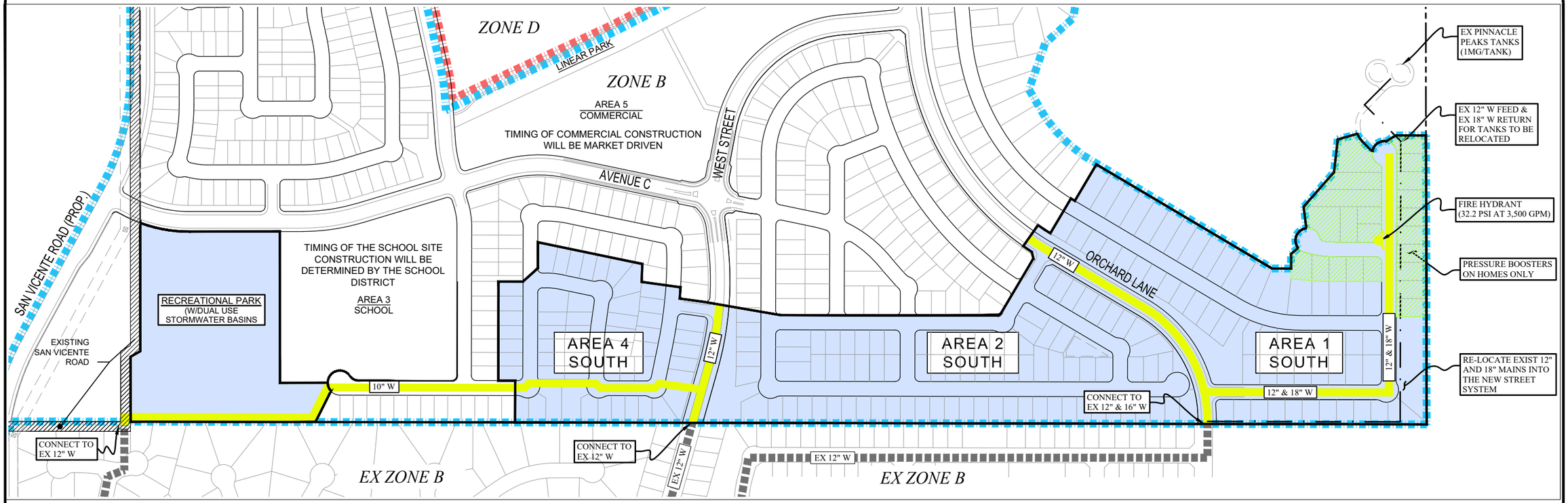
MIRAMONTE

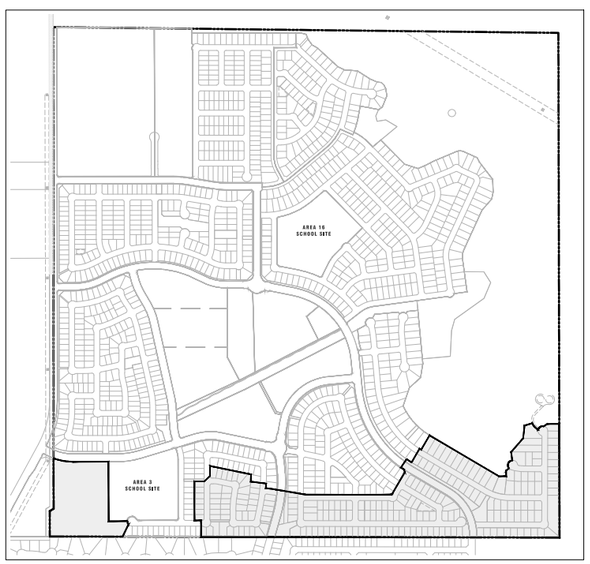
SOLEDAD, CALIFORNIA
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1"=600'

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LEGEND

PROPOSED	DESCRIPTION	EXISTING
12" W	PIPE SIZE	EX 8" W
	BACKBONE ZONE B WATER (CURRENT PHASE)	
	BACKBONE ZONE D WATER (CURRENT PHASE)	
	PRESSURE BOOSTERS ON HOMES ONLY	
	PREVIOUS PHASE IMPROVEMENTS	
B D	ZONE LIMITS	

NOTES
1. ONLY BACKBONE POTABLE WATER MAINS ARE SHOWN HEREON. WATER MAINS WITHIN THE NEIGHBORHOODS WILL PROVIDE ADDITIONAL LOOPING AND REDUNDANCY.
2. SEE SHEET TWO FOR NON-POTABLE WATER MAINS.

1"=400'

SHEET 3 OF 12

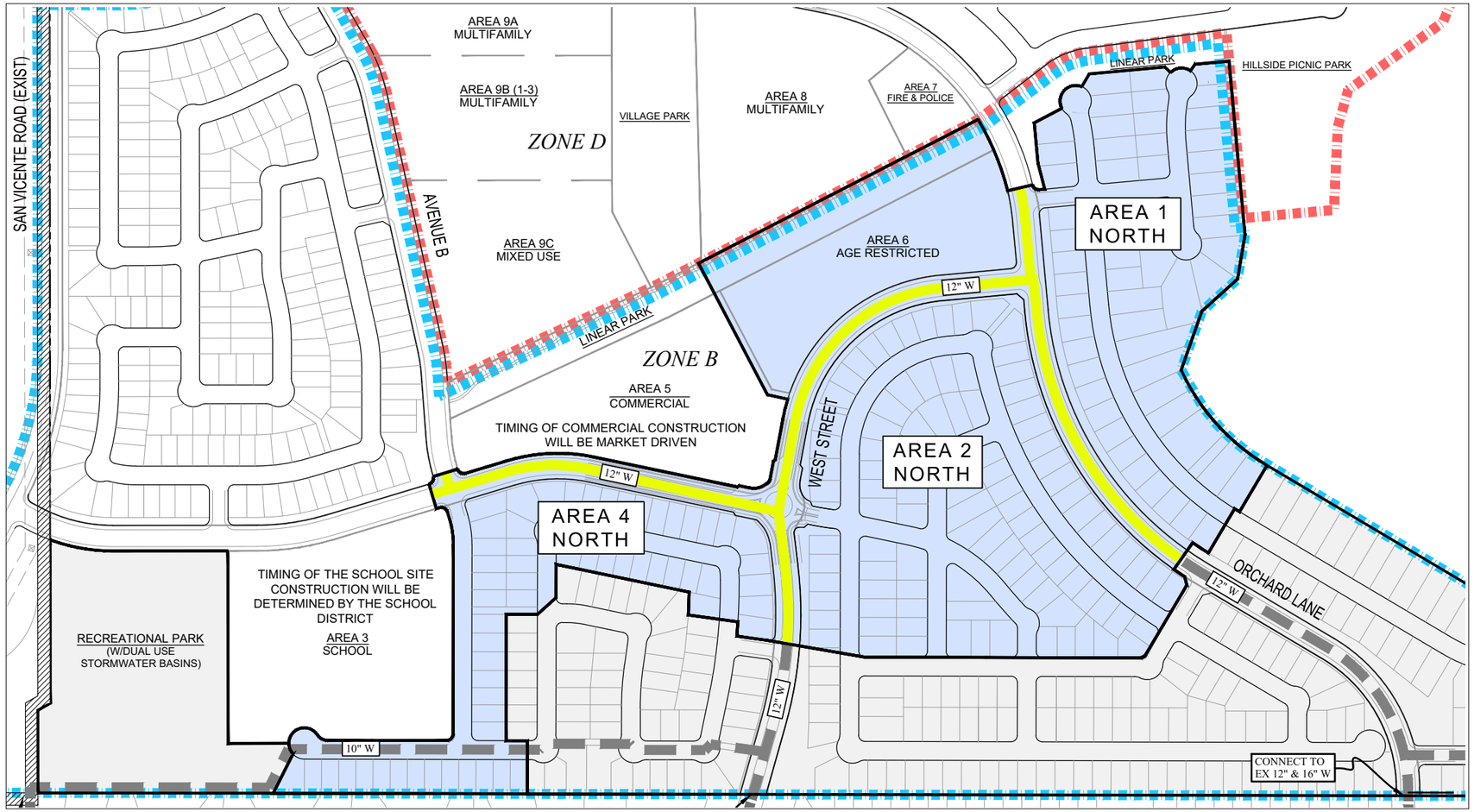
DOMESTIC AND NON-POTABLE WATER MASTER PLAN & PHASING

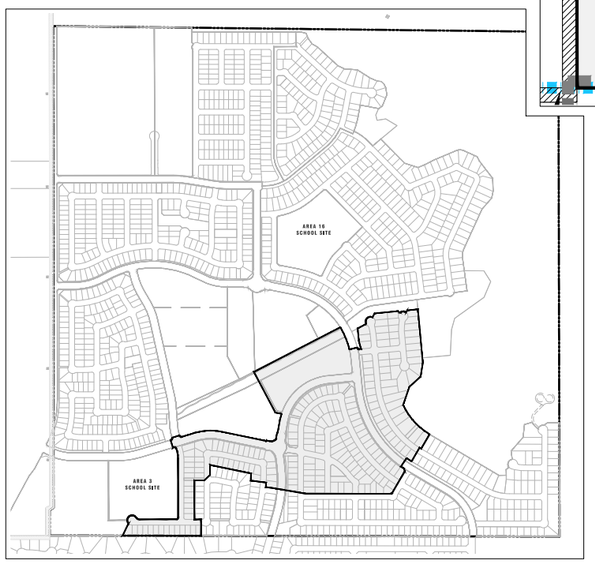
PHASE 1

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SOLEDAD, CALIFORNIA
AUGUST 31, 2023

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LEGEND

PROPOSED	DESCRIPTION	EXISTING
12" W	PIPE SIZE	EX 8" W
	BACKBONE ZONE B WATER (CURRENT PHASE)	
	BACKBONE ZONE D WATER (CURRENT PHASE)	
	PRESSURE BOOSTERS ON HOMES ONLY	
	PREVIOUS PHASE IMPROVEMENTS	
B D	ZONE LIMITS	

NOTES
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1"=400'

SHEET 4 OF 12

DOMESTIC AND NON-POTABLE WATER MASTER PLAN & PHASING

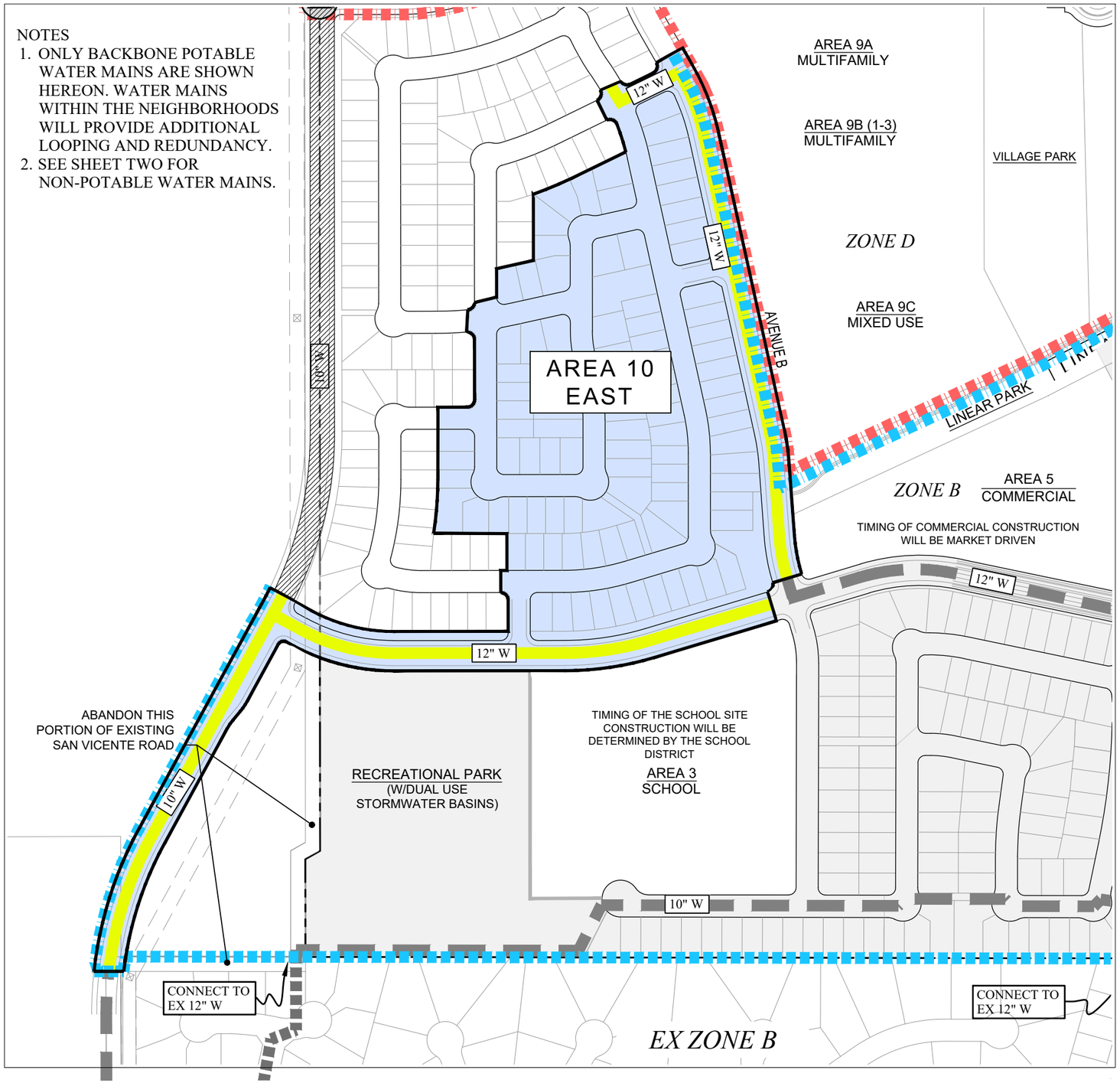
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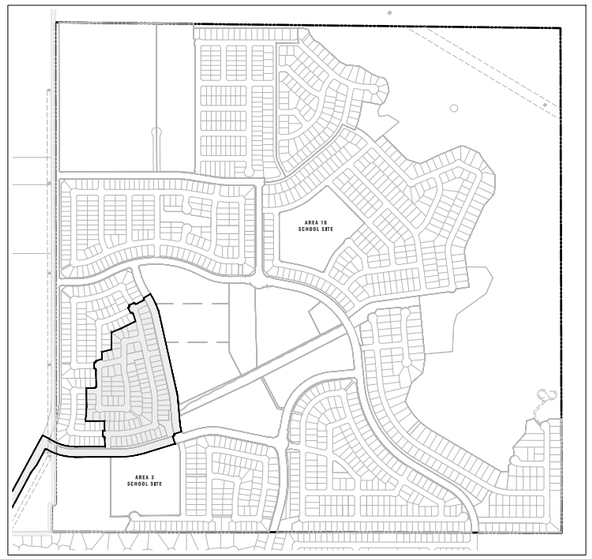
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AUGUST 31, 2023

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2. SEE SHEET TWO FOR NON-POTABLE WATER MAINS.





LEGEND

PROPOSED	DESCRIPTION	EXISTING
12" W	PIPE SIZE	EX 8" W
	BACKBONE ZONE B WATER (CURRENT PHASE)	
	BACKBONE ZONE D WATER (CURRENT PHASE)	
	PRESSURE BOOSTERS ON HOMES ONLY	
	PREVIOUS PHASE IMPROVEMENTS	
B D	ZONE LIMITS	

SHEET 5 OF 12

DOMESTIC AND NON-POTABLE WATER MASTER PLAN & PHASING

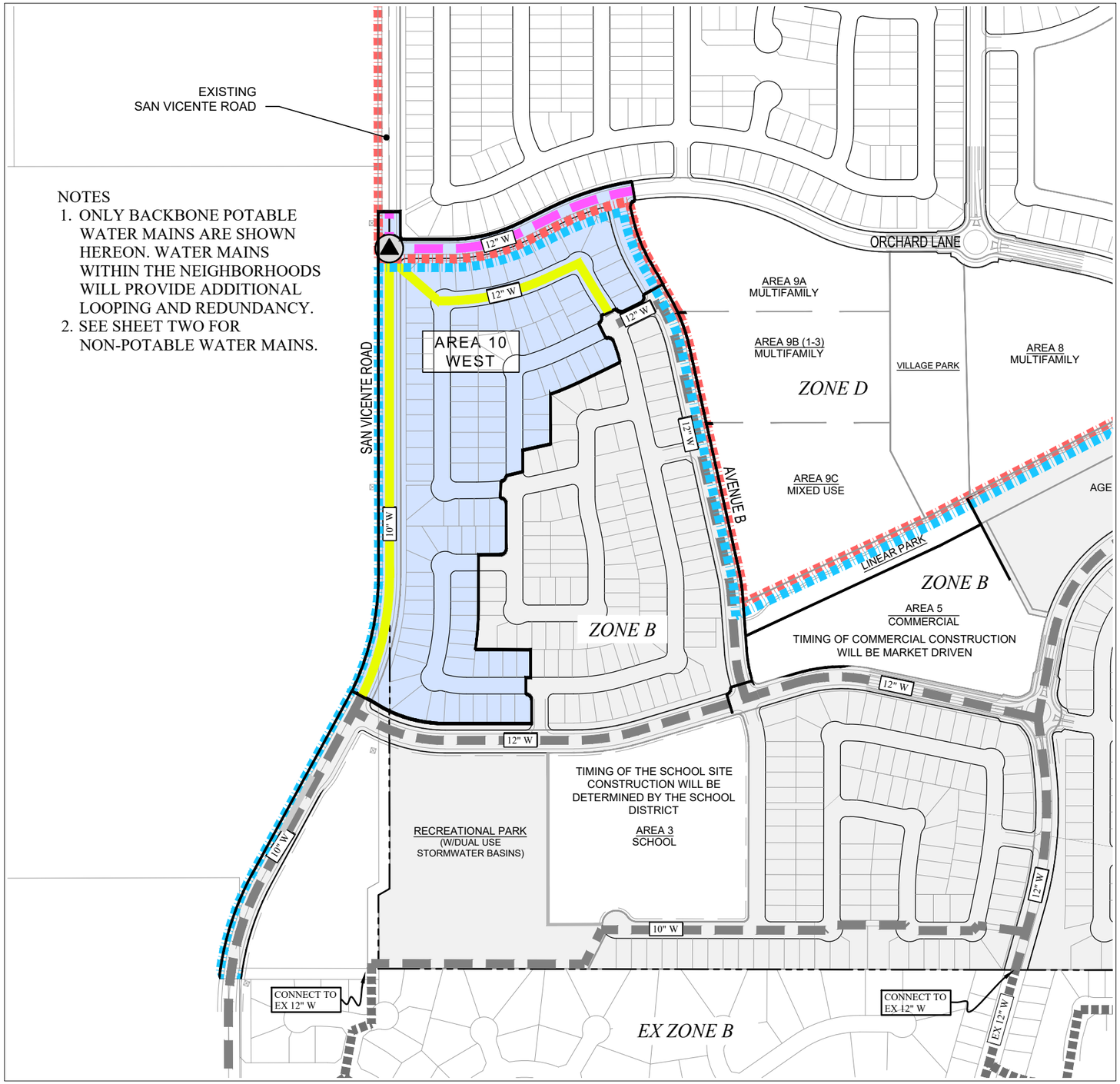
PHASE 3

MIRAMONTE
SOLEDAD, CALIFORNIA
AUGUST 31, 2023

1"=300'

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2. SEE SHEET TWO FOR NON-POTABLE WATER MAINS.



LEGEND

PROPOSED	DESCRIPTION	EXISTING
12" W	PIPE SIZE	EX 8" W
	BACKBONE ZONE B WATER (CURRENT PHASE)	
	BACKBONE ZONE D WATER (CURRENT PHASE)	
	PRESSURE BOOSTERS ON HOMES ONLY	
	PREVIOUS PHASE IMPROVEMENTS	
B D	ZONE LIMITS	
	PRESSURE REDUCING VALVE	

SHEET 6 OF 12

1"=400'

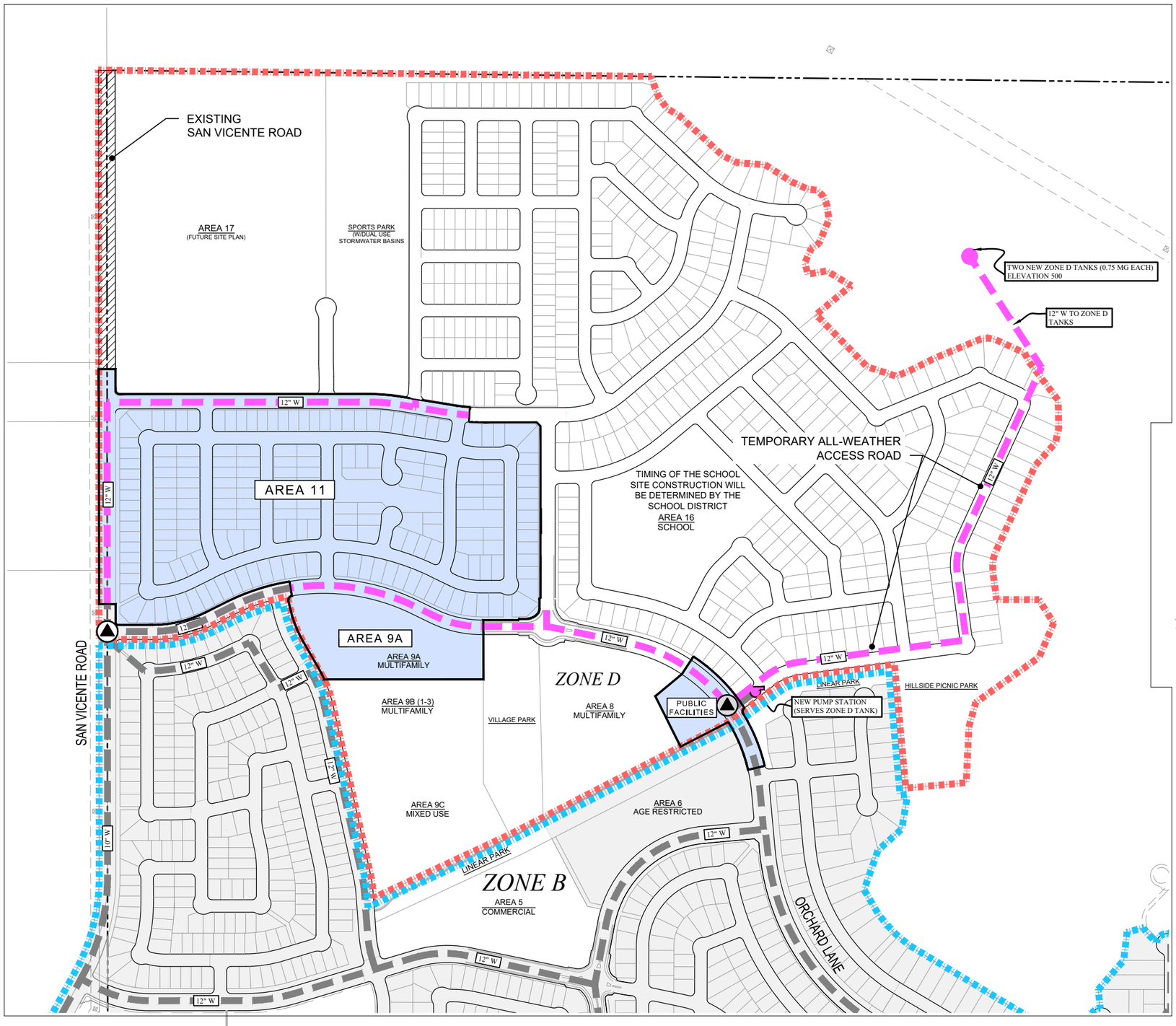
DOMESTIC AND NON-POTABLE WATER MASTER PLAN & PHASING

PHASE 4

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AUGUST 31, 2023

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LEGEND

PROPOSED	DESCRIPTION	EXISTING
12" W	PIPE SIZE	EX 8" W
	BACKBONE ZONE B WATER (CURRENT PHASE)	
	BACKBONE ZONE D WATER (CURRENT PHASE)	
	PRESSURE BOOSTERS ON HOMES ONLY	
	PREVIOUS PHASE IMPROVEMENTS	
B D	ZONE LIMITS	
	PRESSURE REDUCING VALVE	

NOTES
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SHEET 7 OF 12

1"=500'

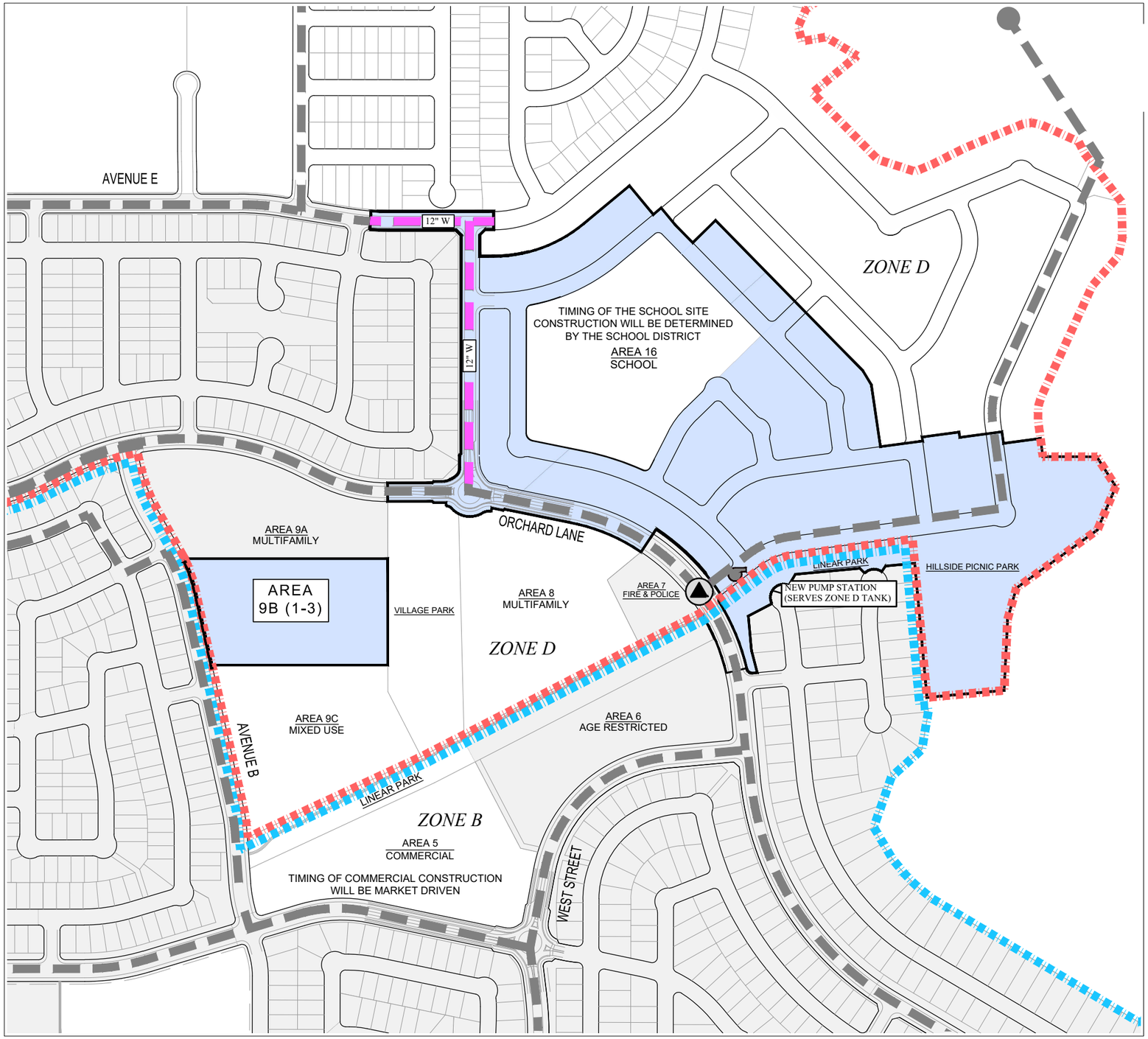
DOMESTIC AND NON-POTABLE WATER MASTER PLAN & PHASING

PHASE 5

MIRAMONTE
SOLEDAD, CALIFORNIA
AUGUST 31, 2023

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LEGEND

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12" W	PIPE SIZE	EX 8" W
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	BACKBONE ZONE D WATER (CURRENT PHASE)	
	PRESSURE BOOSTERS ON HOMES ONLY	
	PREVIOUS PHASE IMPROVEMENTS	
B D	ZONE LIMITS	
	PRESSURE REDUCING VALVE	

NOTES
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SHEET 8 OF 12

DOMESTIC AND NON-POTABLE WATER MASTER PLAN & PHASING

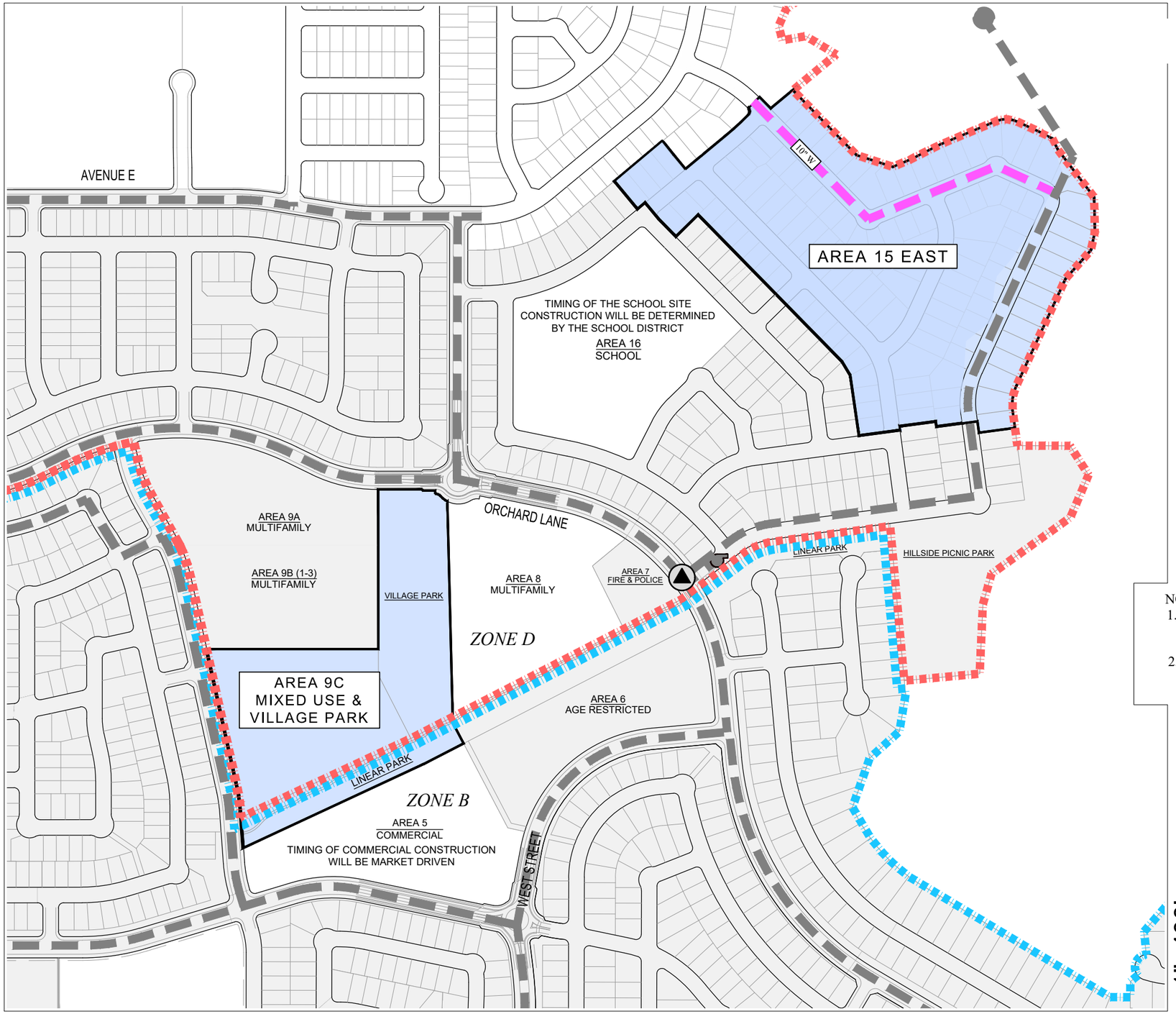
PHASE 6

MIRAMONTE
SOLEDAD, CALIFORNIA
AUGUST 31, 2023

1"=400'

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LEGEND

PROPOSED	DESCRIPTION	EXISTING
12" W	PIPE SIZE	EX 8" W
	BACKBONE ZONE B WATER (CURRENT PHASE)	
	BACKBONE ZONE D WATER (CURRENT PHASE)	
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SHEET 9 OF 12

1"=400'

DOMESTIC AND NON-POTABLE WATER MASTER PLAN & PHASING

PHASE 7

MIRAMONTE
SOLEDAD, CALIFORNIA
AUGUST 31, 2023

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LEGEND

PROPOSED	DESCRIPTION	EXISTING
12" W	PIPE SIZE	EX 8" W
	BACKBONE ZONE B WATER (CURRENT PHASE)	
	BACKBONE ZONE D WATER (CURRENT PHASE)	
	PRESSURE BOOSTERS ON HOMES ONLY	
	PREVIOUS PHASE IMPROVEMENTS	
B D	ZONE LIMITS	

NOTES
1. ONLY BACKBONE POTABLE WATER MAINS ARE SHOWN HEREON. WATER MAINS WITHIN THE NEIGHBORHOODS WILL PROVIDE ADDITIONAL LOOPING AND REDUNDANCY.
2. SEE SHEET TWO FOR NON-POTABLE WATER MAINS.

SHEET 10 OF 12

DOMESTIC AND NON-POTABLE WATER MASTER PLAN & PHASING

PHASE 8

MIRAMONTE
SOLEDAD, CALIFORNIA
AUGUST 31, 2023

1"=300'

RUGGERI-JENSEN-AZAR
ENGINEERS ▪ PLANNERS ▪ SURVEYORS
8055 CAMINO ARROYO GILROY, CA 95020
PHONE: (408) 848-0300 FAX: (408) 848-0302

FILE PATH: W:\JOBS 20\202015 - MIRAMONTE\DRAWINGS\PRELIM\EXHIBITS\PHASING EXHIBITS\E - WATER PHASING EXHIBIT\MM-WATER PHASING 2021-11-30 + RECYCLED WATER 2023-08-28.DWG

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LEGEND

PROPOSED	DESCRIPTION	EXISTING
12" W	PIPE SIZE	EX 8" W
	BACKBONE ZONE B WATER (CURRENT PHASE)	
	BACKBONE ZONE D WATER (CURRENT PHASE)	
	PRESSURE BOOSTERS ON HOMES ONLY	
	PREVIOUS PHASE IMPROVEMENTS	
B D	ZONE LIMITS	

NOTES
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2. SEE SHEET TWO FOR NON-POTABLE WATER MAINS.

SHEET 11 OF 12

DOMESTIC AND NON-POTABLE WATER MASTER PLAN & PHASING

PHASE 9

MIRAMONTE
SOLEDAD, CALIFORNIA
AUGUST 31, 2023

1"=400'

RJA
RUGGERI-JENSEN-AZAR
ENGINEERS ▪ PLANNERS ▪ SURVEYORS
8055 CAMINO ARROYO GILROY, CA 95020
PHONE: (408) 848-0300 FAX: (408) 848-0302





LEGEND

PROPOSED	DESCRIPTION	EXISTING
12" W	PIPE SIZE	EX 8" W
	BACKBONE ZONE B WATER (CURRENT PHASE)	
	BACKBONE ZONE D WATER (CURRENT PHASE)	
	PRESSURE BOOSTERS ON HOMES ONLY	
	PREVIOUS PHASE IMPROVEMENTS	
B D	ZONE LIMITS	

NOTES
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2. SEE SHEET TWO FOR NON-POTABLE WATER MAINS

SHEET 12 OF 12

DOMESTIC AND NON-POTABLE WATER MASTER PLAN & PHASING

PHASE 10

MIRAMONTE
SOLEDAD, CALIFORNIA
AUGUST 31, 2023

1"=300'

RJA
RUGGERI-JENSEN-AZAR
ENGINEERS ▪ PLANNERS ▪ SURVEYORS
8055 CAMINO ARROYO GILROY, CA 95020
PHONE: (408) 848-0300 FAX: (408) 848-0302

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FINAL



JANUARY 2023
REVISED FEBRUARY 2024

City of Soledad

Sanitary Sewer Master Plan

Amendment No. 2

AKEL
ENGINEERING GROUP, INC.

CITY OF SOLEDAD

2019
SANITARY SEWER MASTER PLAN

AMENDMENT NO. 2

Final

January 2023 (Initial Publication)
February 2024 (Revised)

AKEL
ENGINEERING GROUP, INC.

AKEL
ENGINEERING GROUP, INC.

February 28, 2024

City of Soledad
248 Main Street
Soledad, CA 93960

Attention: Donald Wilcox, P.E.
Public Works Director/City Engineer

Subject: 2019 Sanitary Sewer Master Plan - Amendment No. 2 (Final)

Dear Don:

We are pleased to submit this Amendment No.2 (Amendment) to the City of Soledad's 2019 Sanitary Sewer Master Plan (2019 SSMP). The intent of this Amendment is to update the existing collection system hydraulic model with revised on-site pipeline alignments for the Miramonte Specific Plan, recent flow monitoring, and recent field survey information for the outfalls near the Wastewater Treatment Plant. The Amendment includes a new capacity evaluation with updated capacity improvements to reflect the new survey. This Amendment also includes a section discussing revisions impacting each chapter in the 2019 SSMP. The Amendment is organized into the following sections:

1. Background and Purpose
2. Updated Miramonte Specific Plan
3. Updated Flow Monitoring Data
4. Updated Existing Sewer Collection System
5. Summary of Revisions to 2019 Sanitary Sewer Master Plan

We are extending our thanks to you; and other City staff whose courtesy and cooperation were valuable components in completing this study.

Sincerely,

AKEL ENGINEERING GROUP, INC.

Tony Akel, P.E., D.WRE
President

Enclosure: 2019 Sanitary Sewer Master Plan Report – Amendment No.2

7433 N. First St, Suite 103 • Fresno, CA 93720 • Tel (559) 436-0600 • Fax (559) 436-0622
www.akeleng.com

1.0 BACKGROUND AND PURPOSE

The City of Soledad (City) completed a 2019 Sanitary Sewer Master Plan (2019 SSMP), which was adopted in December 2019. The 2019 SSMP evaluated the capacity adequacies of existing wastewater facilities to service existing customers, and recommended facilities to service buildout growth identified in the 2020 General Plan (September 2005).

Before beginning the Master Plan process, the City entered into a contract with Harris and Associates for completion of capital improvement projects. As part of this agreement, Harris and Associates hired Akel Engineering Group to prepare and complete the 2019 SSMP. The purpose of the 2019 SSMP is to document the planned land use for the City, identify existing and future flows generated within the City, and to inform capital works. The 2019 SSMP identifies critical wastewater infrastructure improvements needed to maintain a high level of customer satisfaction while minimizing lifecycle costs.

After the finalization of the 2019 SSMP, the City completed a temporary flow monitoring program and conducted additional surveying to the outfall sewer pipelines near the City's wastewater treatment plant (WWTP). This new survey data suggested different diameters than previously documented, modified connectivity and flow routings than those assumed in the 2019 SSMP. Additionally, revised planning documents for the Miramonte Specific Plan were provided by Ruggeri-Jensen-Azar Engineers (RJA) on December 12, 2023. This data suggested different on-site pipeline alignments and discharge locations than those assumed in Amendment No.1 to the 2019 SSMP (Amendment No.1). Accordingly, the City initiated a master plan Amendment No. 2 to address the potential impacts to the previous hydraulic analysis and recommended infrastructure improvements.

Thus, this Master Plan Amendment No.2 (Amendment) to the City's 2019 SSMP, includes the following tasks:

- Updates the existing collection system hydraulic model with revised on-site pipeline alignments for the Miramonte Specific Plan.
- Updates the hydraulic model to reflect recent flow monitoring information.
- Updates the hydraulic model with recent field survey information for the outfalls near the Wastewater Treatment Plant.
- Updates the capacity analysis, and corresponding recommended improvements and Capital Improvement Program.

The updated Amended master plan tables and figures are documented at the end of this Amendment.

2.0 UPDATED MIRAMONTE SPECIFIC PLAN

Following the completion of Amendment No.1, RJA Engineers provided updated planning documents for the Miramonte Specific Plan. These documents included revised discharge locations and updates to the on-site pipeline alignments and diameters.

According to Amendment No.1, the flows from the Miramonte development will be conveyed to the existing collection system via proposed 8-inch and 12-inch gravity mains along West Street and Sierra Madre Court respectively.

This Amendment revises the on-site pipe layout resulting in an additional discharge location along San Vicente Road. The revised system results in two proposed 8-inch gravity mains conveying flows to San Vicente Road and West Street, and one proposed 10-inch gravity main conveying flows to Sierra Madre Court (**Figure 7.4**). The revised Capital Improvement Program are shown graphically on **Table 8.2**.

The projected sewer flows for the Miramonte Specific Plan are calculated by the number of dwelling units (DU) for residential categories, and by the gross acreages for non-residential categories, to yield the average daily demand projections. The peak dry weather and weather flows are calculated based on daily peaking factors derived from the 2022 flow monitoring data, as documented on **Table 5.3**. The unit factor for multi-family residential (MFR) land use category was reduced by 30% to account for the lower landscaping requirements compared to single-family residential.

Table 7.3 documents the dwelling unit discharge summary for Miramonte development, identifying the proposed discharge location for each planning area. This information is extracted from the Miramonte Sanitary Sewer Master Plan dated August 28, 2023, provided by RJA on December 12, 2023.The master plan is included in **Appendix A** for reference.

3.0 UPDATED FLOW MONITORING DATA

This section documents the updates to the existing sewer collection system flow characteristics and hydraulic capacity analysis based on the findings from the 2022 Flow Monitoring Program.

3.1 2022 Flow Monitoring Study

During the development of the City's hydraulic model for the 2019 SSMP, flow monitoring data was used to calibrate the existing sewer system model to accurately represent the system characteristics under dry weather and wet weather flow conditions. The calibrated model represents the distribution of flows within a collection system and was used as a baseline for the peak dry and peak wet weather capacity evaluations.

Following the completion of the 2019 SSMP, V&A Consulting Engineers, Inc. (V&A) conducted a temporary flow monitoring program in July 2022 for Site #2 from the 2019 SSMP. The purpose of

the additional flow monitoring study was to capture residential growth within the past three years and to document the impact of monthly flow variations due to influx/departure of residents during the agricultural season. The existing collection system upstream of Site #2 is mostly comprised of Single-Family Residential land use, with the remainder consisting of High-Density Residential, Commercial, and Public Facility land uses. The V&A 2022 Flow Monitoring Study is included in **Appendix B**.

3.2 Updated Diurnal Patterns and Baseflows

The flow monitoring data from July 2022 provided updates to the diurnal patterns and baseflows associated with the collection system upstream of Site #2. **Figure 3.1** documents the diurnal patterns for Site #2 for both the 2018 and 2022 Flow Monitoring Programs. According to the updated data, the weekend diurnal pattern is generally consistent between the 2018 and 2022 data. The 2022 weekday diurnal saw a significant reduction in morning flows (5:00AM – 8:00AM), and an increase in afternoon flows (11:00AM – 4:00PM) when compared to the 2018 data.

The 2018 Flow Monitoring data indicated an Average Dry Weather Flow (ADWF) of 0.34 mgd at Site #2. This value was used as a baseline for the existing system capacity evaluation in the 2019 SSMP. The updated 2022 Flow Monitoring data indicates that the ADWF of Site #2 during summer months has increased by approximately 36 percent, resulting in an ADWF of 0.47 mgd.

The existing sanitary sewer system capacity evaluation was updated to include the findings from the 2022 Flow Monitoring data. **Figure 7.1** and **Figure 7.2** document the existing sewer system's capacity adequacy to convey Peak Dry and Peak Wet Weather Flows. The future evaluation scenarios in the City's hydraulic model were updated accordingly to reflect the changes to the Site #2 subbasin characteristics. The updated design flows for the Existing and Buildout horizons are documented on **Table 5.3**.

4.0 UPDATED EXISTING SEWER COLLECTION SYSTEM

This section documents the updates to the existing sewer collection system facilities and inventories. These updates are based on the findings from the additional 2022 field survey completed by Cannon, in addition to field verifications by City staff.

4.1 Survey at the 30-inch and 15-inch Outfalls

Cannon was retained by the City staff in 2022 to complete various manhole surveys and pipeline condition assessments to the sewer outfalls discharging to the Wastewater Treatment Plant. This field survey focused on the outfall sewer lines, between Front Street and the WWTP. The survey included new invert elevations for the 30-inch and 15-inch outfalls, as well as information on the abandoned 10-inch outfall (**Appendix C**).

The revised existing sewer collection system is summarized on **Table 4.1** and is shown graphically on **Figure 4.1**. It should be noted that the new Cannon field survey indicated that the

10-inch sewer outfall has been abandoned in the ground, and there is an existing 24-inch pipeline that connects from the 12-inch pipeline on Front Street to the 30-inch pipeline (**Figure 4.1, Detail A**).

Based on the new manhole survey information, and corresponding pipeline connectivity, the hydraulic model and analysis was updated. The updated analysis results with the following modification:

- Improvement P-5 has been removed from the Capital Improvement Program (CIP), as documented in the 2019 SSMP and Amendment No.1. This improvement was removed, based on the new survey and connectivity information.

4.2 West Street Sewer Verification

In addition to the field surveying conducted near Front Street and the WWTP, City operations staff also verified the diameter of the gravity mains along West Street, north of Gabilan Drive. The 2019 SSMP and Amendment No.1 assumed that the existing gravity main along West Street connecting to Gabilan Drive is 6-inch in diameter.

The survey data provided by City staff confirmed that the existing gravity main is 8-inch in diameter. This results in the following modification:

- Improvement P-11 has been removed from CIP as documented in the 2019 SSMP and Amendment No.1. This improvement was removed, based on the field verification.

4.3 Updated Monterey Street Sewer Improvement

The Monterey Street sewer trunk begins with a series of 12-inch gravity mains between 1st Street and 4th before increasing in size to 15-inch in diameter between 1st Street and West Street. The 15-inch Monterey Trunk between West Street and 1st Street is bisected by a single existing 12-inch gravity main located between Soledad Street and Kidder Street.

The 2019 SSMP capacity evaluation identified the 12-inch gravity main between Soledad Street and Kidder Street as having an existing Peak Dry Weather Flow (PDWF) capacity deficiency. The hydraulic modeling analysis results indicate that the existing 12-inch gravity main exceeds the 2019 SSMP depth-to-diameter (d/D) criteria of 0.90. To mitigate this existing deficiency and to service future growth, the 2019 SSMP recommended a capacity improvement to upsize the gravity main to 18-inch in diameter.

It should be noted that future pipelines, including capacity improvements have a more conservative d/D criteria (0.75) than the existing collection system pipelines (0.90). Therefore, this difference in criteria resulted in an 18-inch capacity improvement in the 2019 SSMP. After the completion of the 2019 SSMP, additional analysis was conducted and it was determined that a 15-inch capacity improvement, while deficient under future criteria (peak d/D of 0.77), would not exceed the existing d/D criteria of 0.90.

After further review and discussion with City staff, this results in the following modification:

- Improvement P-2 has been revised from 18-inch to 15-inch in diameter to bring uniformity to the system, increase cost savings, optimize capacity efficiency, and to reflect standard engineering practices.

5.0 SUMMARY OF REVISIONS TO 2019 SANITARY SEWER MASTER PLAN

This section documents the changes to each chapter of the 2019 SSMP, including any affected tables and figures.

SUMMARY OF REVISIONS TO 2019 SANITARY SEWER MASTER PLAN	
EXECUTIVE SUMMARY	The Executive Summary of the 2019 SSMP summarized the key elements of the master plan. This Amendment revises the following section.
Section ES.4 – Capital Improvement Program	This Amendment revises the Capital Improvement Program to incorporate the findings from the Miramonte Specific Plan update, 2022 flow monitoring study, new surveying data, and Monterey Street improvement updates. • **Figure ES.1:** The Capital Improvement Program has been updated to reflect infrastructure needs for the updated connectivity and flow information received from the City. • **Table ES.1:** The Capital Improvement Program has been updated to reflect infrastructure needs for the updated connectivity and flow information received from the City.
Chapter 1 – Introduction	No Sections of this chapter are revised as part of this Amendment.
Chapter 2 – Planning Area Characteristics	No Sections of this chapter are revised as part of this Amendment.

SUMMARY OF REVISIONS TO 2019 SANITARY SEWER MASTER PLAN (Cont'd)	
Chapter 3 – System Performance and Design Criteria	This chapter presents the City's performance and design criteria, which were used in the 2019 SSMP for evaluating the adequacy of capacity for existing sewer system and for sizing improvements required to mitigate deficiencies and to accommodate future growth. This Amendment revises the following sections.
Section 3.2.2 – Dry Weather Peaking Factors	This Amendment revises the weekday and weekend baseflow diurnal patterns for the existing sanitary sewer collection system upstream of Flow Monitor Site #2. • **Figure 3.1:** The baseflow diurnals have been updated to reflect recent flow information received from the City.
Section 3.3.2 – Sewer System Flow Monitoring	This Amendment revises the existing sanitary sewer system mapping to reflect surveying conducted near West Street, Front Street, and the WWTP. • **Figure 3.5:** This existing sanitary sewer collection system has been updated to reflect recent surveying data received from the City.
Chapter 4 – Existing Sewer Collection Facilities	This chapter summarized the sewer collection system facilities and operations characteristics. This Amendment revises the following section.
Section 4.1.1 – Gravity Sewer Pipelines	This Amendment revises the existing sanitary sewer collection system inventories to reflect the recent field surveying conducted near West Street, Front Steet, and the WWTP. • **Figure 4.1:** The existing sewer collection system has been updated to reflect recent surveying data received from the City. • **Table 4.1:** The existing sewer collection system inventory table has been updated to reflect recent surveying data received from the City.

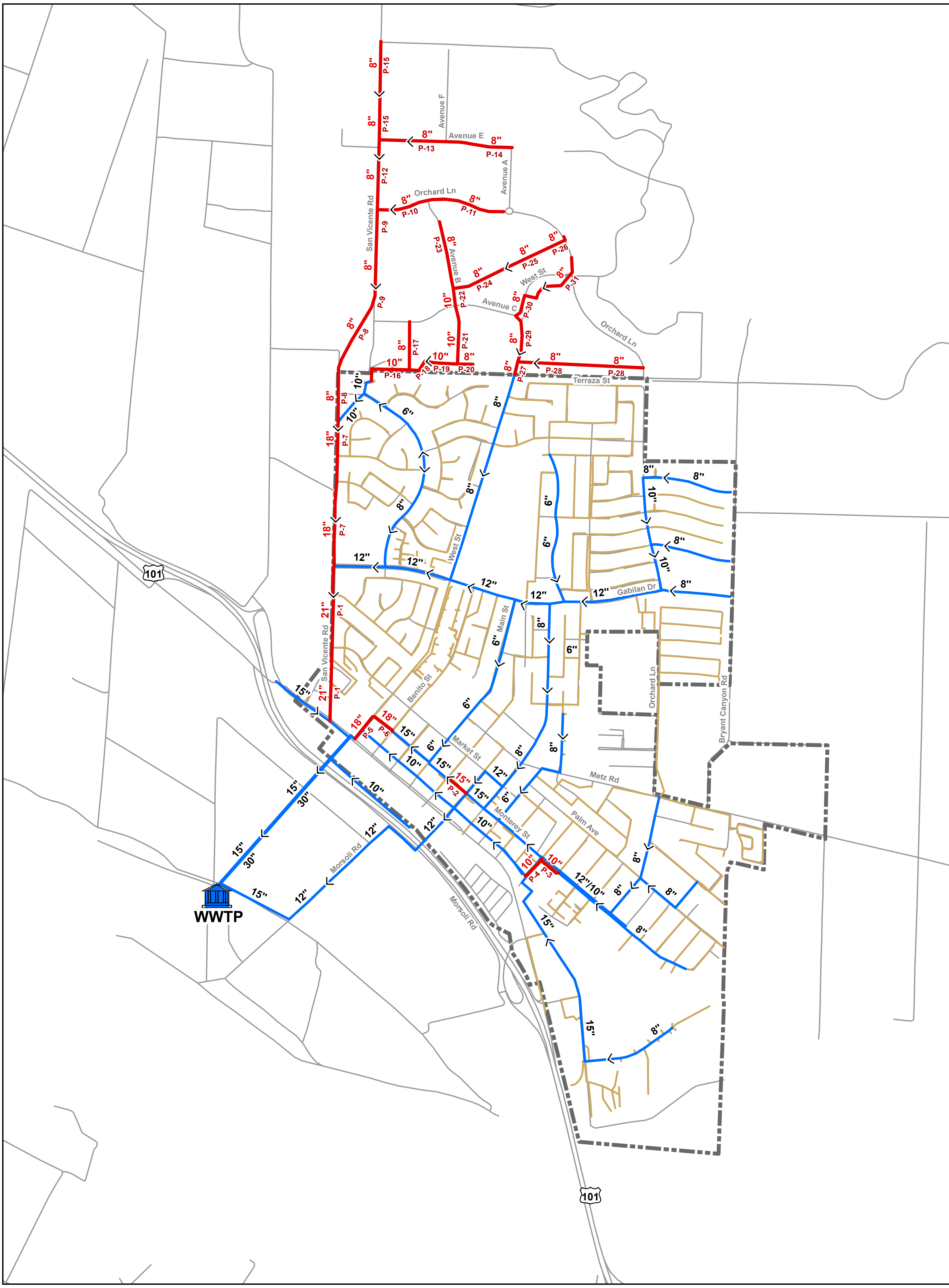
SUMMARY OF REVISIONS TO 2019 SANITARY SEWER MASTER PLAN (Cont'd)	
Section 4.2 – Sewer Collection Basins	This Amendment revises the existing sanitary sewer collection system inventories to reflect the recent field surveying conducted near West Street, Front Steet, and the WWTP. **Figure 4.2:** The existing sewer collection system has been updated to reflect recent surveying data received from the City.
Chapter 5 – Existing and Buildout Sewer Flows	This chapter summarized the design flows used in the hydraulic modeling effort and capacity evaluation. This Amendment revises the following section.
Section 5.3 – Sewer System Design Flows	This Amendment revises the design flows used for evaluating the capacity adequacy of the sewer collection system. Existing design flows have been updated to reflect the findings of the 2022 Flow Monitoring data, and Buildout design flows have been updated to reflect the revised diurnal patterns and discharge locations for the Miramonte Specific Plan. • **Table 5.3:** This table has been updated to reflect recent Miramonte Sanitary Sewer Master Plan provided by RJA. The unit factor for multi-family residential (MFR) land use category was reduced by 30% to account for the lower landscaping requirements compared to single-family residential. • **Table 5.4:** The Existing and Buildout design flow values have been updated to reflect the flow and discharge information provided by City staff.
Chapter 6 – Hydraulic Model Development	This chapter summarized the development of the City's sewer collection system hydraulic model. This Amendment revises the following section.

SUMMARY OF REVISIONS TO 2019 SANITARY SEWER MASTER PLAN (Cont'd)	
Section 6.2 – Hydraulic Model Development	This Amendment revises the existing sewer collection system inventories and mapping to reflect the recent surveying conducted near West Street, Front Street, and the WWTP. • **Figure 6.1:** The existing sanitary sewer collection system has been updated to reflect recent surveying data received from the City. • **Table 6.1:** The existing sanitary sewer collection system has been updated to reflect recent surveying data received from the City.
Chapter 7 – Evaluation and Proposed Improvements	This chapter summarized the evaluation of the sewer collection system and identified improvements needed to mitigate existing deficiencies and service future growth. This Amendment revises the following sections.
Section 7.1 – Existing Sewer System Capacity Evaluation	This Amendment revises the existing sewer collection system capacity evaluation to reflect the updated surveying and flow data. • **Figure 7.1:** The existing sewer collection system capacity evaluation has been updated to reflect recent flow data received from the City. • **Figure 7.2:** The existing sewer collection system capacity evaluation has been updated to reflect recent flow data received from the City. Additionally, this figure has been updated to include a callout documenting the surcharge depth of the deficient manhole.
Section 7.4 – Capacity Improvements	This Amendment revises the recommended capacity improvements to reflect updates to the Miramonte Specific Plan, to the Monterey Street sewer improvements, and to reflect revisions to the existing sewer collection system flows. • **Figure 7.4:** The Schedule of Improvements has been updated to reflect infrastructure needs for the updated connectivity and flow information received from City. Consequently, the improvement projects have been renumbered to a sequential order.

SUMMARY OF REVISIONS TO 2019 SANITARY SEWER MASTER PLAN (Cont'd)	
Section 7.4 – Capacity Improvements	• **Table 7.2:** The Schedule of Improvements has been updated to reflect infrastructure needs for the updated connectivity and flow information received from City. Consequently, the improvement projects have been renumbered to a sequential order. • **Table 7.3:** This table has been prepared to document the amount of DU's from the Miramonte Specific Plan that are tributary to each of the identified discharge locations.
Chapter 8 – Capital Improvement Program	This Chapter summarized the recommended sewer collection system improvements and presented cost criteria and methodology. This Amendment revises the following sections.
Section 8.2.2 – Construction Cost Index	The 2019 SSMP previously reflected Capital Improvement Costs using a 20-City average ENR CCI of 11,326 reflecting a date of October 2019. This Amendment updates the ENR CCI to 13,518 to reflect a date of February 2024. This Amendment revises the following table: • **Table 8.1:** Unit Costs have been updated to reflect the February 2024 ENR CCI of 13,518.
Section 8.3 – Capital Improvement Program	Amendment No.1 previously reflected buildout recommendations based on RJA's previous flow routing alternative and the 2018 flow monitoring characteristics. This Amendment updates the Capital Improvement Program to reflect the updates to the Miramonte development and to the existing capacity evaluation. Pipeline improvement construction triggers and cost allocations between existing and future customers have been updated accordingly. Additionally, this update reflects the updates to the Monterey Street sewer improvements. Amendment No.1 previously estimated a total Capital Improvement Cost of $10,914,400. This Amendment updates the Capital Improvement Costs to $13,902,000. This Amendment also revises the following table and figure.

SUMMARY OF REVISIONS TO 2019 SANITARY SEWER MASTER PLAN (Cont'd)	
Section 8.3 – Capital Improvement Program	• **Figure 8.1:** The Capital Improvement Program has been updated to reflect infrastructure needs for the updated connectivity and flow information received from the City. • **Table 8.2:** The Capital Improvement Program has been updated to reflect infrastructure needs for the updated connectivity and flow information received from the City.

FIGURES



Legend

Recommended Pipe Improvements

Pipes to be Abandoned

Existing System

WWTP

Modeled Pipes

Non-Model Pipes

Streets

City Limits

0 375 750 1,500 Feet

N S E W GIS

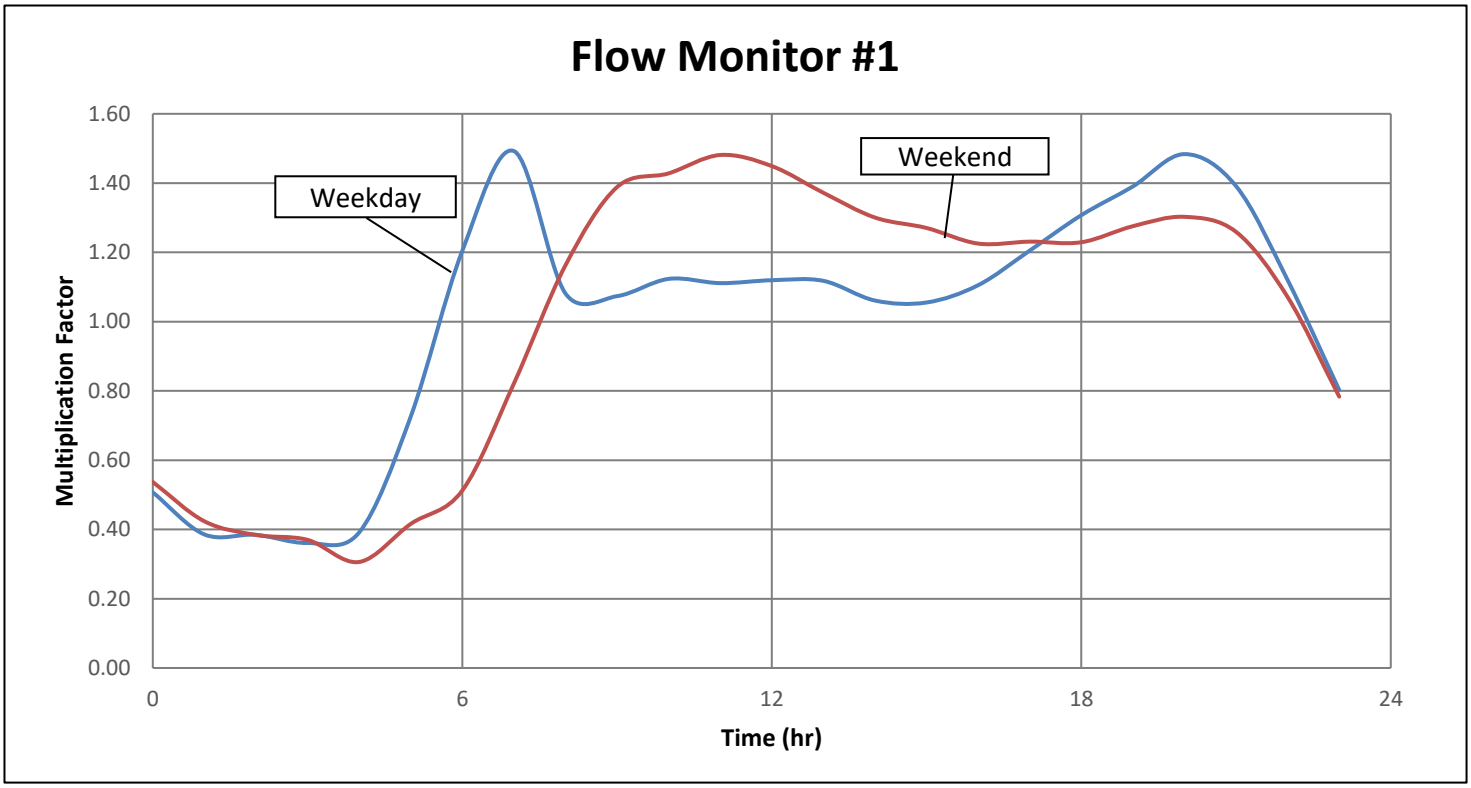
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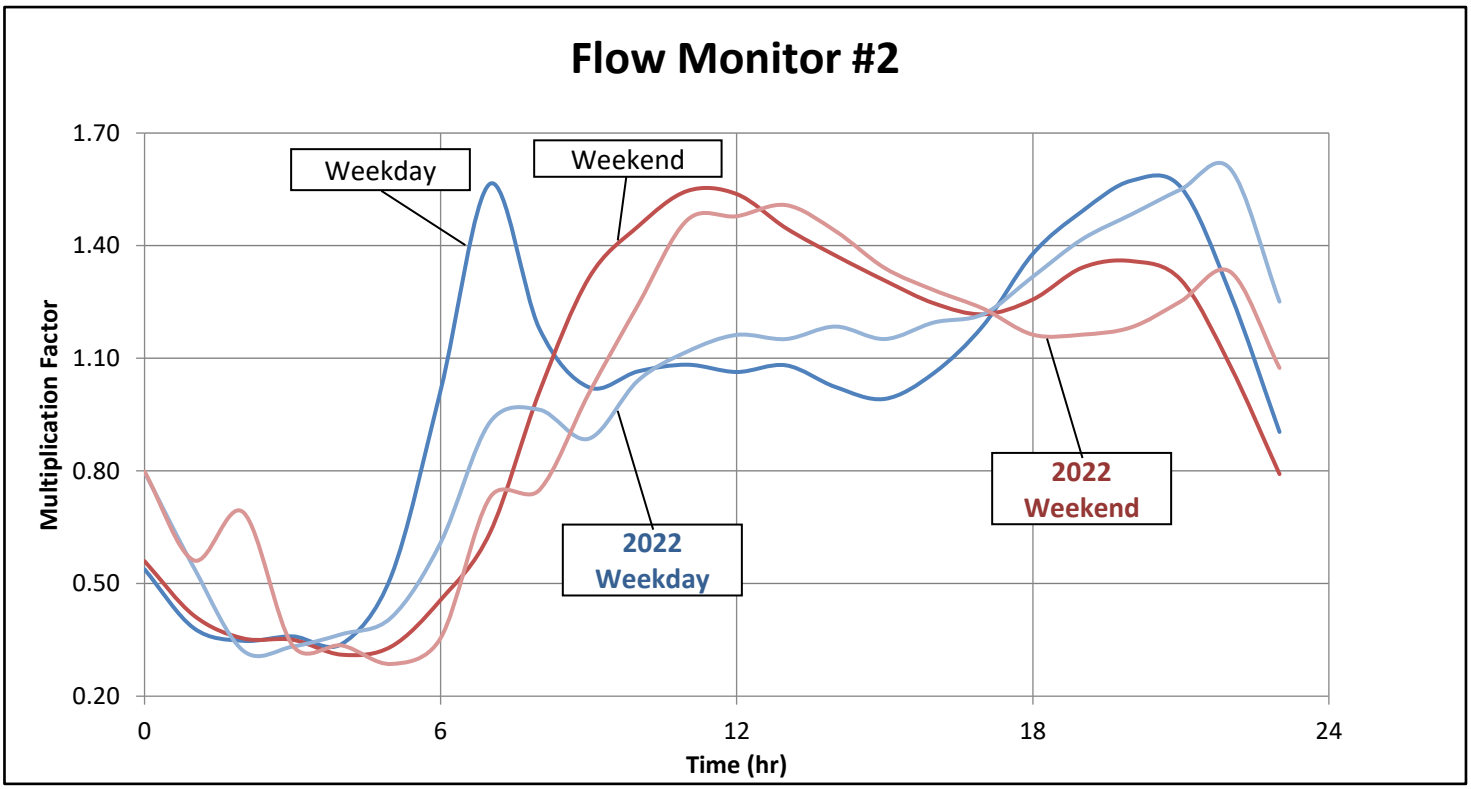
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AKEL ENGINEERING GROUP, INC.

ES. 1 Capital Improvement Program

Sanitary Sewer Master Plan
City of Soledad





LEGEND

- 2018 Weekday Dry Weather Flow Diurnal
- 2018 Weekend Dry Weather Flow Diurnal
- 2022 Weekday Dry Weather Flow Diurnal
- 2022 Weekend Dry Weather Flow Diurnal

September 9, 2022

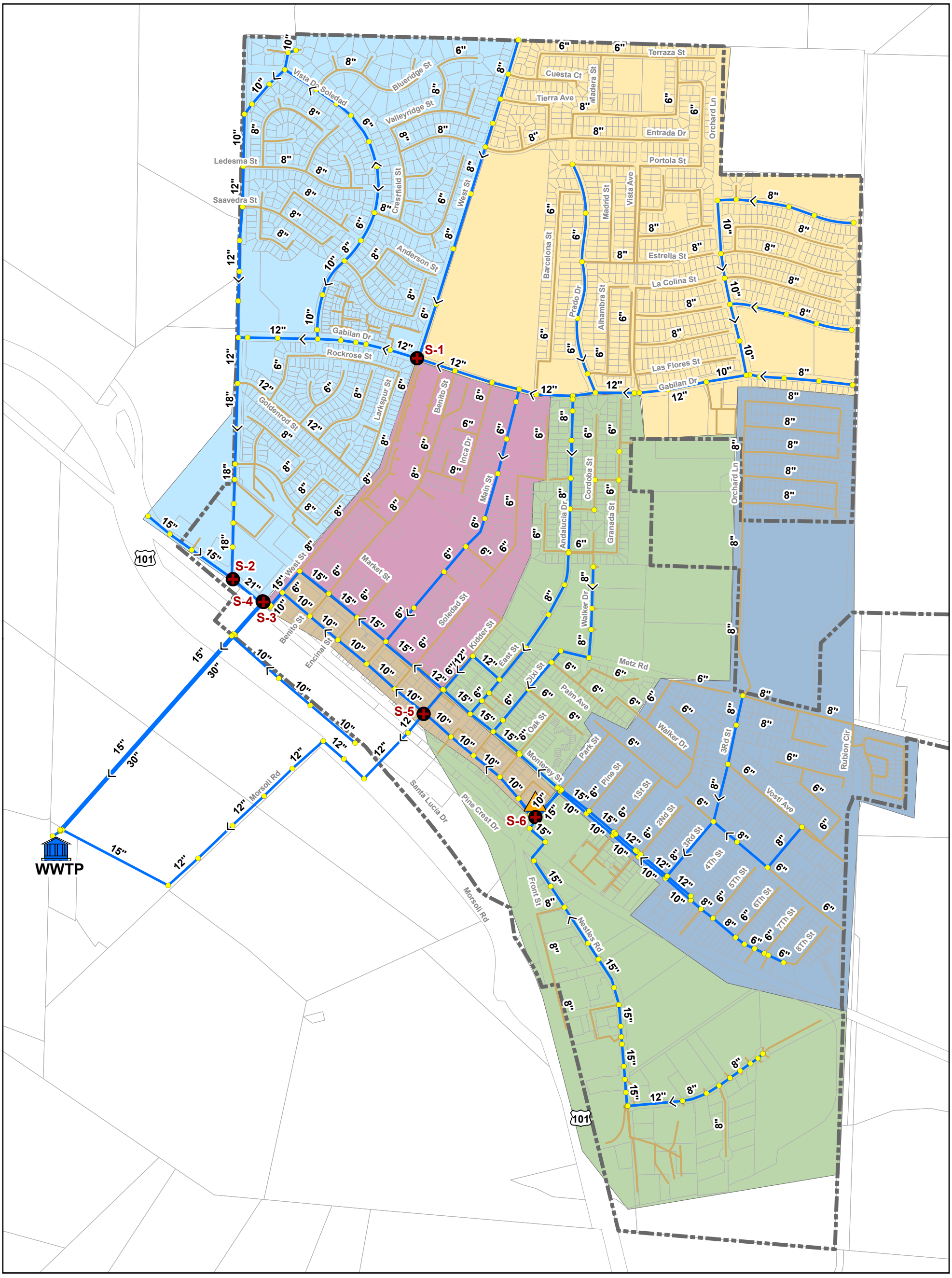
Figure 3.1

Baseflow Diurnal

Sanitary Sewer Master Plan

City of Soledad

AKEL ENGINEERING GROUP, INC.



Legend

- Rain Gauge
- Flow Monitor Locations

Flow Monitoring Basins

- S-1
- S-2
- S-3
- S-4
- S-5
- S-6

Existing System

- WWTP
- Modeled Manhole
- Modeled Pipes
- Non-Model Pipes

- Parcels
- City Limits

Updated: August 11, 2023

0 250 500 1,000 Feet

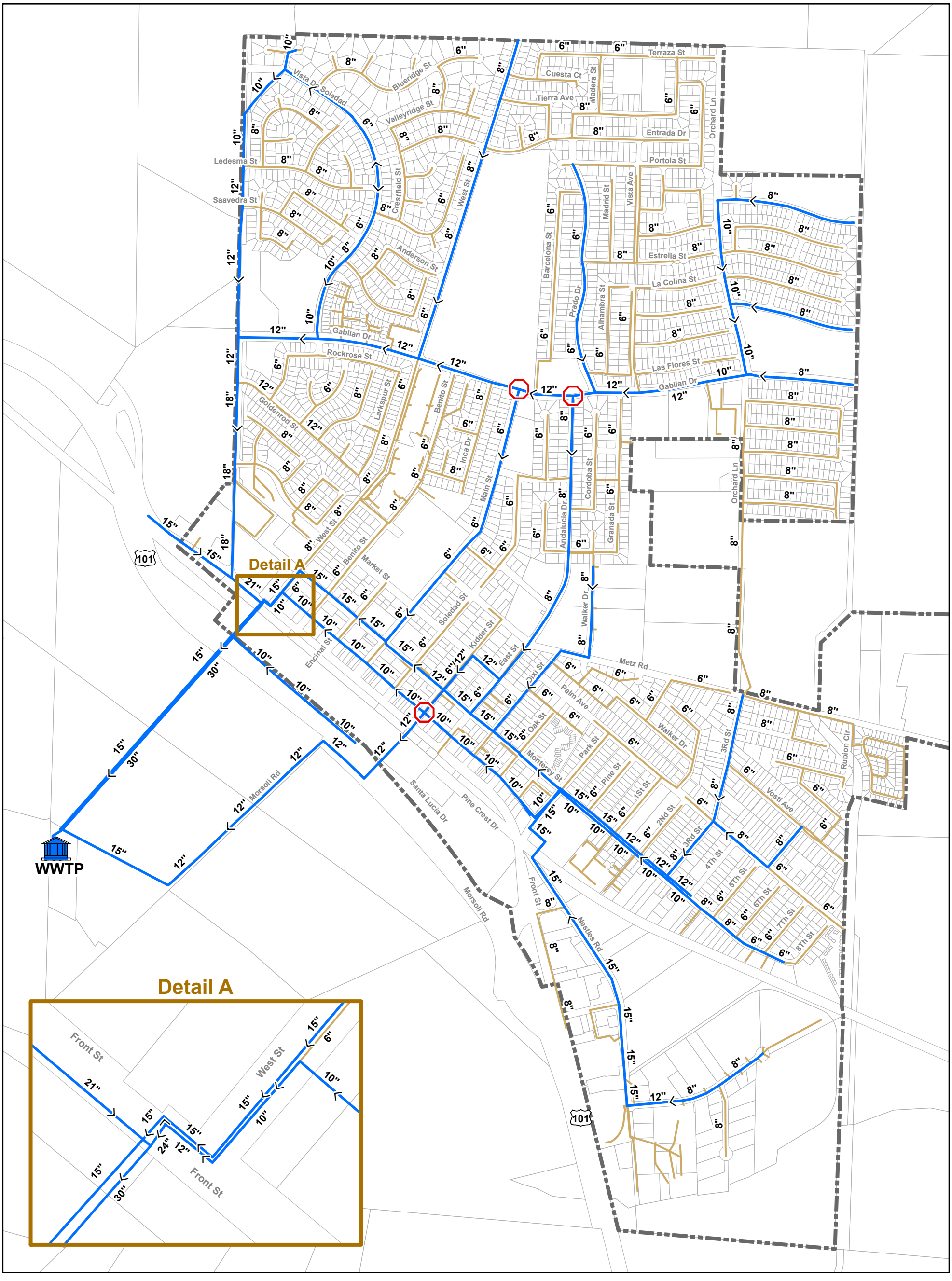
N W GIS E S

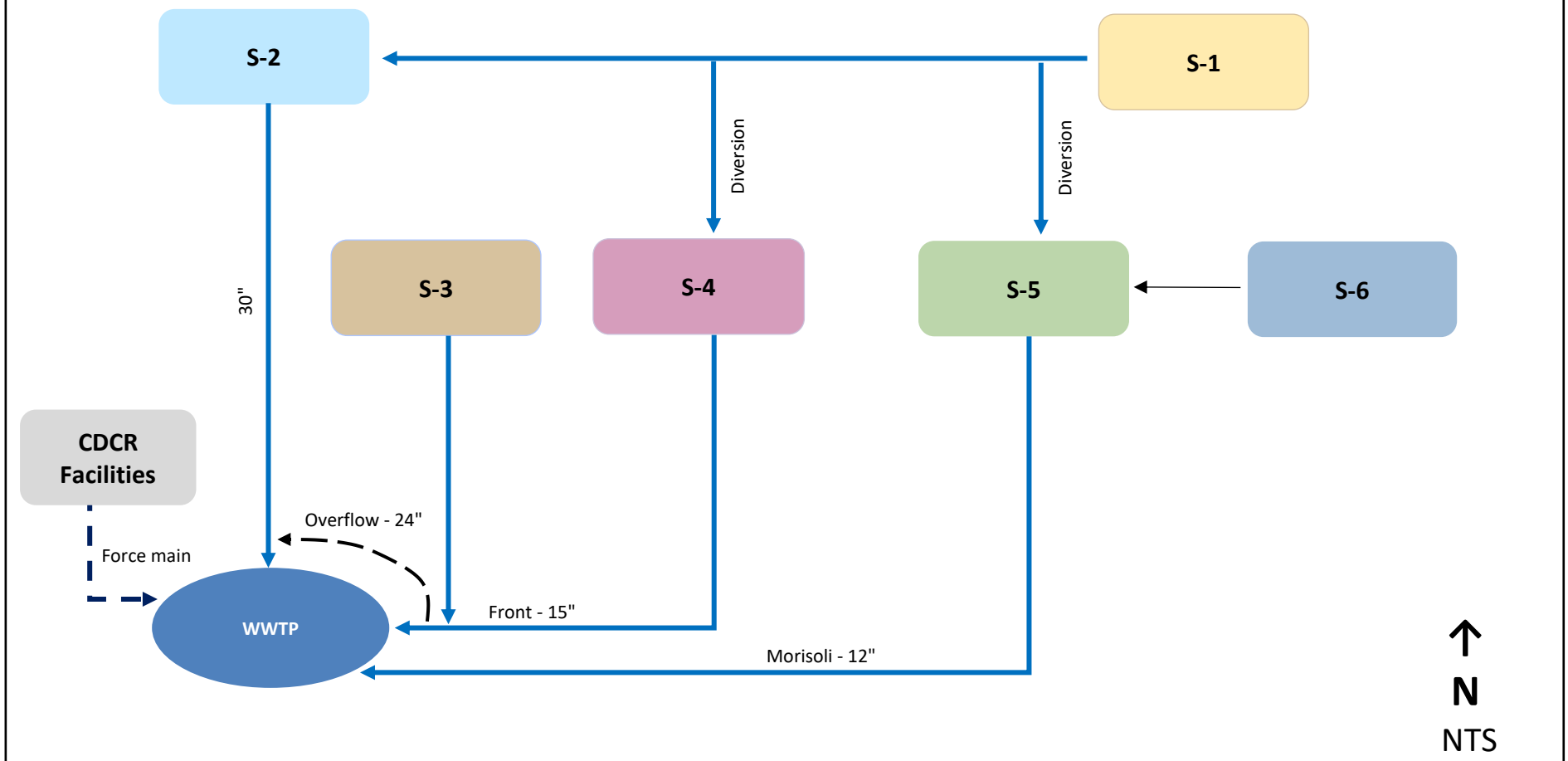
Figure 3.5
Flow Monitoring Program

Sanitary Sewer Master Plan
City of Soledad

AKEL ENGINEERING GROUP, INC.

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Detail A
WWTP
Terraza St
Cuesta Ct
Tierra Ave
Madera St
Orchard Ln
Entrada Dr
Portola St
Vista Dr Soledad
Blueridge St
Valleyridge St
Ledesma St
Saavedra St
Crestfield St
West St
Anderson St
Barcelona St
Madrid St
Vista Ave
Estrella St
La Colina St
Prado Dr
Alhambra St
Las Flores St
Gabilan Dr
Rockrose St
Goldenrod St
Larkspur St
Benito St
Inca Dr
Main St
Cordoba St
Andalucia Dr
Granada St
Market St
Soledad St
Kidder St
East St
Encinal St
Jixi St
Metz Rd
Palm Ave
Walker Dr
Oak St
Park St
Monterey St
Pine St
1St St
2Nd St
3Rd St
4Th St
5Th St
6Th St
7Th St
8Th St
Rubion Cir
Vosti Ave
Santa Lucia Dr
Pine Crest Dr
Morsoli Rd
Front St
Nestles Rd
101
Legend
Existing System
WWTP
Flow Diversions
Modeled Pipes
Non-Model Pipes
Parcels
City Limits
Updated: March 1, 2024
0 250 500 1,000
Feet
N
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ENGINEERING GROUP, INC.
Figure 4.1
Existing Sewer System
Sanitary Sewer Master Plan
City of Soledad
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LEGEND

PRELIMINARY

- **S-1** Wastewater Tributary Area
- Wastewater Trunks
- Force main from CDCR Facilities
- Overflow Pipe

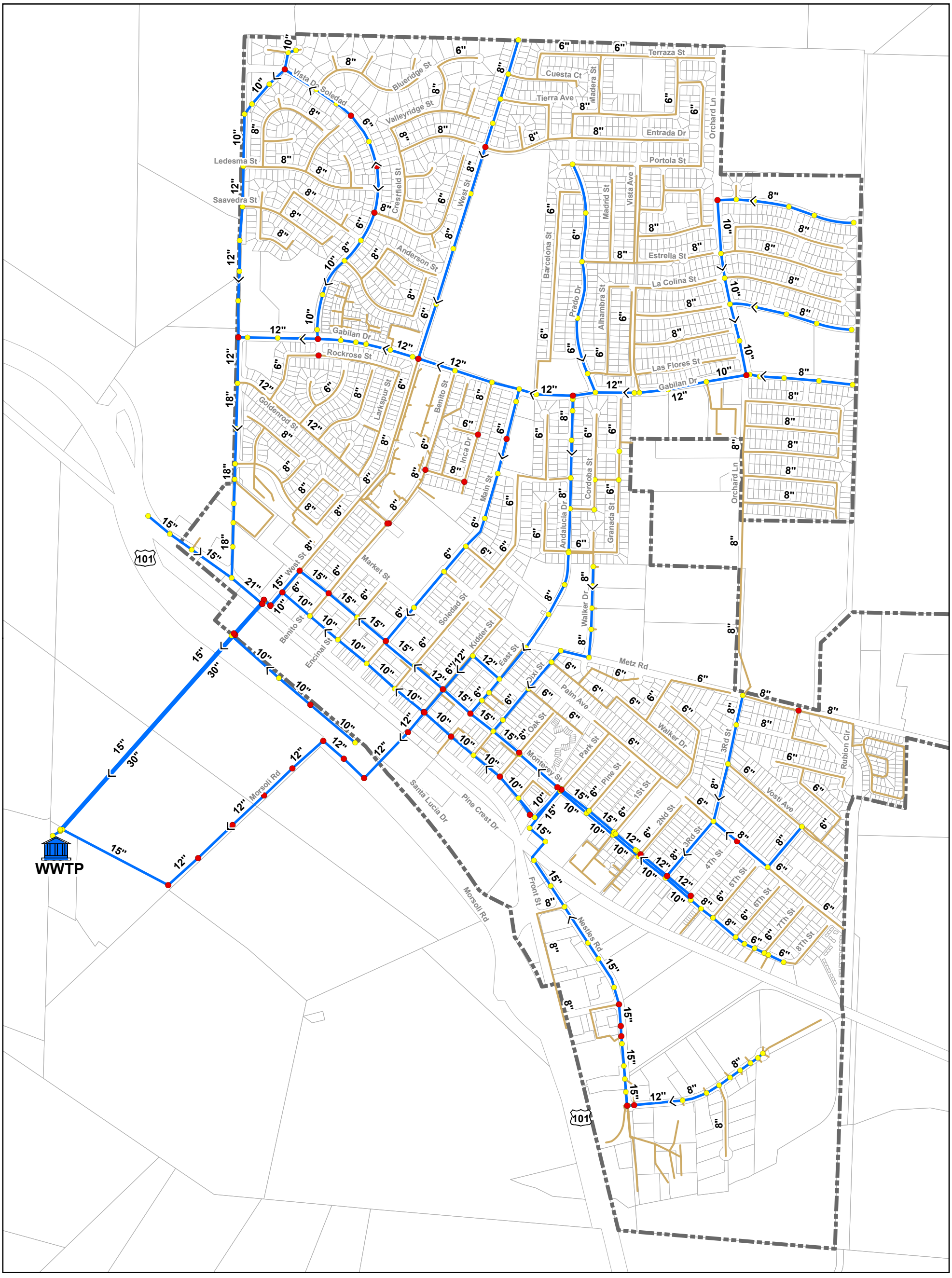
December 07, 2023

Figure 4.2

Flow Basin Schematic Diagram

Sanitary Sewer Master Plan
City of Soledad

AKEL ENGINEERING GROUP, INC.


Vista Dr
Soledad
Blueridge St
Valleyridge St
Terraza St
Cuesta Ct
Madera St
Tierra Ave
Entrada Dr
Orchard Ln
Portola St
Ledesma St
Saavedra St
Crestfield St
West St
Anderson St
Barcelona St
Madrid St
Vista Ave
Estrella St
La Colina St
Prado Dr
Alhambra St
Las Flores St
Gabilan Dr
Rockrose St
Goldenrod St
Larkspur St
Benito St
Inca Dr
Main St
Cordoba St
Andalucia Dr
Granada St
Walker Dr
Metz Rd
Jixi St
East St
Kidder St
Soledad St
Market St
Encinal St
Palm Ave
Oak St
Monterey St
Park St
Pine St
1St St
2Nd St
3Rd St
4Th St
5Th St
6Th St
7Th St
8Th St
Rubion Cir
Vosti Ave
Santa Lucia Dr
Pine Crest Dr
Morsoli Rd
Front St
Nestles Rd
101
WWTP
Legend
Existing System
WWTP
Surveyed Manhole
Non-Surveyed Manhole
Modeled Pipes
Non-Model Pipes
Parcels
City Limits
N
W
E
S
GIS
0 250 500 1,000
Feet
Updated: August 11, 2023
Figure 6.1
Manhole Survey Locations
Sanitary Sewer Master Plan
City of Soledad
AKEL
ENGINEERING GROUP, INC.
File Path: P:\xGIS\GIS_Projects\Soledad\Sewer\191202-SSMP\Final\Amendment2\SOL_Fig6.1_MHSurveyLoc_081123.mxd

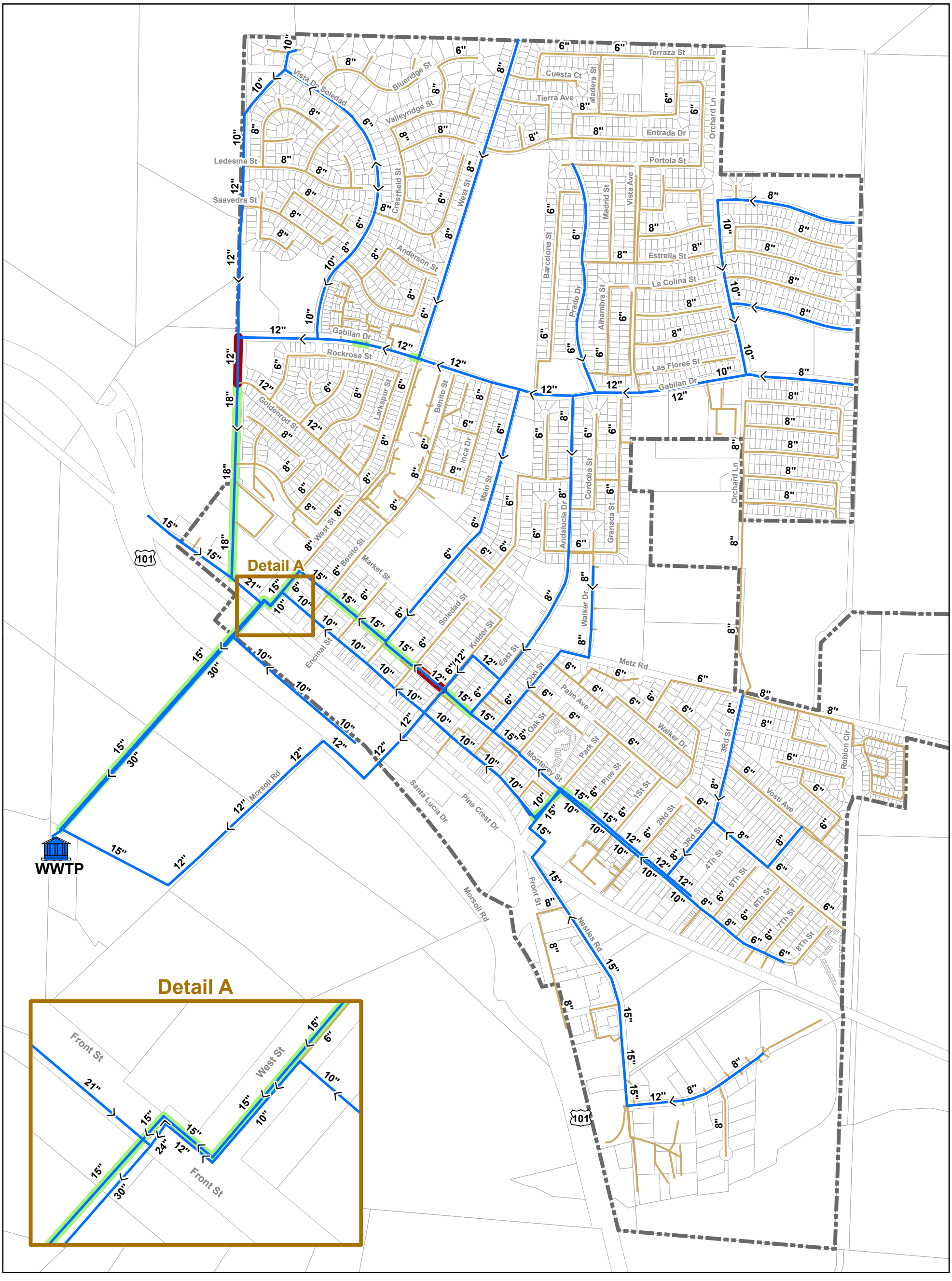


Figure 7.1
Existing Modeled System Analysis for PDWF

Sanitary Sewer Master Plan
City of Soledad

AKEL ENGINEERING GROUP, INC.

File Path: P:\xGIS\GIS_Projects\Soledad\Sewer\191202-SSMP\Final\Amendment2\SOL_Fig7.1_PDWF-Model-dD_030124.mxd

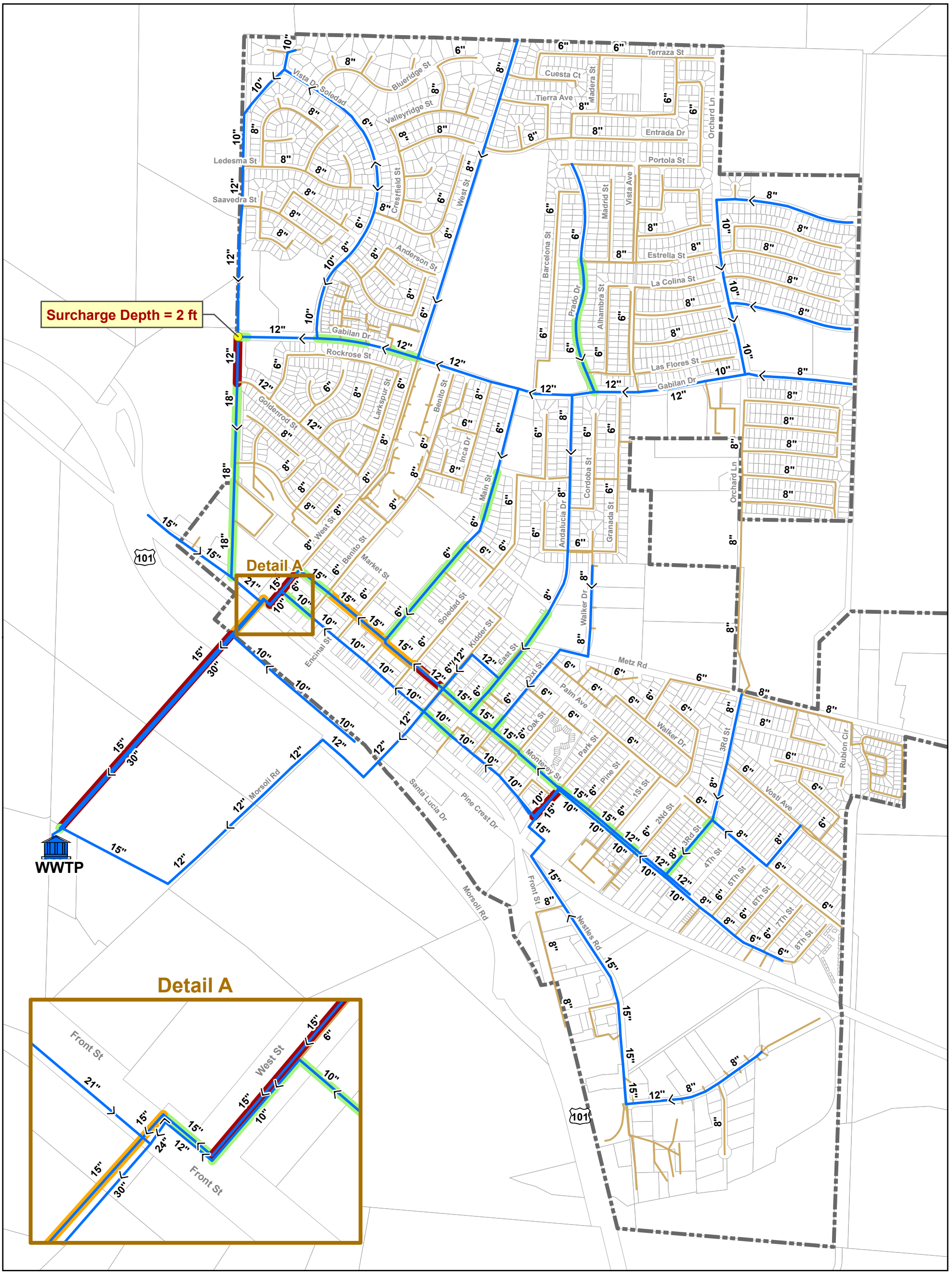


Figure 7.2
Existing Modeled System Analysis for PWWF

Sanitary Sewer Master Plan
City of Soledad

AKEL ENGINEERING GROUP, INC.

File Path: P:\xGIS\GIS_Projects\Soledad\Sewer\191202-SSMP\Final\Amendment2\SOL_Fig7.2_PWWF-Model-dD_030124.mxd

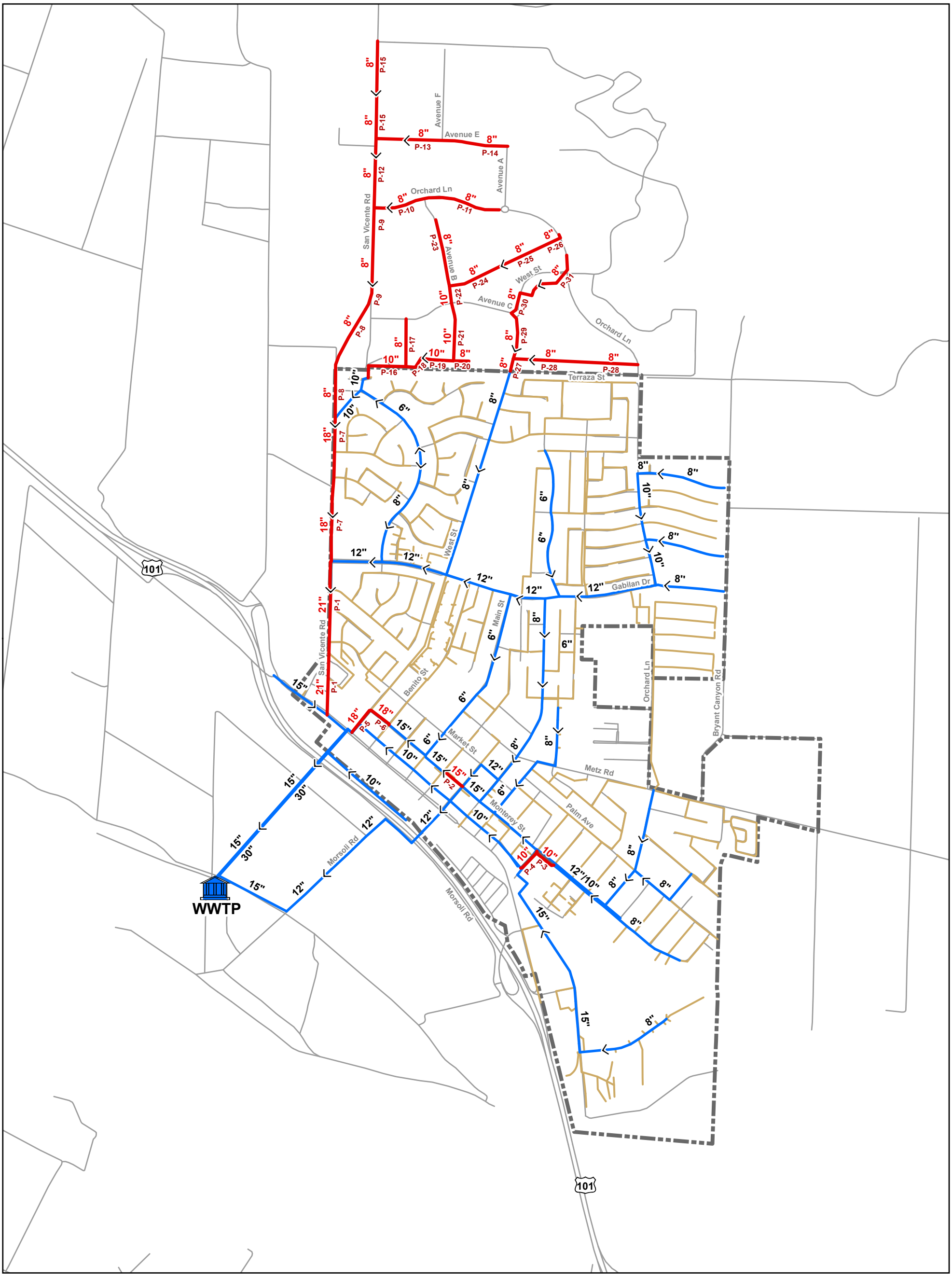
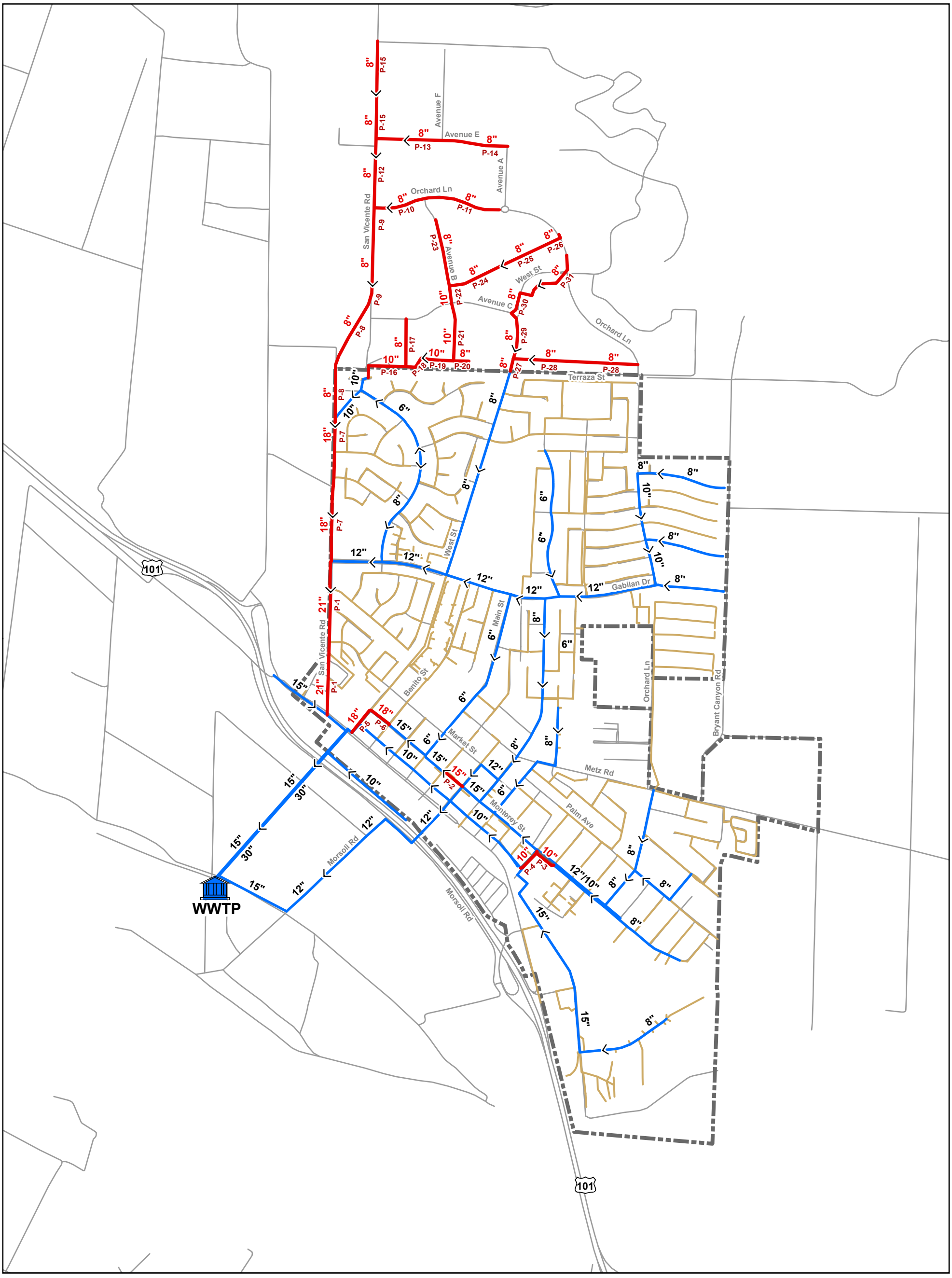


Figure 7.4
Recommended Pipeline Improvements

Sanitary Sewer Master Plan
City of Soledad

AKEL ENGINEERING GROUP, INC.

File Path: P:\xGIS\GIS_Projects\Soledad\Sewer\191202-SSMP\Final\Amendment2\SOL_Fig7.4_Improvements_071723.mxd


Avenue F
Avenue E
Avenue A
Orchard Ln
San Vicente Rd
Avenue B
West St
Avenue C
Terraza St
Main St
Benito St
Market St
Monterey St
Palm Ave
Metz Rd
Gabilan Dr
Bryant Canyon Rd
Morsoli Rd
101
WWTP
Legend
Recommended Pipe Improvements
Pipes to be Abandoned
Existing System
WWTP
Modeled Pipes
Non-Model Pipes
Streets
City Limits
Updated: July 17, 2023
0 375 750 1,500 Feet
N
W GIS E
S
Figure 8.1
Capital Improvement Program
Sanitary Sewer Master Plan
City of Soledad
AKEL ENGINEERING GROUP, INC.
File Path: P:\xGIS\GIS_Projects\Soledad\Sewer\191202-SSMP\Final\Amendment2\SOL_Fig8.1_CIP_071723.mxd

TABLES

Table ES.1 Capital Improvement Program

Sanitary Sewer Master Plan

City of Soledad

Improv. No.	Type of Improvement	Alignment	Limits	Existing Diameter (in)	Pipeline Improvements: New/Parallel /Replace	Pipeline Improvements: Diameter (in)	Pipeline Improvements: Length (ft)	Infrastructure Costs: Unit Cost ($)	Infrastructure Costs: Infr. Cost ($)	Baseline Construction Costs ($)	Capital Improvement Contingencies[1]: Construction Contingency[2] ($)	Capital Improvement Contingencies[1]: Project Engineering[3] ($)	Capital Improvement Contingencies[1]: Construction Management[2] ($)	Capital Improvement Cost ($)	Construction Trigger[4] (gpm)	Construction Trigger[4] (EDUs)	Suggested Cost Allocation[5]: Existing Users (%)	Suggested Cost Allocation[5]: Future Users (%)	Cost Allocation: Existing Users ($)	Cost Allocation: Future Users ($)
A. City-wide Pipeline Improvements																				
P-1	Gravity Main	San Vicente Rd	From Front St to Gabilan Dr	12 / 18	Replace	21	2,500	429	1,071,749	1,072,000	268,000	108,000	268,000	1,716,000	449	2,191	46%	54%	787,864	928,136
P-2	Gravity Main	Monterey St	From Soledad St to Kidder St	12	Replace	15	400	370	147,827	148,000	37,000	15,000	37,000	237,000	Existing Deficiency		68%	32%	160,429	76,571
P-3	Gravity Main	Monterey St	From Park Street to Pine Street	10	Replace	10	360	296	106,436	107,000	27,000	11,000	27,000	172,000	126	615	81%	19%	138,556	33,444
P-4	Gravity Main	Park St	From State St to Monterey St	10	Replace	10	390	296	115,305	116,000	29,000	12,000	29,000	186,000	5	27	85%	15%	157,385	28,615
P-5	Gravity Main	West St	From Front St to Monterey St	15	Replace	18	470	399	187,593	188,000	47,000	19,000	47,000	301,000	Existing Deficiency		73%	27%	219,246	81,754
P-6	Gravity Main	Monterey St	From West St to Benito St	15	Replace	18	390	399	155,662	156,000	39,000	16,000	39,000	250,000	Existing Deficiency		73%	27%	182,098	67,902
P-7	Gravity Main	San Vicente Rd	From Gabilan Dr to Skinner St	10 / 12	Replace	18	2,320	399	925,991	926,000	232,000	93,000	232,000	1,483,000	138	675	12%	88%	178,575	1,304,425
B. Miramonte Specific Plan Pipelines																				
P-8	Gravity Main	San Vicente Rd	From Avenue C to Sierra Made Ct	-	New	8	1,900	266	505,570	506,000	127,000	51,000	127,000	811,000	Developer to Fund		0%	100%	0	811,000
P-9	Gravity Main	San Vicente Rd	From Avenue C to Orchard Ln	-	New	8	1,670	266	444,369	445,000	112,000	45,000	112,000	714,000	Developer to Fund		0%	100%	0	714,000
P-10	Gravity Main	Orchard Ln	From San Vicente Rd to Avenue B	-	New	8	850	266	226,176	227,000	57,000	23,000	57,000	364,000	Developer to Fund		0%	100%	0	364,000

Table ES.1 Capital Improvement Program

Sanitary Sewer Master Plan

City of Soledad

Improv. No.	Type of Improvement	Alignment	Limits	Existing Diameter	Pipeline Improvements			Infrastructure Costs		Baseline Construction Costs	Capital Improvement Contingencies[1]			Capital Improvement Cost	Construction Trigger[4]		Suggested Cost Allocation[5]		Cost Allocation	
					New/Parallel /Replace	Diameter	Length	Unit Cost	Infr. Cost		Construction Contingency[2]	Project Engineering[3]	Construction Management[2]				Existing Users	Future Users	Existing Users	Future Users
				(in)		(in)	(ft)	($)	($)	($)	($)	($)	($)	($)	(gpm)	(EDUs)	(%)	(%)	($)	($)
P-11	Gravity Main	Orchard Ln	From Avenue B to Avenue A	-	New	8	1,240	266	329,951	330,000	83,000	33,000	83,000	529,000	Developer to Fund		0%	100%	0	529,000
P-12	Gravity Main	San Vicente Rd	From Orchard Ln to Avenue E	-	New	8	1,130	266	300,681	301,000	76,000	31,000	76,000	484,000	Developer to Fund		0%	100%	0	484,000
P-13	Gravity Main	Avenue E	From San Vicente Rd to approximately 385 ft e/o Avenue F	-	New	8	1,470	266	391,151	392,000	98,000	40,000	98,000	628,000	Developer to Fund		0%	100%	0	628,000
P-14	Gravity Main	Avenue E	From approximately 385 ft e/o Avenue F to Avenue A	-	New	8	680	266	180,941	181,000	46,000	19,000	46,000	292,000	Developer to Fund		0%	100%	0	292,000
P-15	Gravity Main	San Vicente Rd	From approximately 1,580 ft n/o Avenue E to Avenue E	-	New	8	1,590	266	423,082	424,000	106,000	43,000	106,000	679,000	Developer to Fund		0%	100%	0	679,000
P-16	Gravity Main	Future ROW	From Sierra Madre Ct to approximately 600 ft e/o Sierra Madre Ct	-	New	10	610	296	180,350	181,000	46,000	19,000	46,000	292,000	Developer to Fund		0%	100%	0	292,000
P-17	Gravity Main	Future ROW	From Avenue C to Bryant Canyon Rd	-	New	8	780	266	207,550	208,000	52,000	21,000	52,000	333,000	Developer to Fund		0%	100%	0	333,000
P-18	Gravity Main	Future ROW	From approximately 600 ft e/o Sierra Madre Ct to approximately 875 ft e/o Sierra Madre Ct	-	New	10	340	296	100,523	101,000	26,000	11,000	26,000	164,000	Developer to Fund		0%	100%	0	164,000
P-19	Gravity Main	Future ROW	From approximately 875 ft e/o Sierra Madre Ct to Avenue B	-	New	10	530	296	156,697	157,000	40,000	16,000	40,000	253,000	Developer to Fund		0%	100%	0	253,000
P-20	Gravity Main	Future ROW	From Avenue B to approximately 250 ft e/o Avenue B	-	New	8	250	266	66,522	67,000	17,000	7,000	17,000	108,000	Developer to Fund		0%	100%	0	108,000
P-21	Gravity Main	Avenue B	From Avenue C to approximately 840 ft s/o Avenue C	-	New	10	950	296	280,872	281,000	71,000	29,000	71,000	452,000	Developer to Fund		0%	100%	0	452,000

Table ES.1 Capital Improvement Program

Sanitary Sewer Master Plan
City of Soledad

Improv. No.	Type of Improvement	Alignment	Limits	Existing Diameter	Pipeline Improvements			Infrastructure Costs		Baseline Construction Costs	Capital Improvement Contingencies[1]			Capital Improvement Cost	Construction Trigger[4]		Suggested Cost Allocation[5]		Cost Allocation	
					New/Parallel /Replace	Diameter	Length	Unit Cost	Infr. Cost		Construction Contingency[2]	Project Engineering[3]	Construction Management[2]				Existing Users	Future Users	Existing Users	Future Users
				(in)		(in)	(ft)	($)	($)	($)	($)	($)	($)	($)	(gpm)	(EDUs)	(%)	(%)	($)	($)
P-22	Gravity Main	Avenue B	From Future Linear Park to Avenue C	-	New	10	280	296	82,783	83,000	21,000	9,000	21,000	134,000	Developer to Fund		0%	100%	0	134,000
P-23	Gravity Main	Avenue B	From approximately 1,100 ft n/o Future Linear Park to Future Linear Park	-	New	8	1,100	266	292,698	293,000	74,000	30,000	74,000	471,000	Developer to Fund		0%	100%	0	471,000
P-24	Gravity Main	Future Linear Park	From Avenue B to approximately 930 ft ne/o Avenue B	-	New	8	940	266	250,124	251,000	63,000	26,000	63,000	403,000	Developer to Fund		0%	100%	0	403,000
P-25	Gravity Main	Future Linear Park	From approximately 930 ft ne/o Avenue B to approximately 335 ft sw/o Orchard Ln	-	New	8	760	266	202,228	203,000	51,000	21,000	51,000	326,000	Developer to Fund		0%	100%	0	326,000
P-26	Gravity Main	Future Linear Park	From approximately 335 ft sw/o Orchard Ln to Orchard Ln.	-	New	8	340	266	90,470	91,000	23,000	10,000	23,000	147,000	Developer to Fund		0%	100%	0	147,000
P-27	Gravity Main	West Street	From Terraza St to approximately 215 ft n/o Terraza St	-	New	8	210	266	55,879	56,000	14,000	6,000	14,000	90,000	Developer to Fund		0%	100%	0	90,000
P-28	Gravity Main	Future Development	From West St to approximately 2,015 ft e/o West St	-	New	8	2,020	266	537,501	538,000	135,000	54,000	135,000	862,000	Developer to Fund		0%	100%	0	862,000
P-29	Gravity Main	West Street	From Avenue C to approximately 215 ft n/o Terraza St	-	New	8	790	266	210,211	211,000	53,000	22,000	53,000	339,000	Developer to Fund		0%	100%	0	339,000
P-30	Gravity Main	West Street	From Avenue C to approximately 375 ft n/o Avenue C	-	New	8	380	266	101,114	102,000	26,000	11,000	26,000	165,000	Developer to Fund		0%	100%	0	165,000
P-31	Gravity Main	Future ROW	From West St to Orchard Ln	-	New	8	1,210	266	321,968	322,000	81,000	33,000	81,000	517,000	Developer to Fund		0%	100%	0	517,000

Table ES.1 Capital Improvement Program

Sanitary Sewer Master Plan

City of Soledad

Improv. No.	Type of Improvement	Alignment	Limits	Existing Diameter (in)	Pipeline Improvements: New/Parallel /Replace	Pipeline Improvements: Diameter (in)	Pipeline Improvements: Length (ft)	Infrastructure Costs: Unit Cost ($)	Infrastructure Costs: Infr. Cost ($)	Baseline Construction Costs ($)	Capital Improvement Contingencies[1]: Construction Contingency[2] ($)	Capital Improvement Contingencies[1]: Project Engineering[3] ($)	Capital Improvement Contingencies[1]: Construction Management[2] ($)	Capital Improvement Cost ($)	Construction Trigger[4]: (gpm)	Construction Trigger[4]: (EDUs)	Suggested Cost Allocation[5]: Existing Users (%)	Suggested Cost Allocation[5]: Future Users (%)	Cost Allocation: Existing Users ($)	Cost Allocation: Future Users ($)
			Subtotal - City-wide Pipeline Improvements							2,713,000	679,000	274,000	679,000	**4,345,000**					**1,824,152**	**2,520,848**
			Subtotal - Miramonte Specific Plan Pipelines							5,951,000	1,498,000	610,000	1,498,000	**9,557,000**					**0**	**9,557,000**
			Total Improvement Costs							8,664,000	2,177,000	884,000	2,177,000	**13,902,000**					**1,825,000**	**12,078,000**

AKEL ENGINEERING GROUP, INC.

3/8/2024

Notes:

1. Capital improvement contingencies based on City of Soledad 2019 Water System Master Plan and are applied to the Baseline Construction Cost.
2. 25% of Baseline Construction Cost
3. 10% of Baseline Construction Cost
4. Sewer Unit Factor of 295 gpd/EDUs based on Akel Engineering Group experience.
5. Suggested Cost Allocation for existing and future users based on percentage of flows in pipeline.
6. Cost estimates are adjusted based on the Engineering News Record (ENR) Construction Cost Index (CCI) of 13,518 for February 2024.

Table 4.1 Existing Sewer Pipeline Inventory

Sanitary Sewer Master Plan

City of Soledad

Pipeline Diameter	Length		Percent Contribution
(in)	(ft)	(mi)	% Total
4	437	0.1	0.2%
6	68,810	13.0	32.6%
8	84,152	15.9	39.9%
10	17,090	3.2	8.1%
12	13,703	2.6	6.5%
15	14,339	2.7	6.8%
18	2,583	0.5	1.2%
21	427	0.1	0.2%
24	37	0.0	0.0%
30	3,388	0.6	1.6%
Unknown (Non-modeled)	5,819	1.1	2.8%
Total	**210,786**	**39.9**	100.0%

AKEL ENGINEERING GROUP, INC.

8/11/2023

Notes:

1. Source: GIS database provided by City staff November 15, 2017.

Table 5.3 Miramonte Development Flows

Sanitary Sewer Master Plan
City of Soledad

PRELIMINARY

Planning Area	Land Use Type[1,4]	Dwelling Units[1]	Density	Area	Development Flows		
					Average Day Flows[3]	Peak Dry Weather Flows	Peak Wet Weather Flows
		(DUs)	(DU/acres)	(acres)	(gpd)	(gpd)	(gpd)
1	SFR	137	2.9	46.8	54,800	88,228	111,638
2	SFR	184	3.8	48.8	73,600	118,496	142,916
3	Elementary School (PF)	-	-	11.0	11,275	18,153	23,653
4	SFR	113	4.6	24.4	45,200	72,772	84,972
5	COM	-	-	8.6	12,040	19,384	23,684
6	Senior Living (MFR)	134	20.6	6.5	45,560	73,352	76,602
7	Fire / Police (PF)	-	-	1.5	1,538	2,475	3,225
8	MFR	190	23.0	8.3	64,600	104,006	108,136
9	MFR	436	21.5	20.3	148,240	238,666	248,826
10	SFR	203	4.7	43.5	81,200	130,732	152,482
11	SFR	190	4.0	46.9	76,000	122,360	145,830
12	SFR	153	5.6	27.2	61,200	98,532	112,132
14	SFR	92	2.1	42.8	36,800	59,248	80,668
15	SFR	246	4.9	50.0	98,400	158,424	183,424
16	Elementary School (PF)	-	-	11.0	11,275	18,153	23,653
17	MFR	314	8.6	36.4	106,760	171,884	190,084
No Planning #	PF - Parks	-	-	40.0	-	-	-
			Total Development Flows		**928,500**	**1,494,900**	**1,712,000**

AKEL ENGINEERING GROUP, INC.

3/4/2024

Notes:

1. Land Use information extracted from Miramonte Sanitary Sewer Master Plan exhibit provided by RJA Engineers on December 12, 2023.
2. The development flows for Miramonte are estimated using a more conservative flow coefficient than the Sewer System Master Plan. Accordingly, this document uses the higher flow coefficient for Miramonte, and normalizes the EDUs using 295 gpd/EDU for consistency with the Sewer System Master Plan.
3. Sewer Unit Factor for Miramonte Development = 400 gpd/DU.
4. The unit factor for (MFR) land use category was reduced by 30% to account for the lower landscaping requirements compared to single-family residential.
5. Peak Dry Weather Peaking Factor (1.61 x ADF) and Peak Wet Weather Peaking Factor [(1.61 x ADF) + (Parcel Area x RDII flow 500 gpd/acre)].

Table 5.4 Design Flows

Sanitary Sewer Master Plan

City of Soledad

PRELIMINARY

Description	Peak Dry Weather Flow (mgd)	Peak Wet Weather Flow (mgd)
Existing	3.22	4.85
Buildout	5.88	7.56

AKEL ENGINEERING GROUP, INC.

3/1/2024

Notes:

1. Flows shown are extracted from sewer system hydraulic model and reflect diurnal flow variations and flow attenuation.
2. Buildout flows include sewer flow from the Miramonte Specific Plan.

Table 6.1 Modeled Sewer Pipeline Inventory

Sanitary Sewer Master Plan

City of Soledad

Pipeline Diameter	Length	
(in)	(ft)	(mi)
6	10,339	2.0
8	16,911	3.2
10	12,084	2.3
12	13,724	2.6
15	13,649	2.6
18	2,025	0.4
21	413	0.1
24	37	0.01
30	3,388	0.6
Total	**72,568**	**13.7**

AKEL ENGINEERING GROUP, INC.

3/4/2024

Notes:

1. Length per diameter extracted from existing sewer system hydraulic model.

Table 7.2 Schedule of Improvements
Sanitary Sewer Master Plan
City of Soledad

Improv. No.	Type of Improvement	Alignment	Limits	Pipeline Improvements			
				Existing Diameter (in)	New/Parallel/ Replace	Diameter (in)	Length (ft)
Pipeline Improvements							
P-1	Gravity Main	San Vicente Rd	From Front St to Gabilan Dr	12 / 18	Replace	21	2,500
P-2	Gravity Main	Monterey St	From Soledad St to Kidder St	12	Replace	15	400
P-3	Gravity Main	Monterey St	From Park Street to Pine Street	10	Replace	10	360
P-4	Gravity Main	Park St	From State St to Monterey St	10	Replace	10	390
P-5	Gravity Main	West St	From Front St to Monterey St	15	Replace	18	470
P-6	Gravity Main	Monterey St	From West St to Benito St	15	Replace	18	390
P-7	Gravity Main	San Vicente Rd	From Gabilan Dr to Skinner St	10 / 12	Replace	18	2,320
Miramonte Specific Plan Pipelines							
P-8	Gravity Main	San Vicente Rd	From Avenue C to Sierra Made Ct	-	New	8	1,900
P-9	Gravity Main	San Vicente Rd	From Avenue C to Orchard Ln	-	New	8	1,670
P-10	Gravity Main	Orchard Ln	From San Vicente Rd to Avenue B	-	New	8	850
P-11	Gravity Main	Orchard Ln	From Avenue B to Avenue A	-	New	8	1,240
P-12	Gravity Main	San Vicente Rd	From Orchard Ln to Avenue E	-	New	8	1,130
P-13	Gravity Main	Avenue E	From San Vicente Rd to approximately 385 ft e/o Avenue F	-	New	8	1,470
P-14	Gravity Main	Avenue E	From approximately 385 ft e/o Avenue F to Avenue A	-	New	8	680
P-15	Gravity Main	San Vicente Rd	From approximately 1,580 ft n/o Avenue E to Avenue E	-	New	8	1,590
P-16	Gravity Main	Future ROW	From Sierra Madre Ct to approximately 600 ft e/o Sierra Madre Ct	-	New	10	610
P-17	Gravity Main	Future ROW	From Avenue C to Bryant Canyon Rd	-	New	8	780
P-18	Gravity Main	Future ROW	From approximately 600 ft e/o Sierra Madre Ct to approximately 875 ft e/o Sierra Madre Ct	-	New	10	340
P-19	Gravity Main	Future ROW	From approximately 875 ft e/o Sierra Madre Ct to Avenue B	-	New	10	530
P-20	Gravity Main	Future ROW	From Avenue B to approximately 250 ft e/o Avenue B	-	New	8	250
P-21	Gravity Main	Avenue B	From Avenue C to approximately 840 ft s/o Avenue C	-	New	10	950
P-22	Gravity Main	Avenue B	From Future Linear Park to Avenue C	-	New	10	280
P-23	Gravity Main	Avenue B	From approximately 1,100 ft n/o Future Linear Park to Future Linear Park	-	New	8	1,100

Table 7.2 Schedule of Improvements

Sanitary Sewer Master Plan
City of Soledad

Improv. No.	Type of Improvement	Alignment	Limits	Pipeline Improvements			
				Existing Diameter (in)	New/Parallel/ Replace	Diameter (in)	Length (ft)
P-24	Gravity Main	Future Linear Park	From Avenue B to approximately 930 ft ne/o Avenue B	-	New	8	940
P-25	Gravity Main	Future Linear Park	From approximately 930 ft ne/o Avenue B to approximately 335 ft sw/o Orchard Ln	-	New	8	760
P-26	Gravity Main	Future Linear Park	From approximately 335 ft sw/o Orchard Ln to Orchard Ln.	-	New	8	340
P-27	Gravity Main	West St	From Terraza St to approximately 215 ft n/o Terraza St	-	New	8	210
P-28	Gravity Main	Future Development	From West St to approximately 2,015 ft e/o West St	-	New	8	2,020
P-29	Gravity Main	West Street	From Avenue C to approximately 215 ft n/o Terraza St	-	New	8	790
P-30	Gravity Main	West Street	From Avenue C to approximately 375 ft n/o Avenue C	-	New	8	380
P-31	Gravity Main	Future ROW	From West St to Orchard Ln	-	New	8	1,210

Table 7.3 Dwelling Unit Discharge Summary for Miramonte Specific Plan

Sanitary Sewer Master Plan

City of Soledad

PRELIMINARY

Connection No.	Discharge Location	DUs from Miramonte	Tributary Planning Areas
1	Existing 15-inch Gravity Main on San Vicente Road	771	11, 12, 14, 15N, and 17
2	Existing 10-inch gravity main on Sierra Madre Court	1,166	3, 4, 5, 7, 8, 9, 10, 15E, 15W, and 16
3	Existing 8-inch gravity main on West Street	455	1, 2, and 6
	Total - Miramonte DUs	**2,392**	

AKEL ENGINEERING GROUP, INC.

3/1/2024

Notes:

1. DU distribution excerpted from Miramonte Sanitary Sewer Phasing Master Plan provided by RJA Engineers on December 12, 2023.

Table 8.1 Unit Costs

Sanitary Sewer Master Plan

City of Soledad

Pipelines[1,2]	
Pipe Size (in)	**Cost** ($/lineal foot)
8	266
10	296
12	340
15	370
18	399
21	429
24	488
27	549
30	610
36	732
Pipeline Casings	
22$ per inch diameter per linear foot	

AKEL ENGINEERING GROUP, INC.

3/1/2024

Notes :

1. Construction costs estimated using February 2024 ENR CCI of 13,518.

Table 8.2 Capital Improvement Program

Sanitary Sewer Master Plan

City of Soledad

Improv. No.	Type of Improvement	Alignment	Limits	Existing Diameter (in)	Pipeline Improvements: New/Parallel /Replace	Pipeline Improvements: Diameter (in)	Pipeline Improvements: Length (ft)	Infrastructure Costs: Unit Cost ($)	Infrastructure Costs: Infr. Cost ($)	Baseline Construction Costs ($)	Capital Improvement Contingencies[1]: Construction Contingency[2] ($)	Capital Improvement Contingencies[1]: Project Engineering[3] ($)	Capital Improvement Contingencies[1]: Construction Management[2] ($)	Capital Improvement Cost ($)	Construction Trigger[4] (gpm)	Construction Trigger[4] (EDUs)	Suggested Cost Allocation[5]: Existing Users (%)	Suggested Cost Allocation[5]: Future Users (%)	Cost Allocation: Existing Users ($)	Cost Allocation: Future Users ($)
A. City-wide Pipeline Improvements																				
P-1	Gravity Main	San Vicente Rd	From Front St to Gabilan Dr	12 / 18	Replace	21	2,500	429	1,071,749	1,072,000	268,000	108,000	268,000	1,716,000	449	2,191	46%	54%	787,864	928,136
P-2	Gravity Main	Monterey St	From Soledad St to Kidder St	12	Replace	15	400	370	147,827	148,000	37,000	15,000	37,000	237,000	Existing Deficiency		68%	32%	160,429	76,571
P-3	Gravity Main	Monterey St	From Park Street to Pine Street	10	Replace	10	360	296	106,436	107,000	27,000	11,000	27,000	172,000	126	615	81%	19%	138,556	33,444
P-4	Gravity Main	Park St	From State St to Monterey St	10	Replace	10	390	296	115,305	116,000	29,000	12,000	29,000	186,000	5	27	85%	15%	157,385	28,615
P-5	Gravity Main	West St	From Front St to Monterey St	15	Replace	18	470	399	187,593	188,000	47,000	19,000	47,000	301,000	Existing Deficiency		73%	27%	219,246	81,754
P-6	Gravity Main	Monterey St	From West St to Benito St	15	Replace	18	390	399	155,662	156,000	39,000	16,000	39,000	250,000	Existing Deficiency		73%	27%	182,098	67,902
P-7	Gravity Main	San Vicente Rd	From Gabilan Dr to Skinner St	10 / 12	Replace	18	2,320	399	925,991	926,000	232,000	93,000	232,000	1,483,000	138	675	12%	88%	178,575	1,304,425
B. Miramonte Specific Plan Pipelines																				
P-8	Gravity Main	San Vicente Rd	From Avenue C to Sierra Made Ct	-	New	8	1,900	266	505,570	506,000	127,000	51,000	127,000	811,000	Developer to Fund		0%	100%	0	811,000
P-9	Gravity Main	San Vicente Rd	From Avenue C to Orchard Ln	-	New	8	1,670	266	444,369	445,000	112,000	45,000	112,000	714,000	Developer to Fund		0%	100%	0	714,000
P-10	Gravity Main	Orchard Ln	From San Vicente Rd to Avenue B	-	New	8	850	266	226,176	227,000	57,000	23,000	57,000	364,000	Developer to Fund		0%	100%	0	364,000

Table 8.2 Capital Improvement Program

Sanitary Sewer Master Plan
City of Soledad

Improv. No.	Type of Improvement	Alignment	Limits	Existing Diameter	Pipeline Improvements			Infrastructure Costs		Baseline Construction Costs	Capital Improvement Contingencies[1]			Capital Improvement Cost	Construction Trigger[4]		Suggested Cost Allocation[5]		Cost Allocation	
					New/Parallel /Replace	Diameter	Length	Unit Cost	Infr. Cost		Construction Contingency[2]	Project Engineering[3]	Construction Management[2]		(gpm)	(EDUs)	Existing Users	Future Users	Existing Users	Future Users
				(in)		(in)	(ft)	($)	($)	($)	($)	($)	($)	($)			(%)	(%)	($)	($)
P-11	Gravity Main	Orchard Ln	From Avenue B to Avenue A	-	New	8	1,240	266	329,951	330,000	83,000	33,000	83,000	529,000	Developer to Fund		0%	100%	0	529,000
P-12	Gravity Main	San Vicente Rd	From Orchard Ln to Avenue E	-	New	8	1,130	266	300,681	301,000	76,000	31,000	76,000	484,000	Developer to Fund		0%	100%	0	484,000
P-13	Gravity Main	Avenue E	From San Vicente Rd to approximately 385 ft e/o Avenue F	-	New	8	1,470	266	391,151	392,000	98,000	40,000	98,000	628,000	Developer to Fund		0%	100%	0	628,000
P-14	Gravity Main	Avenue E	From approximately 385 ft e/o Avenue F to Avenue A	-	New	8	680	266	180,941	181,000	46,000	19,000	46,000	292,000	Developer to Fund		0%	100%	0	292,000
P-15	Gravity Main	San Vicente Rd	From approximately 1,580 ft n/o Avenue E to Avenue E	-	New	8	1,590	266	423,082	424,000	106,000	43,000	106,000	679,000	Developer to Fund		0%	100%	0	679,000
P-16	Gravity Main	Future ROW	From Sierra Madre Ct to approximately 600 ft e/o Sierra Madre Ct	-	New	10	610	296	180,350	181,000	46,000	19,000	46,000	292,000	Developer to Fund		0%	100%	0	292,000
P-17	Gravity Main	Future ROW	From Avenue C to Bryant Canyon Rd	-	New	8	780	266	207,550	208,000	52,000	21,000	52,000	333,000	Developer to Fund		0%	100%	0	333,000
P-18	Gravity Main	Future ROW	From approximately 600 ft e/o Sierra Madre Ct to approximately 875 ft e/o Sierra Madre Ct	-	New	10	340	296	100,523	101,000	26,000	11,000	26,000	164,000	Developer to Fund		0%	100%	0	164,000
P-19	Gravity Main	Future ROW	From approximately 875 ft e/o Sierra Madre Ct to Avenue B	-	New	10	530	296	156,697	157,000	40,000	16,000	40,000	253,000	Developer to Fund		0%	100%	0	253,000
P-20	Gravity Main	Future ROW	From Avenue B to approximately 250 ft e/o Avenue B	-	New	8	250	266	66,522	67,000	17,000	7,000	17,000	108,000	Developer to Fund		0%	100%	0	108,000
P-21	Gravity Main	Avenue B	From Avenue C to approximately 840 ft s/o Avenue C	-	New	10	950	296	280,872	281,000	71,000	29,000	71,000	452,000	Developer to Fund		0%	100%	0	452,000

Table 8.2 Capital Improvement Program

Sanitary Sewer Master Plan

City of Soledad

Improv. No.	Type of Improvement	Alignment	Limits	Existing Diameter	Pipeline Improvements			Infrastructure Costs		Baseline Construction Costs	Capital Improvement Contingencies[1]			Capital Improvement Cost	Construction Trigger[4]		Suggested Cost Allocation[5]		Cost Allocation	
					New/Parallel /Replace	Diameter	Length	Unit Cost	Infr. Cost		Construction Contingency[2]	Project Engineering[3]	Construction Management[2]				Existing Users	Future Users	Existing Users	Future Users
				(in)		(in)	(ft)	($)	($)	($)	($)	($)	($)	($)	(gpm)	(EDUs)	(%)	(%)	($)	($)
P-22	Gravity Main	Avenue B	From Future Linear Park to Avenue C	-	New	10	280	296	82,783	83,000	21,000	9,000	21,000	134,000	Developer to Fund		0%	100%	0	134,000
P-23	Gravity Main	Avenue B	From approximately 1,100 ft n/o Future Linear Park to Future Linear Park	-	New	8	1,100	266	292,698	293,000	74,000	30,000	74,000	471,000	Developer to Fund		0%	100%	0	471,000
P-24	Gravity Main	Future Linear Park	From Avenue B to approximately 930 ft ne/o Avenue B	-	New	8	940	266	250,124	251,000	63,000	26,000	63,000	403,000	Developer to Fund		0%	100%	0	403,000
P-25	Gravity Main	Future Linear Park	From approximately 930 ft ne/o Avenue B to approximately 335 ft sw/o Orchard Ln	-	New	8	760	266	202,228	203,000	51,000	21,000	51,000	326,000	Developer to Fund		0%	100%	0	326,000
P-26	Gravity Main	Future Linear Park	From approximately 335 ft sw/o Orchard Ln to Orchard Ln.	-	New	8	340	266	90,470	91,000	23,000	10,000	23,000	147,000	Developer to Fund		0%	100%	0	147,000
P-27	Gravity Main	West Street	From Terraza St to approximately 215 ft n/o Terraza St	-	New	8	210	266	55,879	56,000	14,000	6,000	14,000	90,000	Developer to Fund		0%	100%	0	90,000
P-28	Gravity Main	Future Development	From West St to approximately 2,015 ft e/o West St	-	New	8	2,020	266	537,501	538,000	135,000	54,000	135,000	862,000	Developer to Fund		0%	100%	0	862,000
P-29	Gravity Main	West Street	From Avenue C to approximately 215 ft n/o Terraza St	-	New	8	790	266	210,211	211,000	53,000	22,000	53,000	339,000	Developer to Fund		0%	100%	0	339,000
P-30	Gravity Main	West Street	From Avenue C to approximately 375 ft n/o Avenue C	-	New	8	380	266	101,114	102,000	26,000	11,000	26,000	165,000	Developer to Fund		0%	100%	0	165,000
P-31	Gravity Main	Future ROW	From West St to Orchard Ln	-	New	8	1,210	266	321,968	322,000	81,000	33,000	81,000	517,000	Developer to Fund		0%	100%	0	517,000

Table 8.2 Capital Improvement Program

Sanitary Sewer Master Plan

City of Soledad

Improv. No.	Type of Improvement	Alignment	Limits	Existing Diameter (in)	Pipeline Improvements: New/Parallel /Replace	Pipeline Improvements: Diameter (in)	Pipeline Improvements: Length (ft)	Infrastructure Costs: Unit Cost ($)	Infrastructure Costs: Infr. Cost ($)	Baseline Construction Costs ($)	Capital Improvement Contingencies[1]: Construction Contingency[2] ($)	Capital Improvement Contingencies[1]: Project Engineering[3] ($)	Capital Improvement Contingencies[1]: Construction Management[2] ($)	Capital Improvement Cost ($)	Construction Trigger[4]: (gpm)	Construction Trigger[4]: (EDUs)	Suggested Cost Allocation[5]: Existing Users (%)	Suggested Cost Allocation[5]: Future Users (%)	Cost Allocation: Existing Users ($)	Cost Allocation: Future Users ($)
			Subtotal - City-wide Pipeline Improvements							2,713,000	679,000	274,000	679,000	**4,345,000**					**1,824,152**	**2,520,848**
			Subtotal - Miramonte Specific Plan Pipelines							5,951,000	1,498,000	610,000	1,498,000	**9,557,000**					**0**	**9,557,000**
			Total Improvement Costs							8,664,000	2,177,000	884,000	2,177,000	**13,902,000**					**1,825,000**	**12,078,000**

AKEL ENGINEERING GROUP, INC.

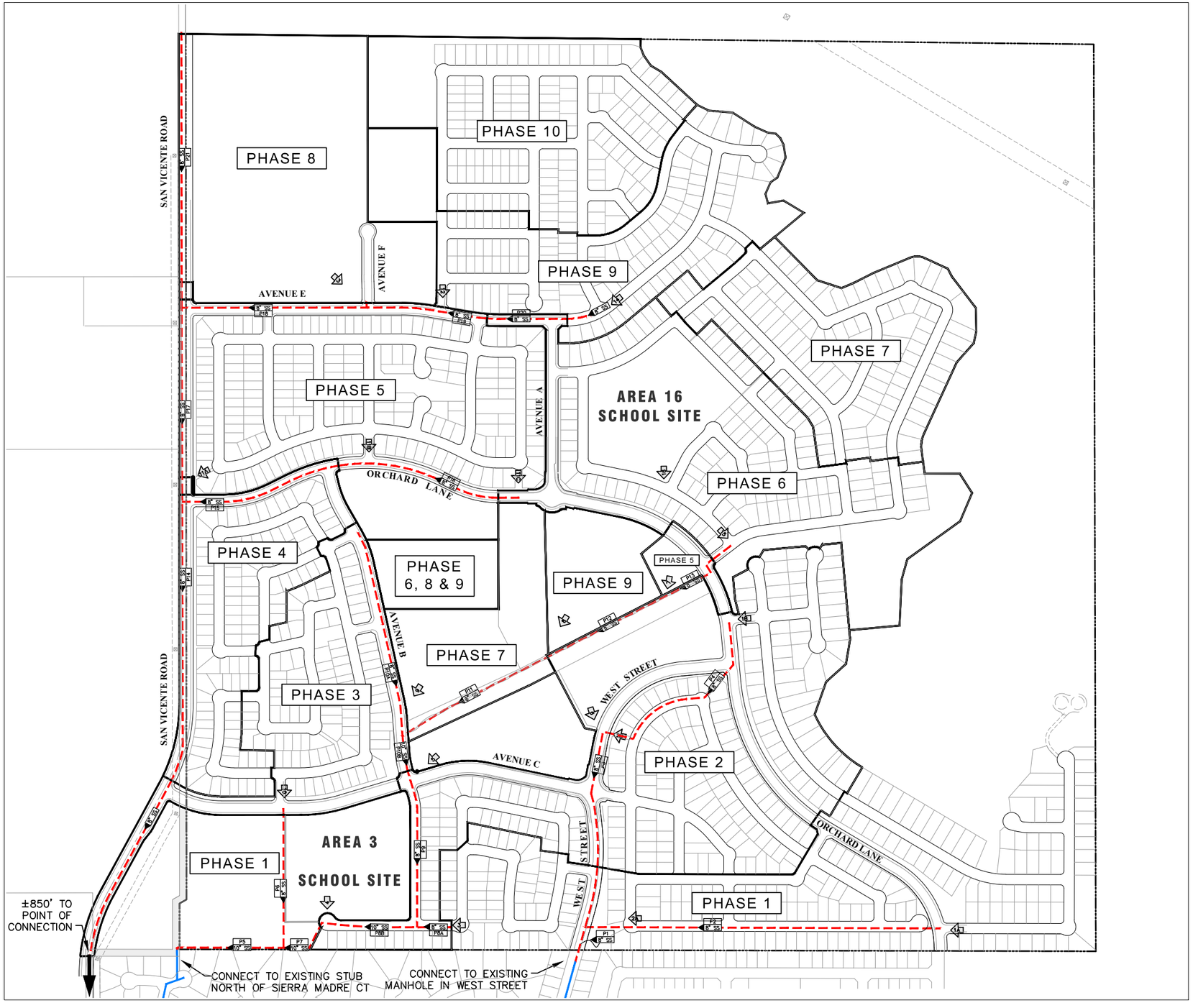
3/8/2024

Notes:

1. Capital improvement contingencies based on City of Soledad 2019 Water System Master Plan and are applied to the Baseline Construction Cost.
2. 25% of Baseline Construction Cost
3. 10% of Baseline Construction Cost
4. Sewer Unit Factor of 295 gpd/EDUs based on Akel Engineering Group experience.
5. Suggested Cost Allocation for existing and future users based on percentage of flows in pipeline.
6. Cost estimates are adjusted based on the Engineering News Record (ENR) Construction Cost Index (CCI) of 13,518 for February 2024.

APPENDIX A

Miramonte Sanitary Sewer Master Plan – Prepared by RJA



INDEX AND NOTES

1. MASTER PLAN
2. PHASE 1
3. PHASE 2
4. PHASE 3
5. PHASE 4
6. PHASE 5
7. PHASE 6
8. PHASE 7
9. PHASE 8
10. PHASE 9
11. PHASE 10
12. PHASING TABLE

1. THE SANITARY SEWER PHASING SHOWN IS SUBJECT TO CHANGE AND MAY BE FURTHER DIVIDED INTO SUB PHASES DEPENDING ON CONSTRUCTION PHASING, MARKET CONDITIONS, AND INFRASTRUCTURE REQUIREMENTS.
2. ALL SANITARY SEWER PIPES SHOWN IN THIS PHASING PLAN ARE BACKBONE.
3. THE PIPE LOCATIONS AND SIZES SHOWN ARE FOR THIS MIRAMONTE SPECIFIC PLAN AREA ONLY. IF ADDITIONAL PIPES AND/OR OVERSIZING OF ANY PIPES SHOWN HEREON ARE REQUIRED FOR THE FUTURE MIRRASOU SPECIFIC PLAN AREA, THE COST OF SUCH WILL BE SUBJECT TO FUTURE REIMBURSEMENT AND INCLUDED IN THE DEVELOPMENT AGREEMENT. THE NEED FOR SUCH OVERSIZING WILL BE DETERMINED WITH FINAL DESIGN

SEE SHEET 12 FOR THE OFFSITE SANITARY SEWER PHASING TABLE

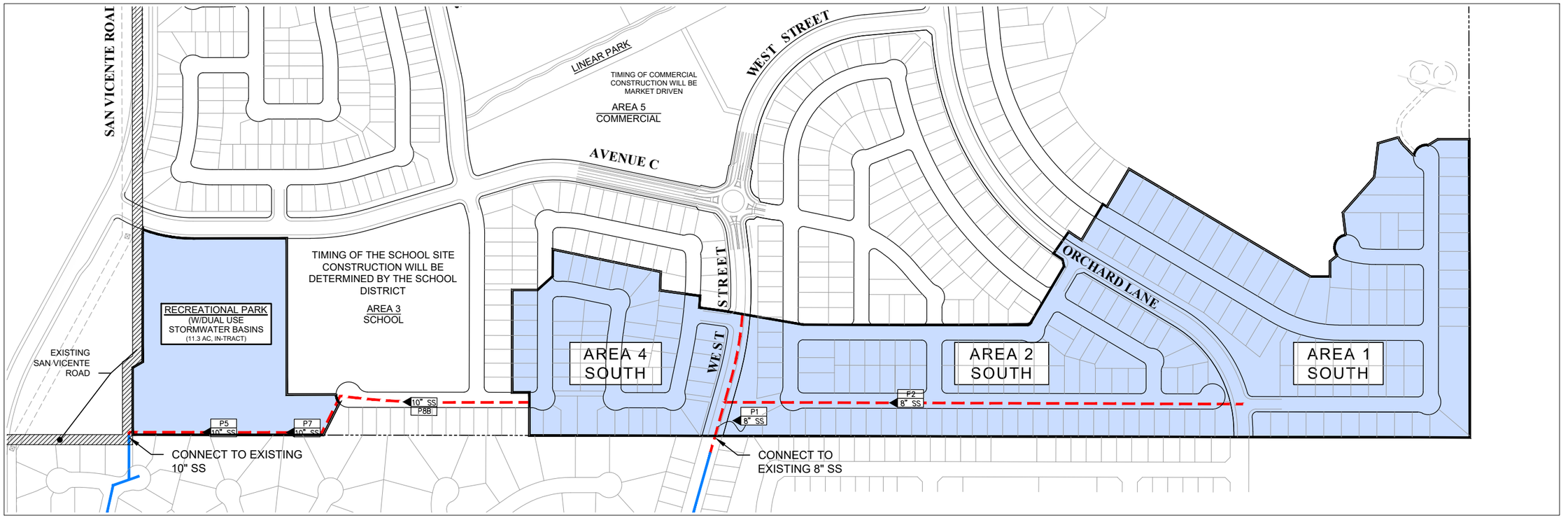
SANITARY SEWER PHASING

MASTER PLAN

MIRAMONTE
SOLEDAD, CALIFORNIA
AUGUST 31, 2023

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LEGEND

SEWER PHASING

EXISTING SEWER (IN-TRACT)

PHASE ONE OFFSITE IMPROVEMENTS:
Upsize 12" Sanitary Sewer (SS)main in San Vicente Road between Gabilan Drive and Goldenrod Street per timing in the Development Agreement.

SEE SHEET 12 FOR THE OFFSITE SANITARY SEWER PHASING TABLE

1"=400'

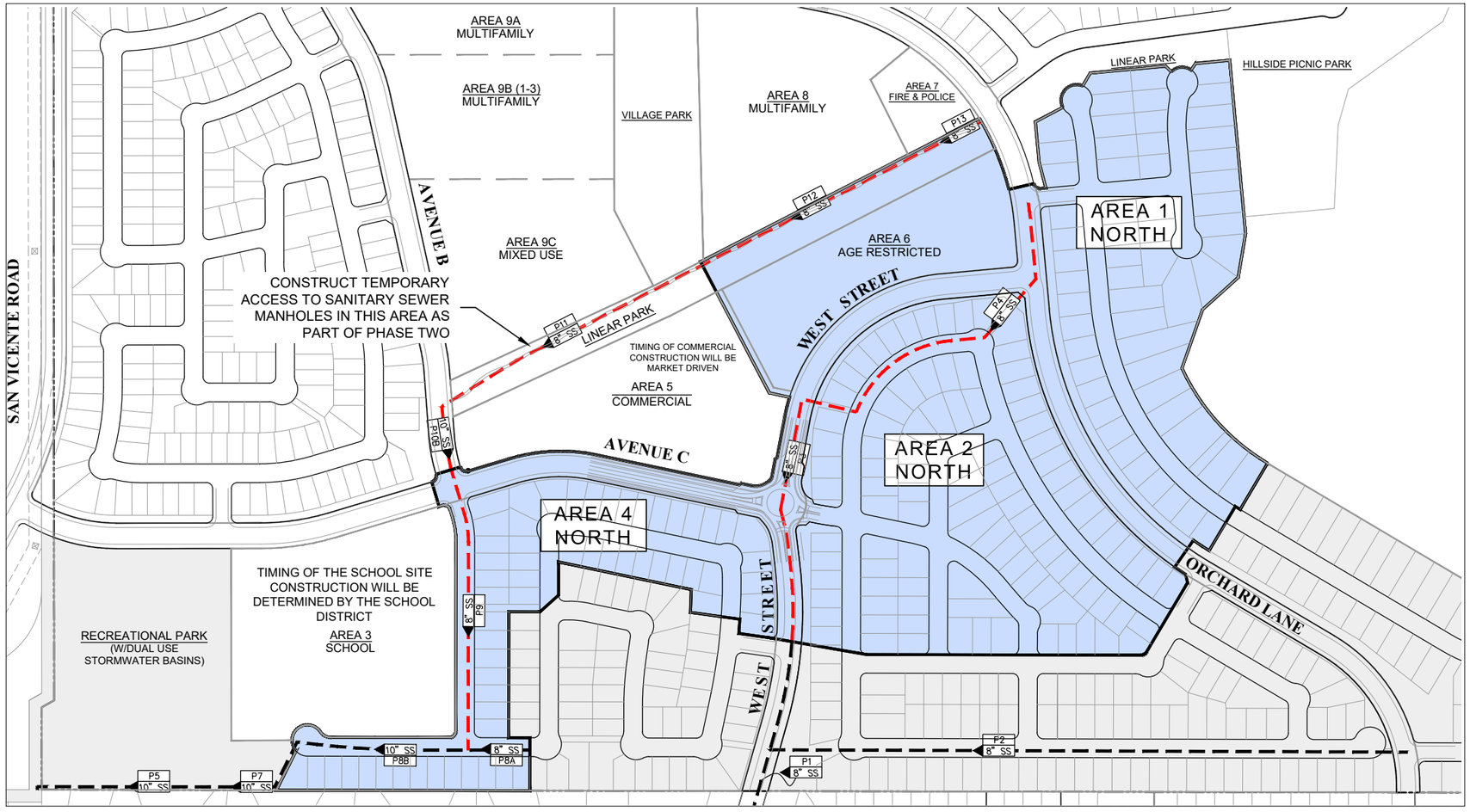
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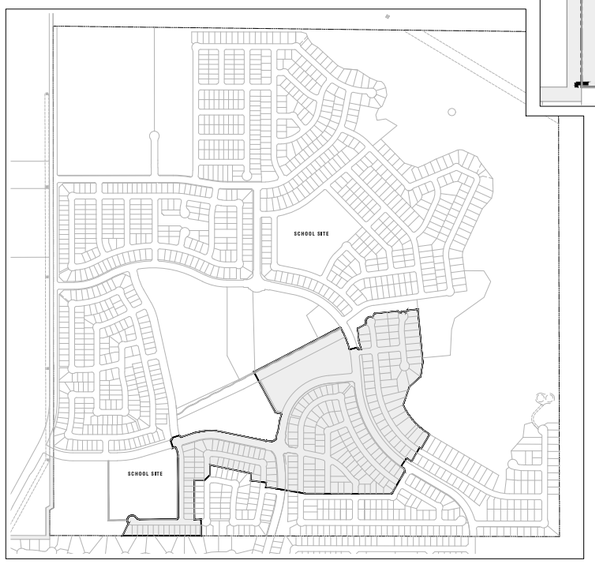
PHASE 1

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SEE SHEET 12 FOR THE OFFSITE SANITARY SEWER PHASING TABLE

SHEET 3 OF 12

LEGEND

- SEWER PHASING
- EXISTING SEWER (IN-TRACT)

PHASE TWO OFFSITE IMPROVEMENTS:
No offsite SS improvements required for Phase 2

1"=400'

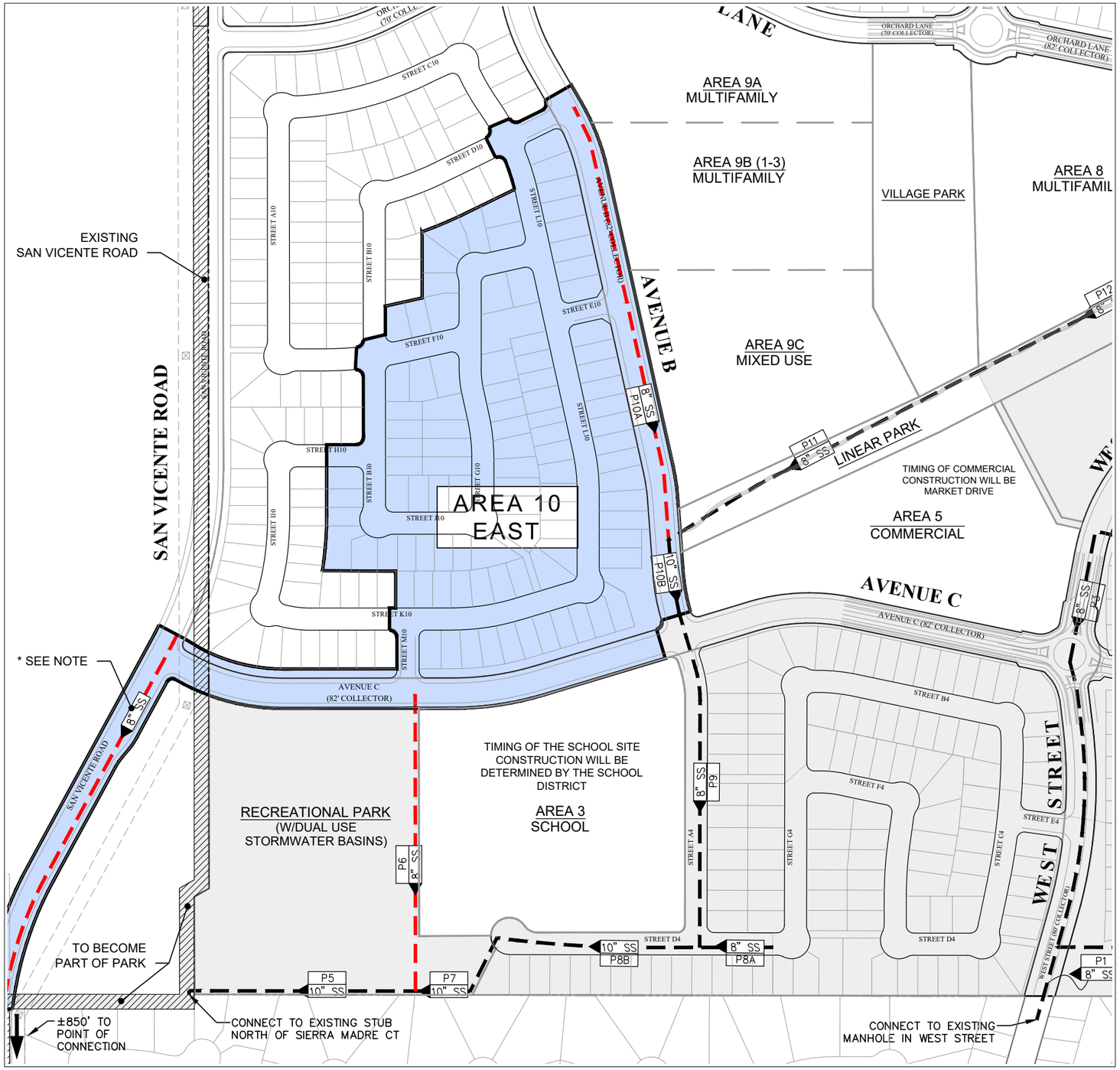
SANITARY SEWER PHASING

PHASE 2

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*** Note: The new SS main required for Phase 4 within the San Vicente Road realignment will be constructed with the roadway construction.**

LEGEND

- SEWER PHASING
- EXISTING SEWER (IN-TRACT)

PHASE FOUR OFFSITE IMPROVEMENTS:
New SS main in the San Vicente Road realignment

SEE SHEET 12 FOR THE OFFSITE SANITARY SEWER PHASING TABLE

SANITARY SEWER PHASING

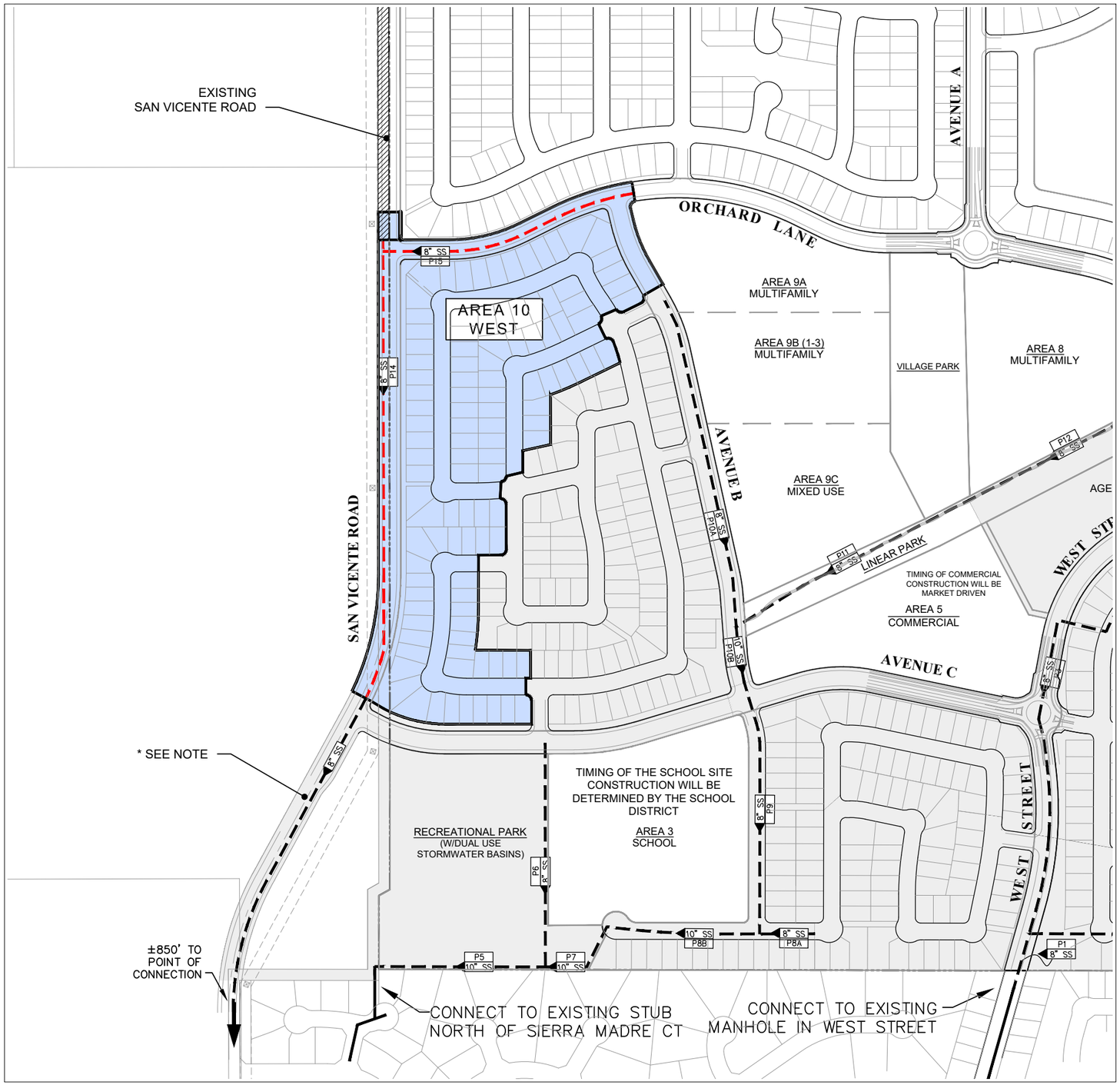
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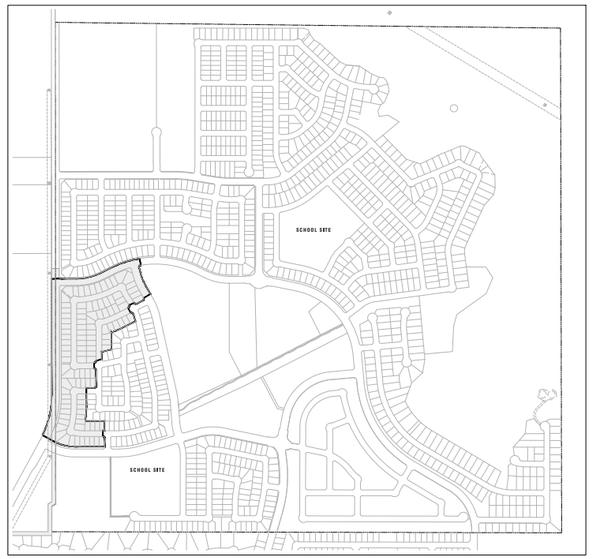
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1"=300'

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*** Note: The new SS main within the San Vicente Road alignment required for this phase is anticipated in Phase 3 with the roadway construction**

LEGEND

SEWER PHASING

EXISTING SEWER (IN-TRACT)

PHASE THREE OFFSITE IMPROVEMENTS:

No offsite SS improvements required for Phase 4

SEE SHEET 12 FOR THE OFFSITE SANITARY SEWER PHASING TABLE

1"=400'

SANITARY SEWER PHASING

PHASE 4

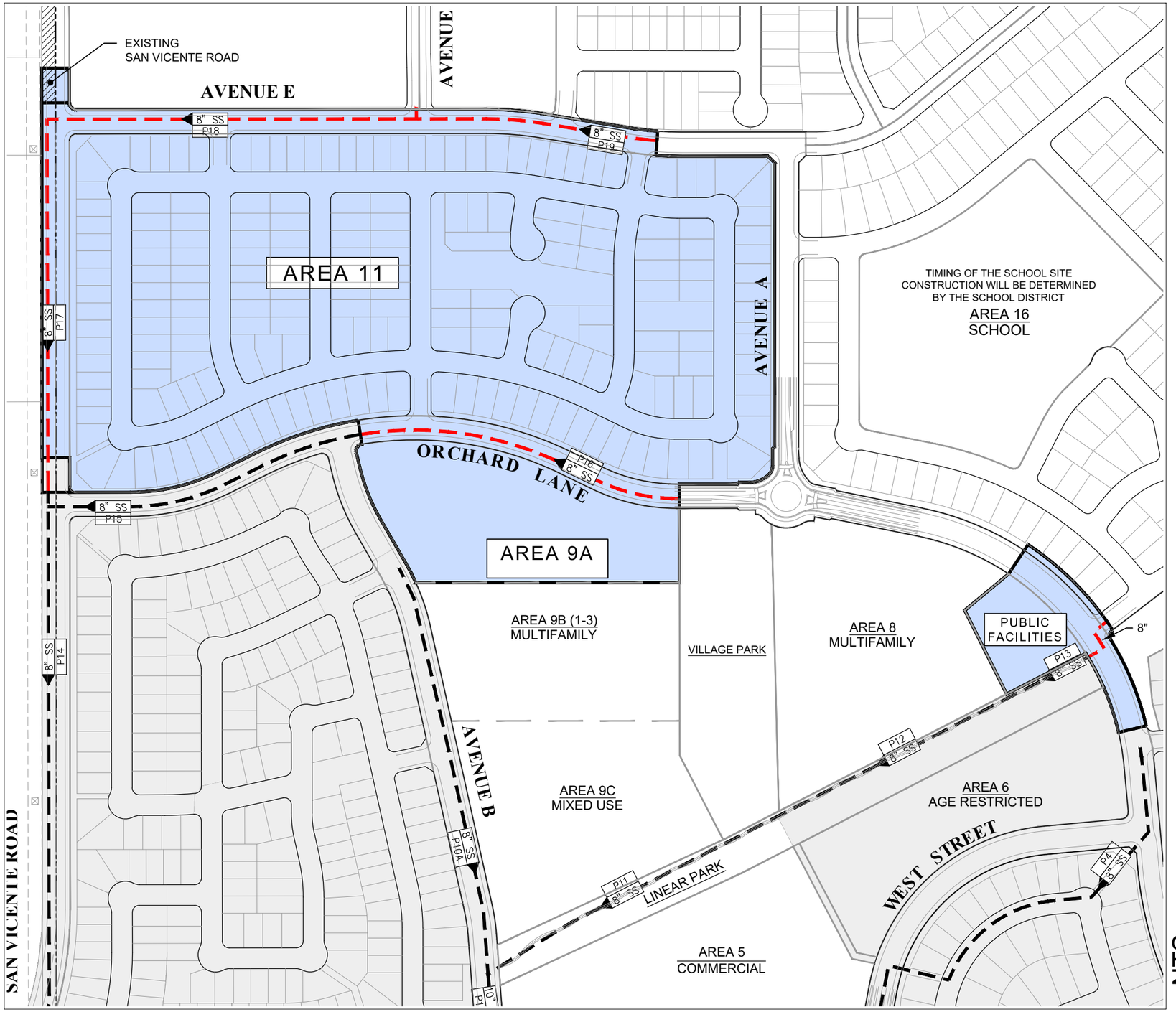
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LEGEND

SEWER PHASING

EXISTING SEWER (IN-TRACT)

PHASE FIVE OFFSITE IMPROVEMENTS:
No offsite SS improvements required for Phase 5

SEE SHEET 12 FOR THE OFFSITE SANITARY SEWER PHASING TABLE

NTS

SANITARY SEWER PHASING

PHASE 5

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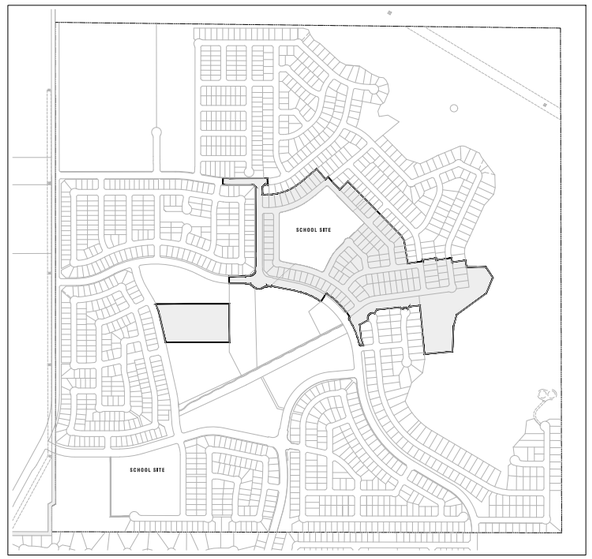
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NOTES:

Upsize 10" and 12" to 18" from 650 ft North of Ledesma Street intersection with San Vicente to intersection with Gabilan Dr. This improvement will increase San Vicente capacity to 1725 EDUs per timing in the Development Agreement.

LEGEND

SEWER PHASING

EXISTING SEWER (IN-TRACT)

PHASE SIX OFFSITE IMPROVEMENTS:

Upsize SS main in San Vicente Road in the following locations per the timing in the Development Agreement:

- Saavedra to Gabilan

- North of Ledesma approx. 200'

SEE SHEET 12 FOR THE OFFSITE SANITARY SEWER PHASING TABLE

1"=400'

SANITARY SEWER PHASING

PHASE 6

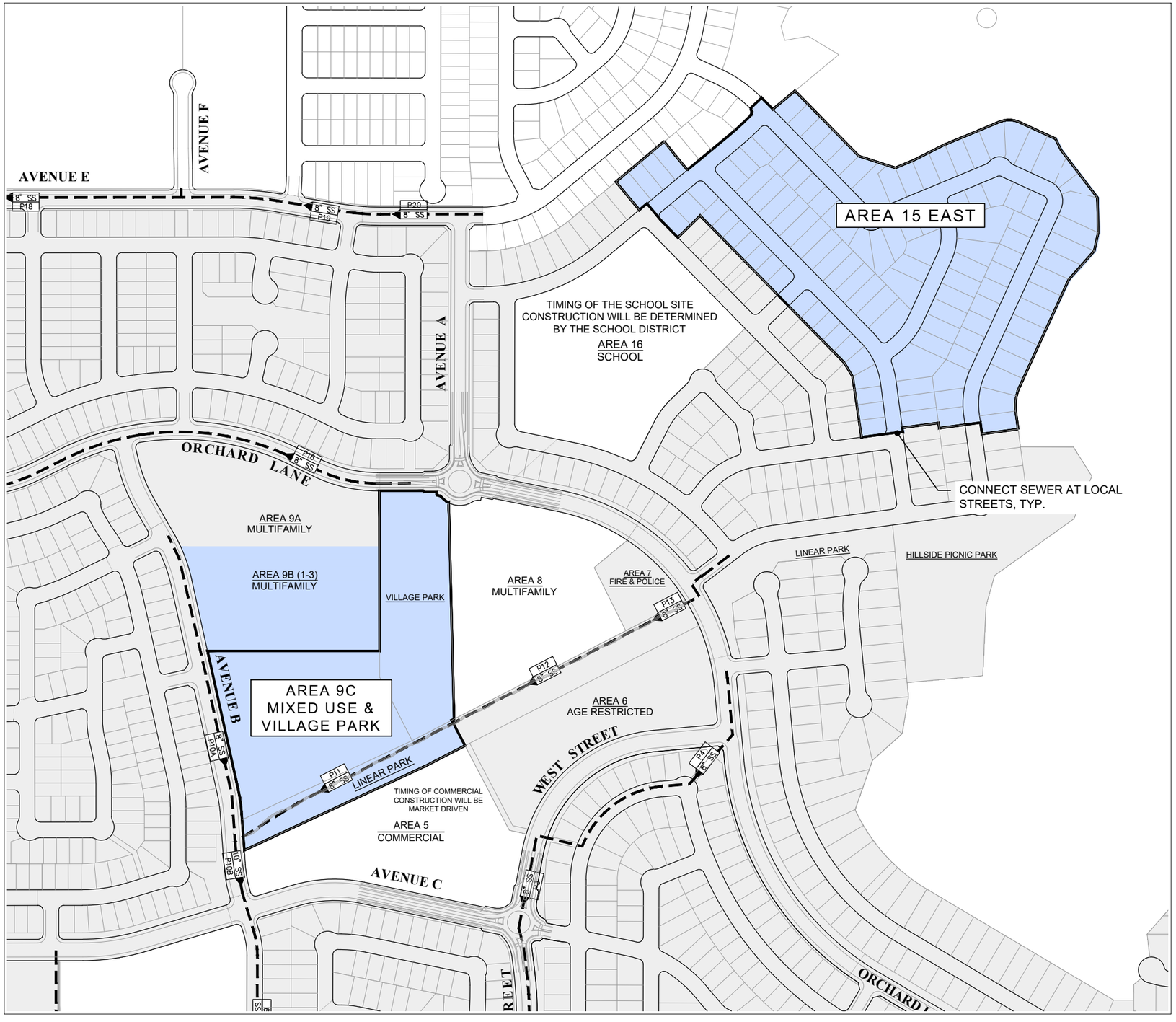
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LEGEND

- SEWER PHASING
- EXISTING SEWER (IN-TRACT)

PHASE SEVEN OFFSITE IMPROVEMENTS:
No offsite SS improvements required for Phase 7

SEE SHEET 12 FOR THE OFFSITE SANITARY SEWER PHASING TABLE

SHEET 8 OF 12

1"=400'

SANITARY SEWER PHASING

PHASE 7

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LEGEND

SEWER PHASING

EXISTING SEWER (IN-TRACT)

PHASE EIGHT OFFSITE IMPROVEMENTS:
Upsize SS main in San Vicente Road in the following locations per the timing in the Development Agreement:
- Ledesma to Saavedra
- Goldenrod Street to Front Street

SEE SHEET 12 FOR THE OFFSITE SANITARY SEWER PHASING TABLE

1"=400'

SANITARY SEWER PHASING

PHASE 8

MIRAMONTE

SOLEDAD, CALIFORNIA

AUGUST 31, 2023

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NOTES:

69 units over the San Vicente capacity.

LEGEND

SEWER PHASING

EXISTING SEWER (IN-TRACT)

PHASE EIGHT OFFSITE IMPROVEMENTS:

No offsite SS improvements required for Phase 9

SEE SHEET 12 FOR THE OFFSITE SANITARY SEWER PHASING TABLE

1"=400'

SANITARY SEWER PHASING

PHASE 9

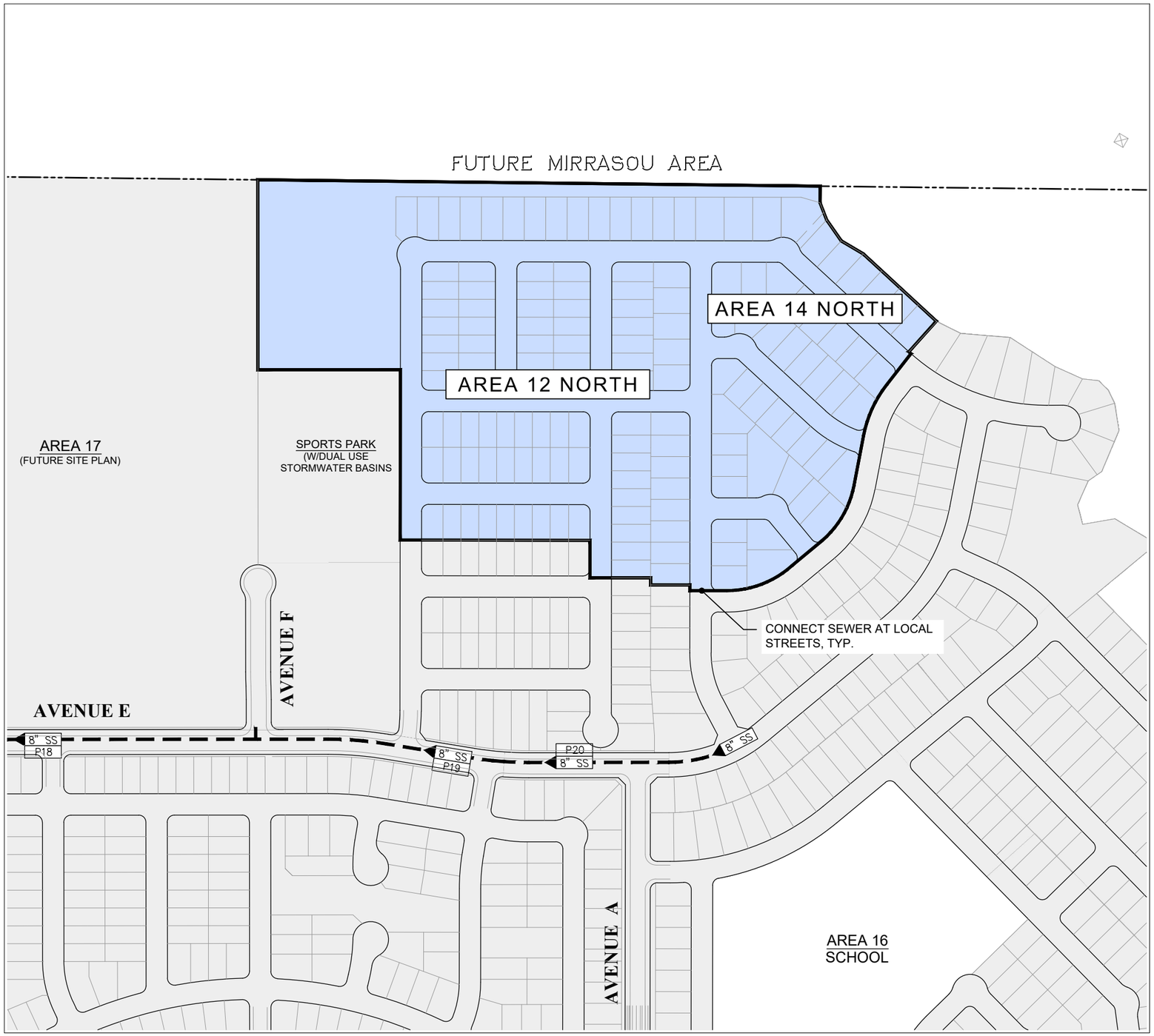
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SOLEDAD, CALIFORNIA

AUGUST 31, 2023

RUGGERI-JENSEN-AZAR
ENGINEERS ▪ PLANNERS ▪ SURVEYORS
8055 CAMINO ARROYO GILROY, CA 95020
PHONE: (408) 848-0300 FAX: (408) 848-0302

FILE PATH: W:\JOBS 20\202015 - MIRAMONTE\DRAWINGS\PRELIM\EXHIBITS\PHASING EXHIBITS\D - SANITARY SEWER PHASING EXHIBIT\MM-SEWER PHASING 2023-08-28.DWG





NOTES:

212 units over the San Vicente capacity.

LEGEND

SEWER PHASING

EXISTING SEWER (IN-TRACT)

PHASE TEN OFFSITE IMPROVEMENTS:

No offsite SS improvements required for Phase 10

SEE SHEET 12 FOR THE OFFSITE SANITARY SEWER PHASING TABLE

1"=300'

SANITARY SEWER PHASING

PHASE 10

MIRAMONTE

SOLEDAD, CALIFORNIA

AUGUST 31, 2023

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Miramonte Phasing: Offsite Sanitary Sewer Improvements

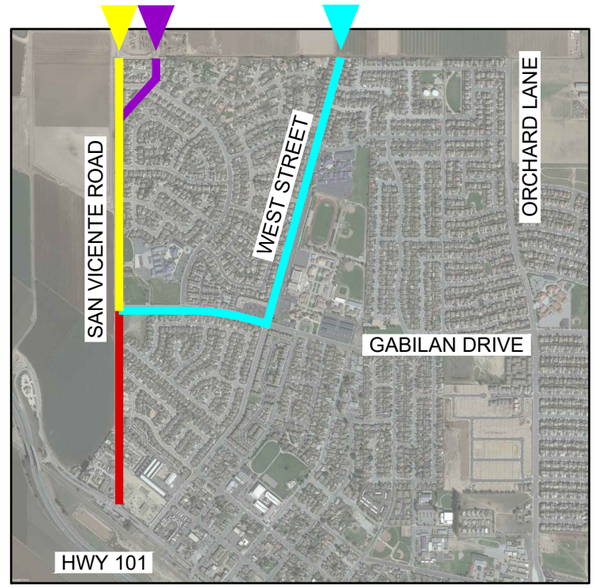
August 8, 2023

Master Plan EDU: 295 gpd per EDU (EDU = Equivalent Dwelling Unit)
Project DU: 400 gpd per DU (DU = Actual Dwelling Unit)
Conversion Factor: 1.356 EDU per DU

NOTES:
1. DOWNSTREAM SS SYSTEM UPGRADES AND PROJECT FAIR SHARE HAVE BEEN IDENTIFIED IN THE CITY OF SOLEDAD SANITARY SEWER MASTER PLAN AMENDMENT No. 1 AND THE OFFSITE PHASING STUDY BY AKEL.
2. THE PROJECT WILL PAY ITS FAIRSHARE OF DOWNSTREAM SS SYSTEM UPGRADES THROUGH THE PAYMENT OF SANITARY SEWER IMPACT FEES.
3. DOWNSTREAM SS SYSTEM UPGRADES WILL BE CONSTRUCTED IN PHASES BASED ON THE PROJECT BUILDOUT AS SHOWN IN THE RIGHT COLUMN BELOW.
4. THE VALUE OF ANY SUCH SS UPGRADES CONSTRUCTED BY THE PROJECT WILL BE CREDITED TOWARDS THE PROJECT IMPACT FEES OR REIMBURSED TO THE OWNER.

LDR - Low Density Residential Unit
MDR - Medium/High Density Residential Unit

					Route A		Route B		Route C		Route D		
Phase	**Area**	**No. DU**	**Cum. DUs**	**SS Route**	**West Street**	*615 EDU Max. Allowed*	**Sierra Madre to San Vicente Rd.**	*2,240 EDU Max. Before Upgrade is Needed*	**San Vicente Rd. North of Gabilan Dr.**	*1,170 EDU Max. Before 1st Upgrade is Needed*	**San Vicente Rd. Gabilan Dr. to Front St.**	*After the Ph. 1 upgrade: 2,290 EDU Max. Before the 2nd Upgrade*	**Offsite Improvements Required by Phase See Notes above**
					EDUs	Cumm EDU	EDUs	Cumm. EDU	EDUs	Cumm. EDU	EDUs	Cumm. EDU	
1													Ph. 1 Offsite Improvements:
(LDR)	1S	80											
(LDR)	2S	87											Upsize SS main in San Vicente Rd. between Gabilan Dr. & Goldenrod St. (Route D)
Subtotal Units This Route:		*167*		Route A to D	226	226					226		
	4S	54		Route B to C to D			73		73		73		
Total Units This Phase:		*221*	*221*					*73*	*73*	*73*	*299*	*299*	
2													Ph. 2 Offsite Improvements:
(LDR)	1N	57											
(LDR)	2N	97											No offsite SS improvements required for Ph. 2
(Sr. Living)	6	134											
Total Units This Subphase:		*288*		Route A to D	390	616					390		
	4N	59		Route B to C to D			80		80		80		
Total Units This Phase:		*347*	*568*					*153*	*80*	*153*	*470*	*769*	
3													Ph. 3 Offsite Improvements:
	10E	95		Route B to C to D			129		129		129		No offsite SS improvements required for Ph. 3
Total Units This Phase:		*95*	*663*					*282*	*129*	*282*	*129*	*898*	*(Note that the SS main within the San Vicente realignment will be constructed with the roadway construction anticipated in PH. 3)``*
4													PH. 4 Offsite Improvements:
(LDR)	10W	108		Route B to C to D			146		146		146		New SS Main in San Vicente from Ave. C to Orchard Ln.
Total Units This Phase:		*108*	*771*					*428*	*146*	*428*	*146*	*1044*	New SS main in the San Vicente Rd Realignment *(See Note for Ph. 3)*
5													Ph. 5 Offsite Improvements:
(LDR)	11	190		Route C to D					258		258		New SS Main in San Vicente from Orchard Ln. to Ave. E
(MDR)	9A	70		Route B to C to D			95		95		95		No other offsite SS improvements for Phase 5
Total Units This Phase:		*260*	1,031					*523*	353	781	353	1397	
6													Ph. 6 Offsite Improvements:
(LDR)	15W	110											Upsize SS main in San Vicente Rd. in the following locations:
(MDR)	9B(1)	110					298		298		298		- Saavedra to Gabilan (Route C)
Total Units This Phase:		*220*	1,251	Route B to C to D				*821*		1079		1695	- North of Ledesma approx. 200' (Route C)
7													Ph. 7 Offsite Improvements:
(LDR)	15E	114											
(MDR)	9C	131					332		332		332		No offsite SS improvements required for Ph. 7
Total Units This Phase:		245	1,496	Route B to C to D				1153		1411		2027	
8													PH. 8 Offsite Improvements:
(LDR)	17	314		Route C to D					426		426		New SS Main in San Vicente-Orchard Ln. North of Ave. E
(MDR)	9b(2)	70		Route B to C to D			95		95		95		Upsize SS main in San Vicente Rd. at the following locations:
Total Units This Phase:		*384*	1,880					1248	521	1932	521	2548	- Ledesma to Saavedra (Route C)
													- Goldenrod St. to Front St. (Route D)
9													Ph. 9 Offsite Improvements:
(LDR)	12S	53											
(LDR)	14S	49											No offsite SS improvements required for Ph. 9
(LDR)	15(ptn)	22											
		124		Route C to D					168		168		
(MDR)	8	190											
(MDR)	9B(3)	55											
Total Units This Subphase:		245		Route B to C to D			332		332		332		
Total Units This Phase:		*369*	2,249					1580	332	2264	500	3048	
10	12N	100											Ph. 10 Offsite Improvements:
(LDR)	14N	43		Route C to D					194		194		
Total Units This Phase:		*143*	2,392							2458	194	3242	No offsite SS improvements required for Ph. 10
				Summary By Route:	Miramonte EDU Route A:	616	Miramonte EDU Route B:	1580	Miramonte EDU Route C:	2458	Miramonte EDU Route D:	3242	
					Route A: No Upgrades Required		*Route B: No Upgrades Required*		*Route C: Upgrades Required as Noted in the Right Column*		*Route D: Upgrades Required as Noted in the Right Column*		



SHEET 12 OF 12

SANITARY SEWER PHASING

PHASING TABLE

MIRAMONTE
SOLEDAD, CALIFORNIA
AUGUST 31, 2023

RJA
RUGGERI-JENSEN-AZAR
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8055 CAMINO ARROYO GILROY, CA 95020
PHONE: (408) 848-0300 FAX: (408) 848-0302

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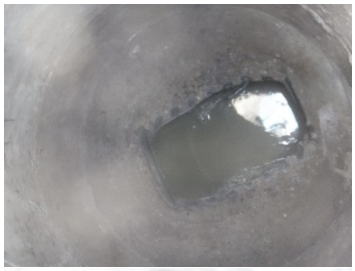
APPENDIX B

Sanitary Sewer Flow Monitoring Study, 2022 (V&A)

Soledad Sewage Treatment Plant

Dry Weather Sanitary Sewer Flow Monitoring







Prepared for:

Tony A. Akel, P.E., D.WRE
Senior Principal
Akel Engineering Group, Inc.
7433 N First St.
Fresno, CA 93720

Date: July 26, 2022

Prepared by:

V&A consulting engineers

V&A Project No. 22-0148

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3 Findings 5
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Photo Log

Photo 2-1. Confined Space Entry 2
Photo 2-2. Typical Personal Four-Gas Monitor 2

Abbreviations and Acronyms

Abbreviations/Acronyms	Definition
AEG	Akel Engineering Group
ADWF	Average dry weather flow
City	City of Soledad
CO	Carbon monoxide
d/D	flow depth over pipe diameter
H_2S	Hydrogen Sulfide
in	Inch
LEL	Lower explosive limit
mgd	Million gallons per day
PVC	Polyvinyl Chloride
V&A	V&A Consulting Engineers, Inc.

1 Introduction

V&A Consulting Engineers, Inc. (V&A) was retained by Akel Engineering Group (AEG) to perform flow monitoring at one (1) location for three (3) weeks (June 27th, 2022 through July 18th, 2022). Three parallel lines head southwest off the intersection of Front Street and West Street in the City of Soledad, CA (City). The purpose of this work was to determine dry weather flows going through an east-most pipeline that is conveyed towards the Soledad Sewage Treatment Plant. V&A's understanding is this pipeline captures flow from the northwest region of the City. Additionally while on site, V&A entered and measured pipe diameters for the center and west-most parallel line to assist the City and AEG with records of pipeline dimensions. These diameters were communicated directly to the City on June 27, 2022.

Flow monitoring sites were identified as the manholes where the flow monitors were secured and the pipelines wherein the flow sensors were placed. The flow monitoring sites were selected and approved by AEG and the City. Information regarding the flow monitoring location is listed in Table 1-1. Figure 1-1 illustrates the location of the sewage treatment plant and its proximity to the flow monitoring site. A detailed description of the flow monitoring sites, including photographs, is included in Appendix A.

Table 1-1. List of Flow Monitoring Locations

Flow Monitoring Site	Manhole ID	Location	Latitude and Longitude	Pipe Diameter	Pipe Material	Pipe Monitored
Site 01	MH 1120	450 feet southwest of Front St and West St	36°25'39.37"N 121°19'57.67"W	32.5 in	Polyvinyl Chloride (PVC)	Northeast Inlet

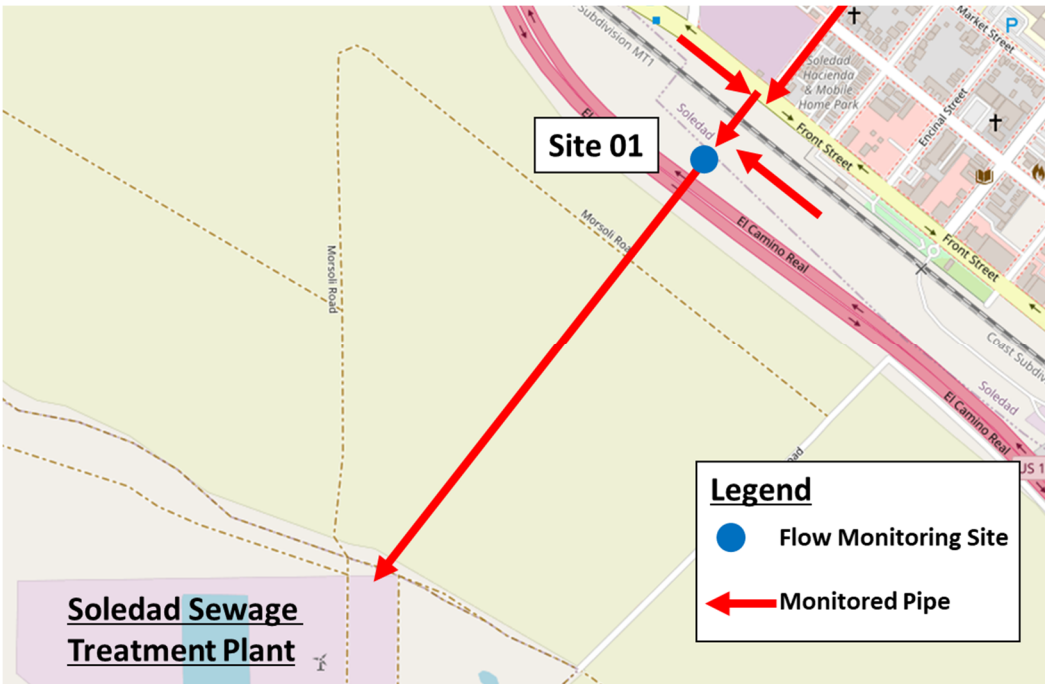


Figure 1-1. Location of Flow Monitoring Site

2 Approach

2.1 Confined Space Entry

A confined space (Photo 2-1) is defined as any space that is large enough and so configured that a person can bodily enter and perform assigned work, has limited or restricted means for entry or exit, and is not designed for continuous employee occupancy. In general, the atmosphere must be constantly monitored for sufficient levels of oxygen (19.5% to 23.5%), the presence of hydrogen sulfide (H_2S) and carbon monoxide (CO) gas, and the lower explosive limit (LEL). A typical confined space entry crew has members with the OSHA-defined responsibilities of Entrant, Attendant, and Supervisor. The Entrant is the individual performing the work. He or she is equipped with the necessary personal protective equipment needed to perform the job safely, including a personal four-gas monitor (Photo 2-2). If it is not possible to maintain line-of-sight with the Entrant, then more Entrants are required until line-of-sight can be maintained. The Attendant is responsible for maintaining contact with the Entrants to monitor the atmosphere using another four-gas monitor and maintaining records of all Entrants if there is more than one. The Supervisor is responsible for developing a safe work plan for the job at hand before entering.



Photo 2-1. Typical Confined Space Entry for Flow Monitoring Work



Photo 2-2. Typical Personal Four-Gas Monitor

2.2 Flow Meter Installation

V&A installed one Hach FL904 area-velocity flow meter for temporary metering within the collection system. Hach FL904 meters use submerged sensors with a pressure transducer to collect depth readings and an ultrasonic Doppler sensor to determine the average fluid velocity. The ultrasonic sensor emits high-frequency (500 kHz) sound waves, which are reflected by air bubbles and suspended particles in the flow. The sensor receives the reflected signal and determines the Doppler frequency shift, which indicates the estimated average flow velocity. The sensor is typically mounted at a manhole inlet to take advantage of smoother upstream flow conditions. The sensor may be offset to one side to lessen the chances of fouling and sedimentation where these problems are expected to occur. Manual level and velocity measurements were taken during the installation of the flow meters and again when they were removed and compared to simultaneous level and velocity readings from the flow meters to ensure proper calibration and accuracy. Figure 2-1 shows a typical installation for a flow meter with a submerged sensor.

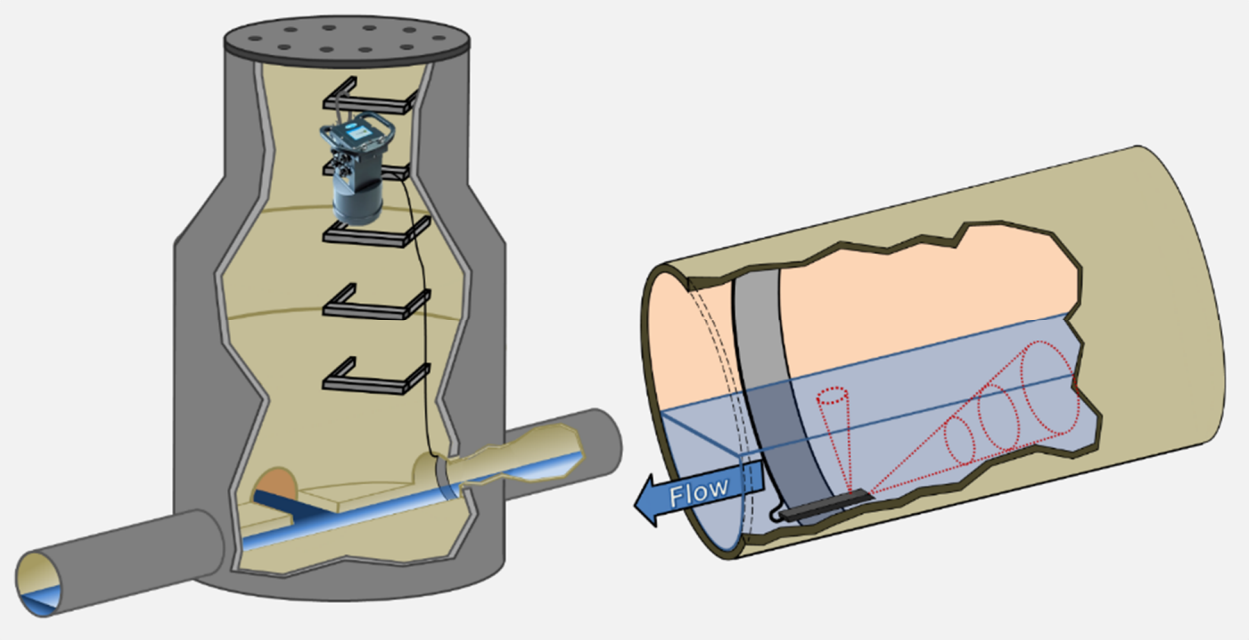


Figure 2-1. Typical Installation for Flow Meter with Submerged Sensor

2.3 Flow Calculation

Data retrieved from the flow meter was placed into a spreadsheet program for analysis. Data analysis includes data comparison to field calibration measurements, as well as geometric adjustments for sediment (sediment reduces the pipe's wetted cross-sectional area available to carry flow).

Area-velocity flow metering uses the continuity equation,

$$Q = v \cdot A = v \cdot (A_T - A_S)$$

where Q: volumetric flow rate
v: average velocity, as determined by the ultrasonic sensor
A: cross-sectional area available to carry flow
A_T: total cross-sectional area with both wastewater and sediment
A_S: cross-sectional area of sediment.

For circular pipes,

$$A_T = \left[\frac{D^2}{4}\cos^{-1}\left(1-\frac{2d_W}{D}\right)\right]-\left[\left(\frac{D}{2}-d_W\right)\left(\frac{D}{2}\right)\sin\left(\cos^{-1}\left(1-\frac{2d_W}{D}\right)\right)\right]$$

$$A_S = \left[\frac{D^2}{4}\cos^{-1}\left(1-\frac{2d_S}{D}\right)\right]-\left[\left(\frac{D}{2}-d_S\right)\left(\frac{D}{2}\right)\sin\left(\cos^{-1}\left(1-\frac{2d_S}{D}\right)\right)\right]$$

where d_W: distance between wastewater level and pipe invert
d_S: depth of sediment
D: pipe diameter

Weekday and weekend flow patterns differ and are separated when determining average dry weather flows (ADWF). The Overall ADWF was determined from:

$$ADWF = \left(ADWF_{Mon-Fri}\times\frac{5}{7}\right)+\left(ADWF_{Sat-Sun}\times\frac{2}{7}\right)$$

3 Findings

3.1 Peak Existing Measured Flow: Flow Monitoring Results

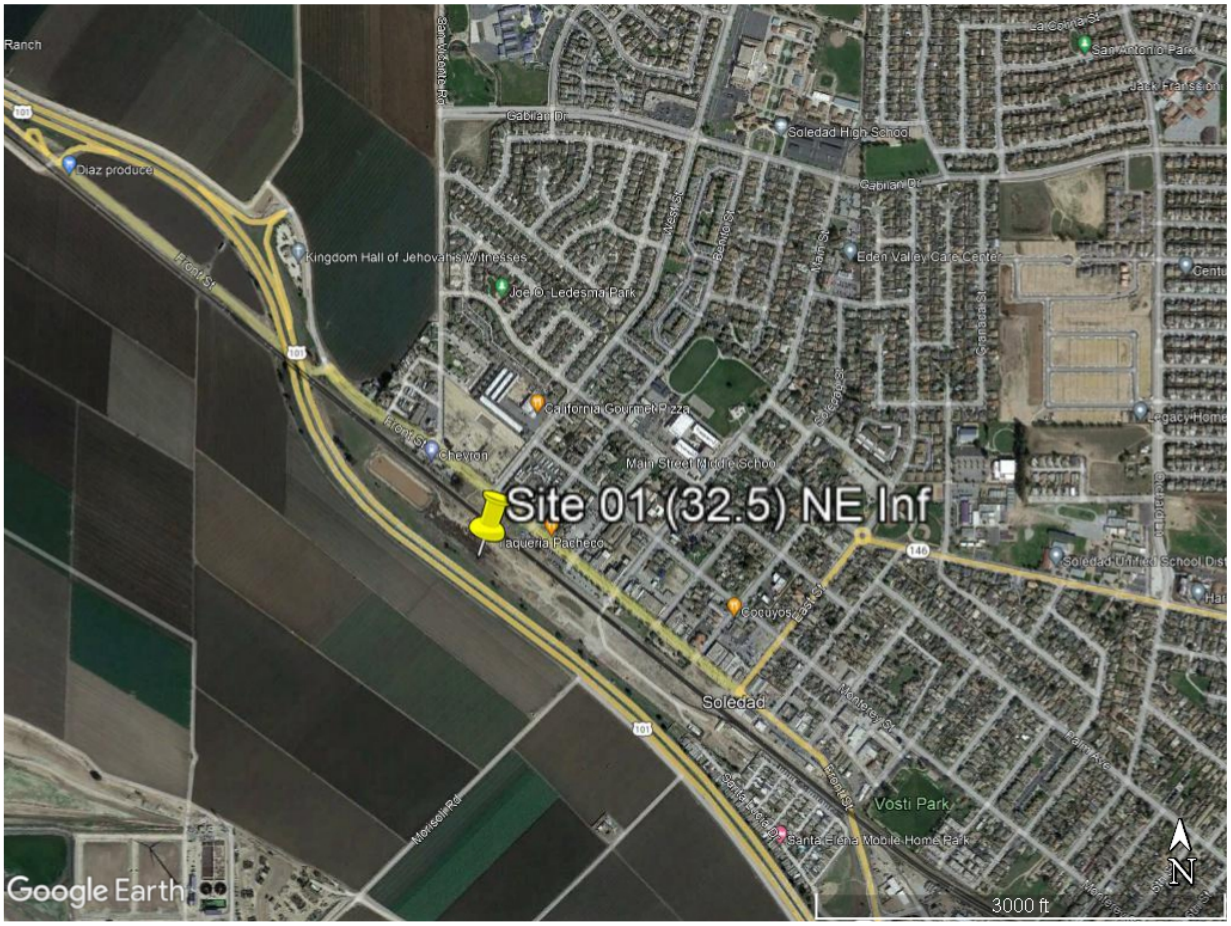
Table 3-1 lists the ADWF, peak measured flow and other calculated factors. Detailed graphs of the flow monitoring data are included in *Appendix A*.

Table 3-1. Flow Monitoring Summary

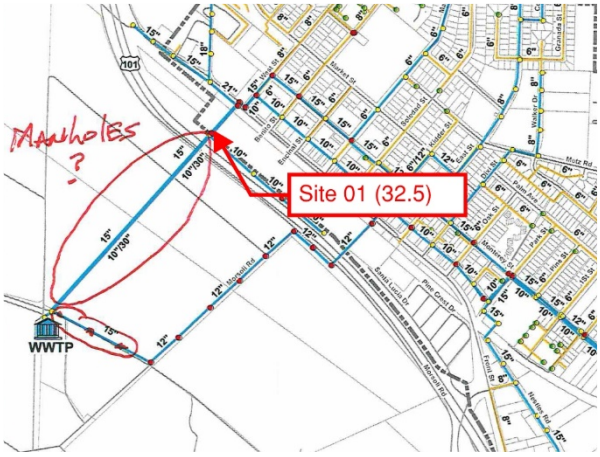
Item	Site 01 MH 1120 Northeast Inlet
Pipe Diameter (in):	32.5
Measured Sediment (in):	0
Weekday (Monday-Thursday) ADWF (mgd):	0.455
Weekday (Friday) ADWF (mgd):	0.447
Weekend (Saturday) ADWF (mgd):	0.474
Weekend (Sunday) ADWF (mgd):	0.512
Overall ADWF (mgd):	0.465
Peak Measured Dry Weather Flow (mgd) (PDWF):	0.901
Peak Measured Dry Weather Level (in):	7.83
Peak Measured Dry Weather d/D Ratio:	0.24
Peak Measured Peaking Factor (PDWF/ADWF):	1.93

Appendix A
Flow Monitoring Site Report: Data, Graphs, Information

Site 01: Manhole 1120 Northeast Inlet



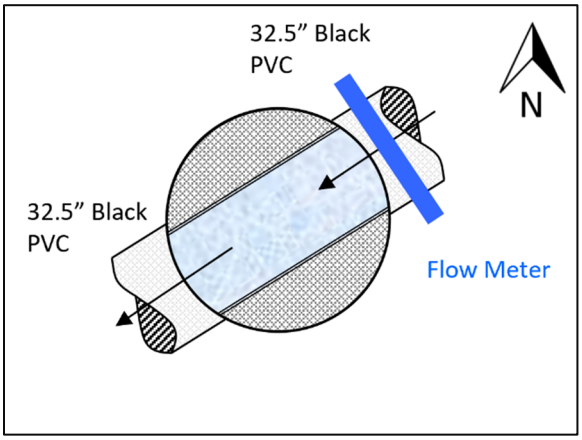
Satellite View



Sanitary Map



Street View



Flow Diagram



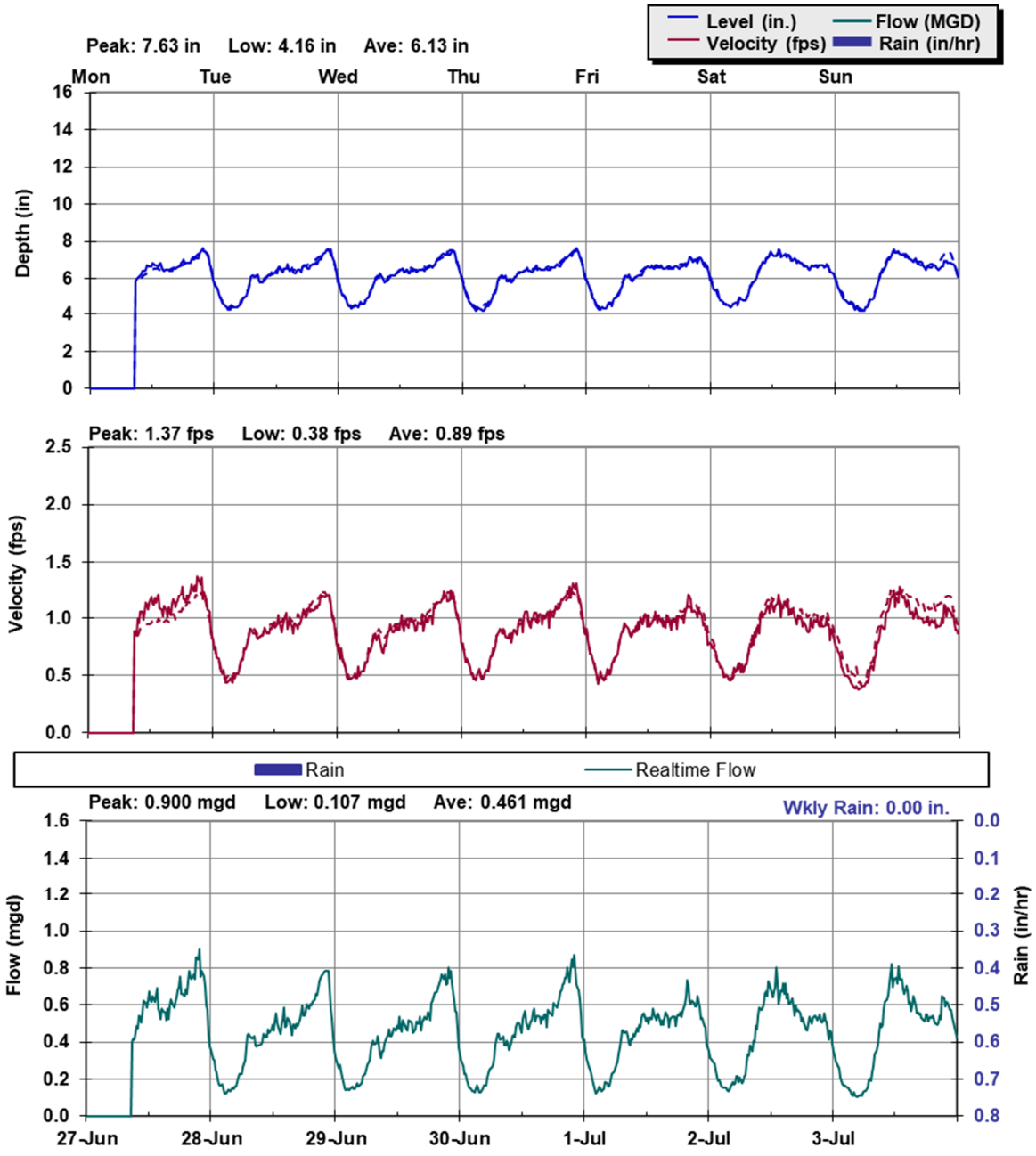
Plan View



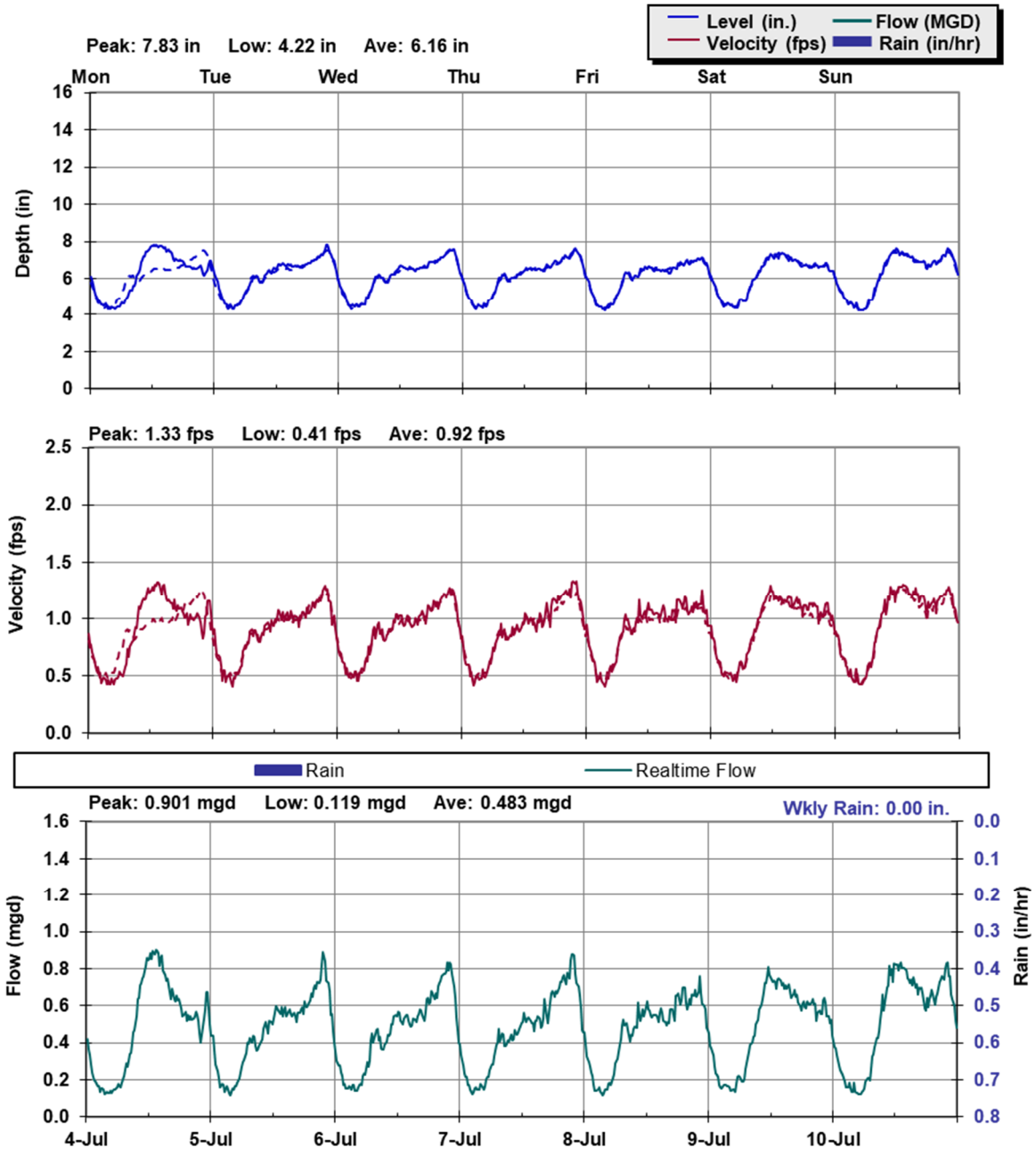
Outlet View



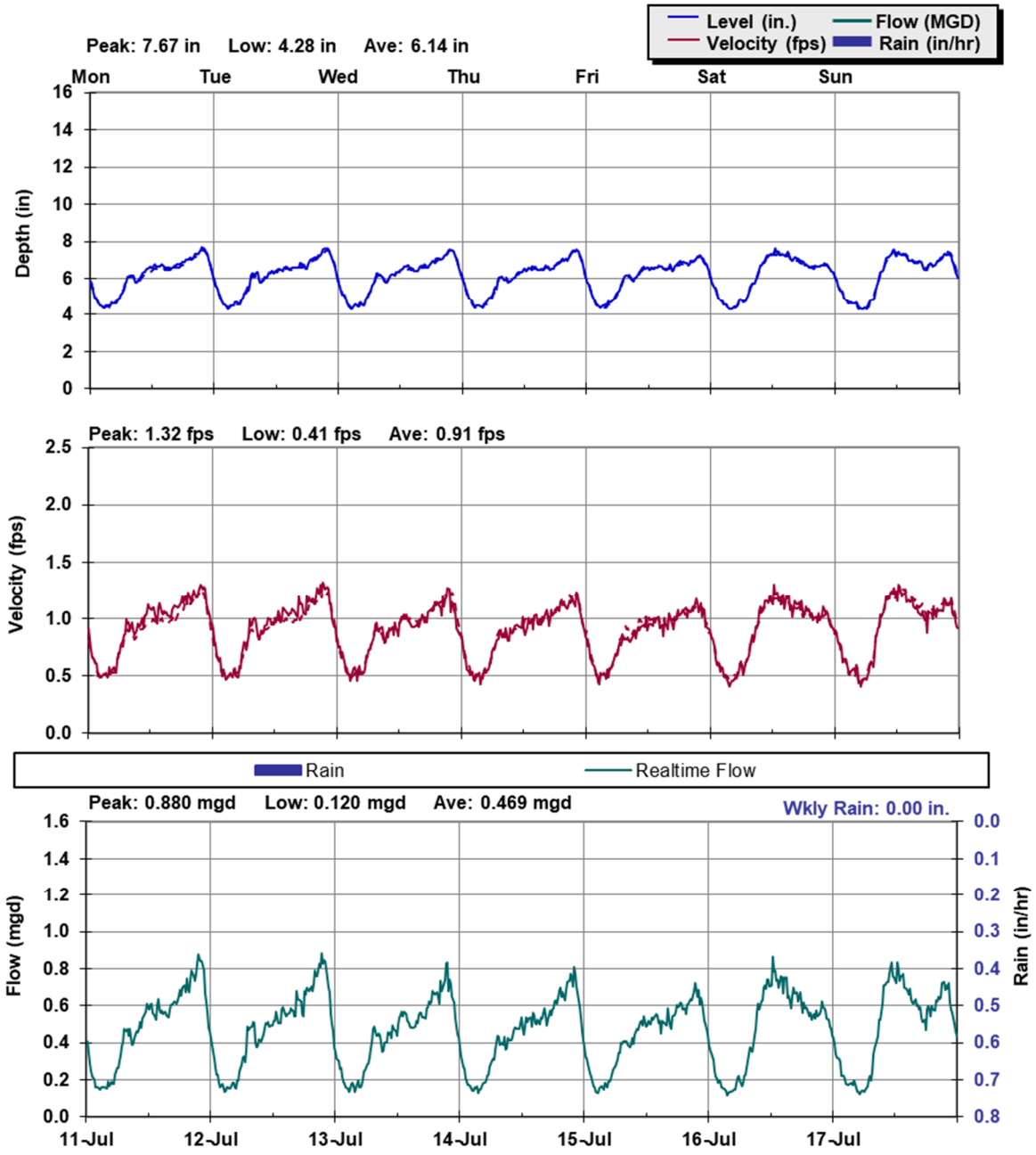
Northeast Inlet Pipe (Monitored Pipe)



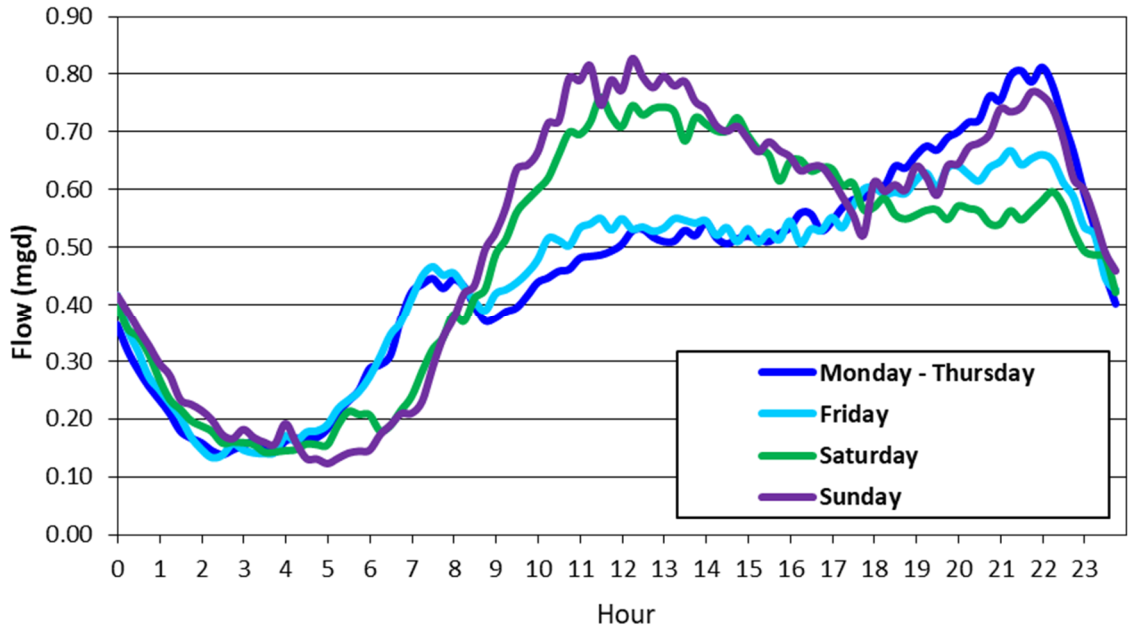
Flow Monitoring Details (06/27/2022 to 07/03/2022)



Flow Monitoring Details (07/04/22 to 07/10/22)



Flow Monitoring Details (07/11/22 to 07/17/22)



Average Dry Weather Flow

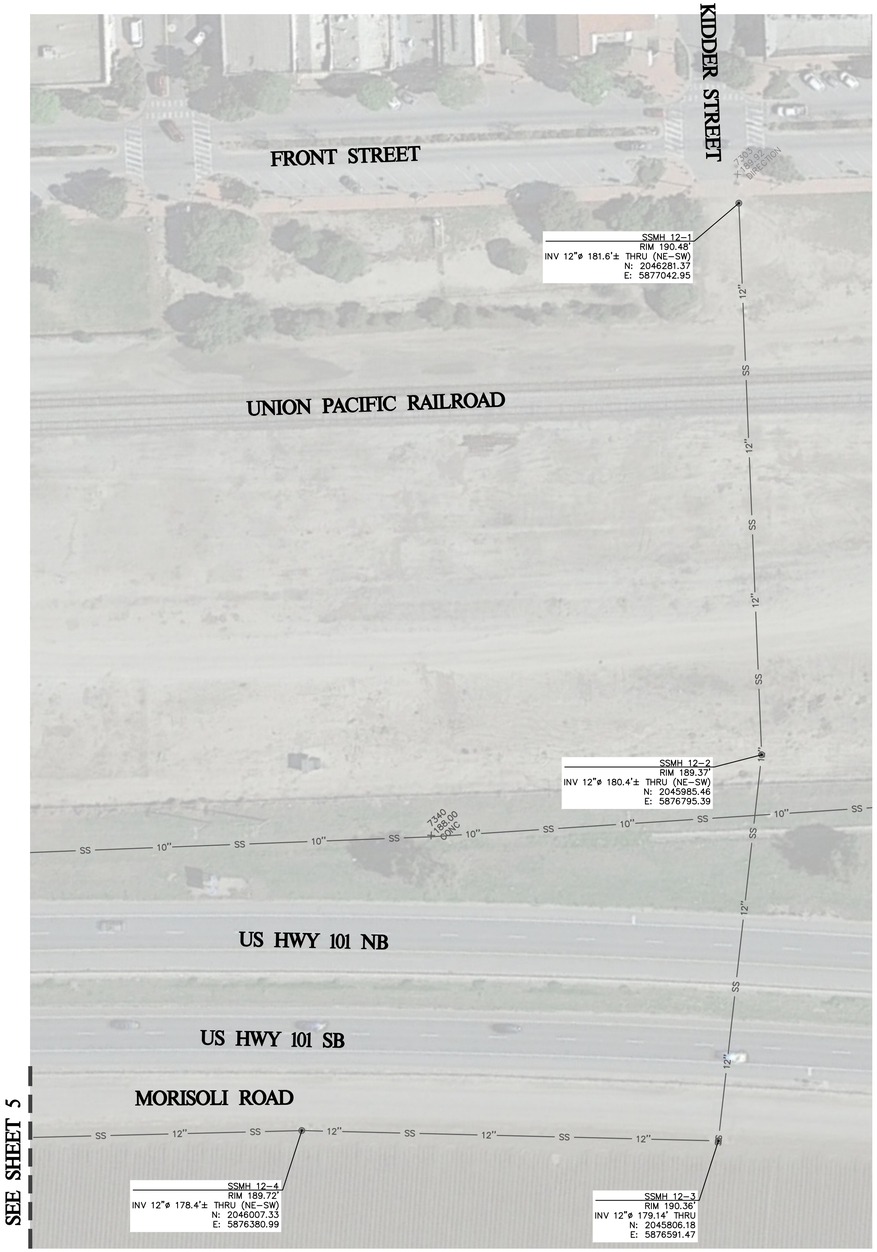
V&A Project No. 22-0148



V&A consulting engineers
1000 Broadway
Suite 320
Oakland, CA 94607
510.903.6600
510.903.6601, Fax

APPENDIX C

Sewer Collection System Field Survey (Cannon)



PROJECT MAP– PLAN VIEW

SCALE: 1"=50'

0 50 100

1 INCH = 50 FEET

REV NO	DATE	REVISED	DESTROY ALL PRINTS BEARING EARLIER DATE	REV. BY	CKD / APRD BY

Cannon
1050 Southwood Drive
San Luis Obispo, CA 93401
P 805.544.7407 F 805.544.3863

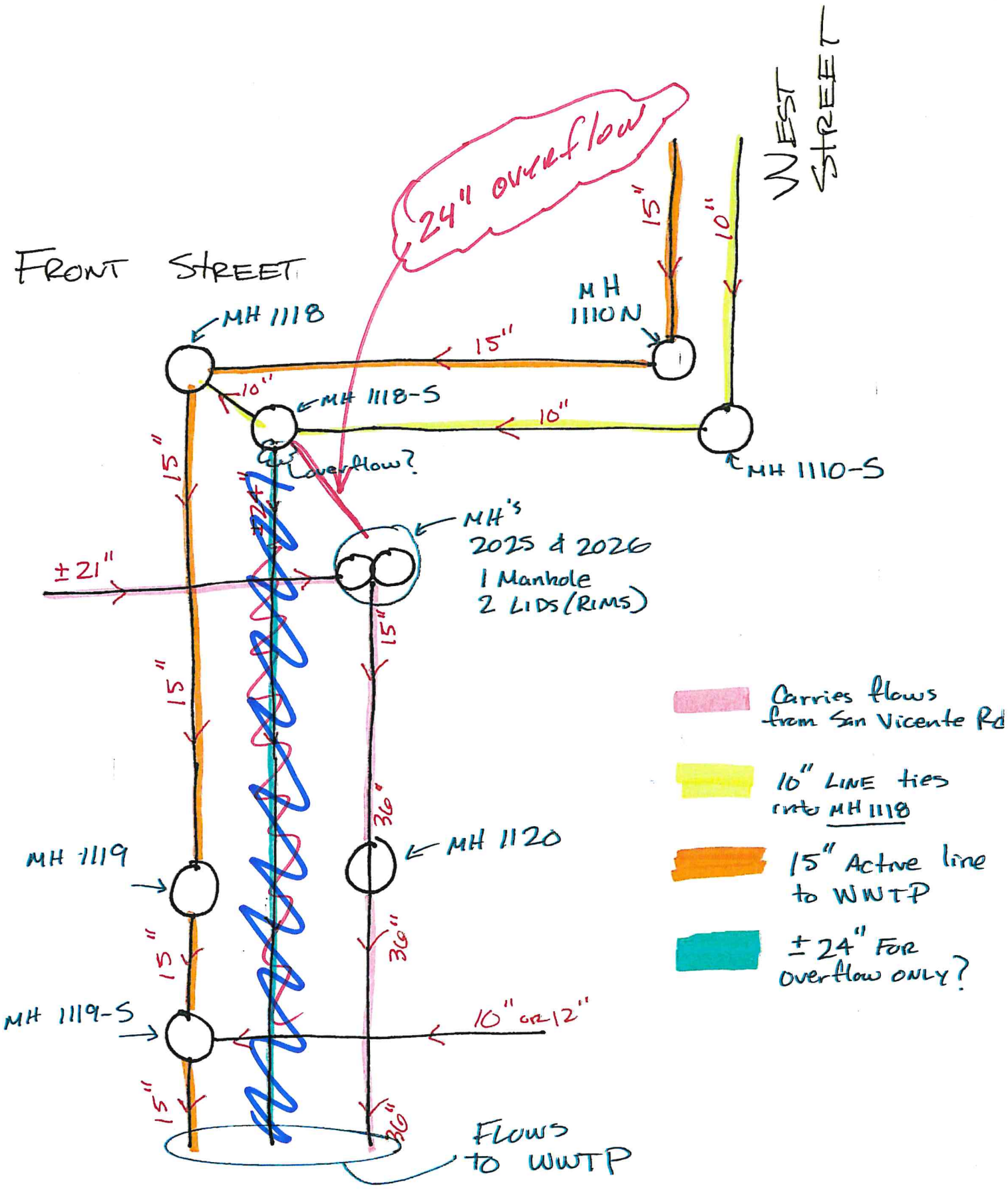
DRAWN BY FC
CHECKED BY AG
DATE 12/20/2022
SCALE 1" = 50'
CA JOB NO. 210224.01

THESE DRAWINGS ARE INSTRUMENTS OF SERVICE AND INFORMATION ON THESE DRAWINGS ARE FOR THE SPECIFIC PROJECT AND SHALL NOT BE USED OTHERWISE OR REPRODUCED WITHOUT THE EXPRESS WRITTEN PERMISSION OF CANNON.

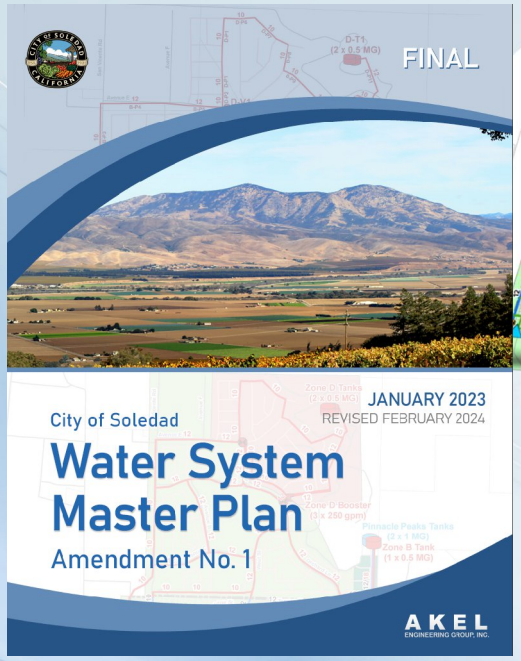
CITY OF SOLEDAD
SEWER COLLECTION SYSTEM IMPROVEMENTS
SEWER AND STORM DRAIN MAP
SOLEDAD, CALIFORNIA

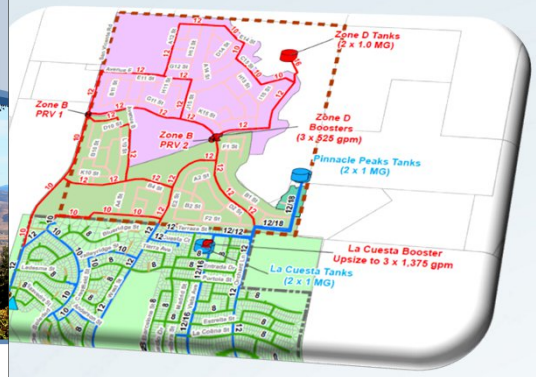
SHEET 6 OF 7

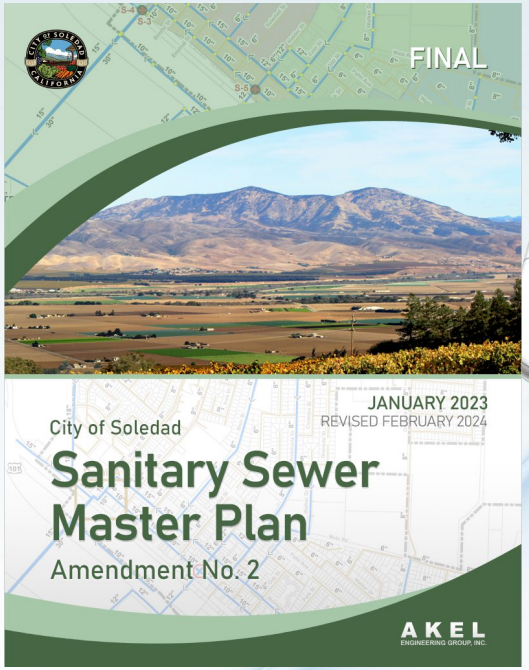
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FRONT STREET
WEST STREET
24" overflow
MH 1118
MH 1110N
15"
10"
MH 1118-S
10"
Overflow?
MH 1110-S
MH's 2025 & 2026
1 Manhole
2 LIDS (RIMS)
±21"
15"
15"
15"
36"
MH 1120
MH 1119
15"
36"
MH 1119-S
10" OR 12"
15"
36"
FLOWS TO WWTP
Carries flows from San Vicente Rd
10" LINE ties into MH 1118
15" Active line to WWTP
±24" FOR overflow ONLY?

City of Soledad
Water System Master Plan Amendment No.1
Sewer System Master Plan Amendment No.2









March 20th, 2024

AKEL
ENGINEERING GROUP, INC.

Objectives of the Water Distribution and Sewer Collection System Master Plans

The Master Plans provide capacity adequacy assessments of the City's water distribution and sewer collection systems to meet the level of service expected by existing customers, and to service future growth.

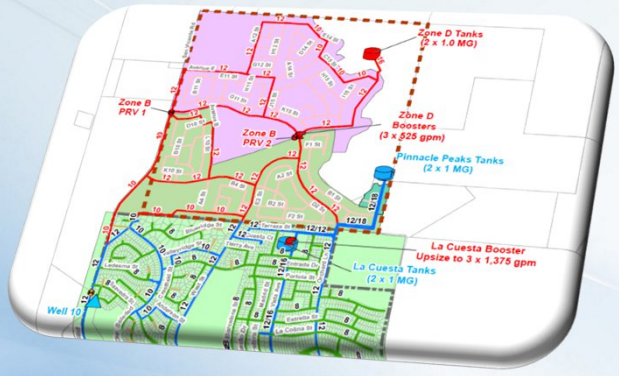
Master Plans address

- What water/sewer infrastructure Improvements need to be constructed?
- When do we need them?
- How much do they cost?
- Who pays for them? Existing or future users?

The amendments to the master plans identify improvements to service the Miramonte Development.

Water System Master Plan

Amendment No. 1



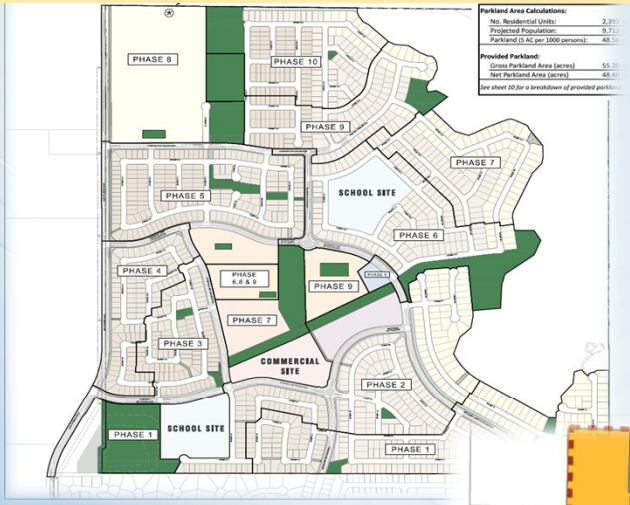


Water System Master Plan - Amendment Tasks

- Focus on Miramonte
- Review Miramonte Land Use Inventory
- Estimate Water Demands
- Evaluate Impact on Existing System using hydraulic model
- Evaluate Miramonte's Water System pressures and fire flows
- Propose Infrastructure Improvements
- Prepare Capital Improvement Program

Miramonte Development Land Use Inventory

Land Use Inventory
Consistent with 2023 RJA Master Plan



Land Use

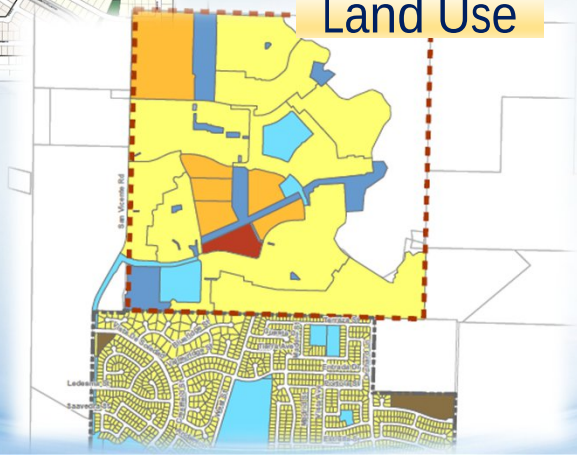


Table 1 Miramonte Development Land Use
Miramonte Water System Evaluation
City of Soledad

PRELIMINARY

Planning Area #	Land Use Type	Units (Dwelling Units)	Density (DU/acre)	Area (acres)
1	SFR	137	2.9	46.8
2	SFR	184	3.8	48.8
3	Elementary School (PF)	-	-	11.0
4	SFR	113	4.6	24.4
5	COM	-	-	8.6
6	Senior Living (MFR)	134	20.6	6.5
7	Fire / Police (PF)	-	-	1.5
8	MFR	190	23.0	8.3
9	MFR	436	21.5	20.3
10	SFR	203	4.7	43.5
11	SFR	190	4.0	46.9
12	SFR	153	5.6	27.2
14	SFR	92	2.1	42.8
15	SFR	246	4.9	50.0
16	Elementary School (PF)	-	-	11.0
17	MFR	314	8.6	36.4
No Planning #[2]	PF - Parks	-	-	40.0
			Total Area	474.1

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AKEL 5

2/7/2024

Miramonte Water Demands

- Average Demand: 1.46 MGD
- Maximum Day Demand 2.43 MGD
- Peak Hour Demand: 4.09 MGD

Table 4 Miramonte Development Demands

Miramonte Water System Evaluation

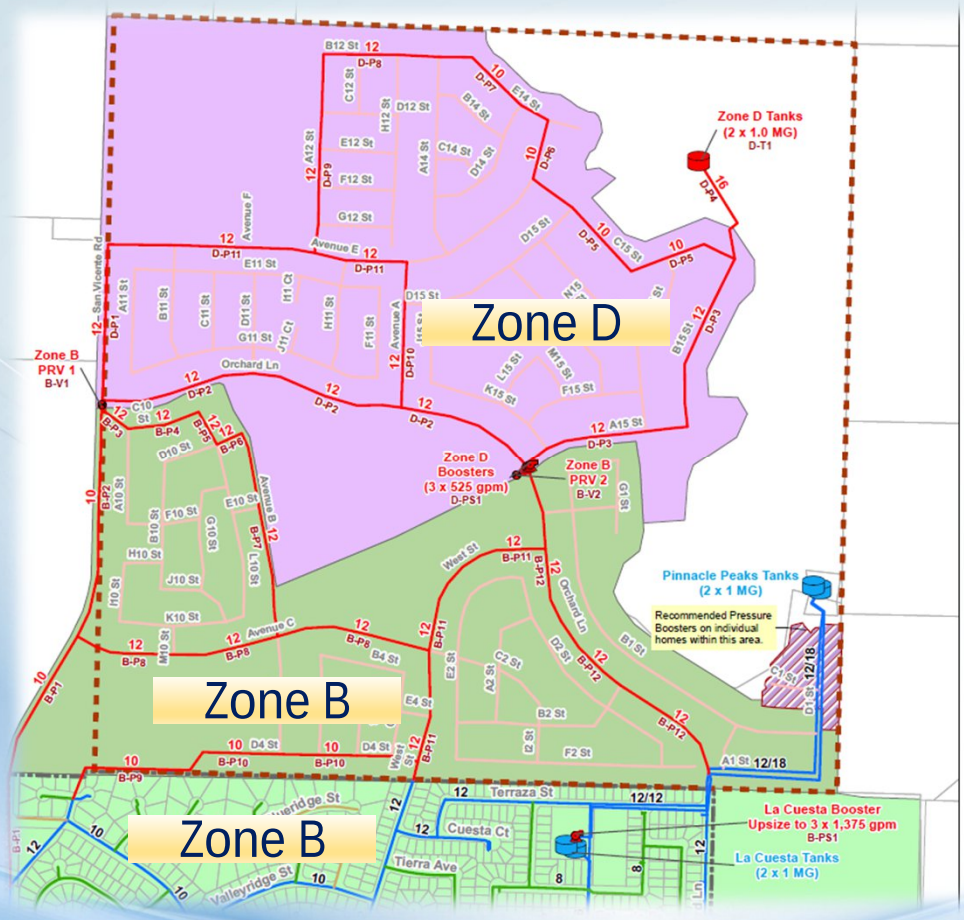
City of Soledad

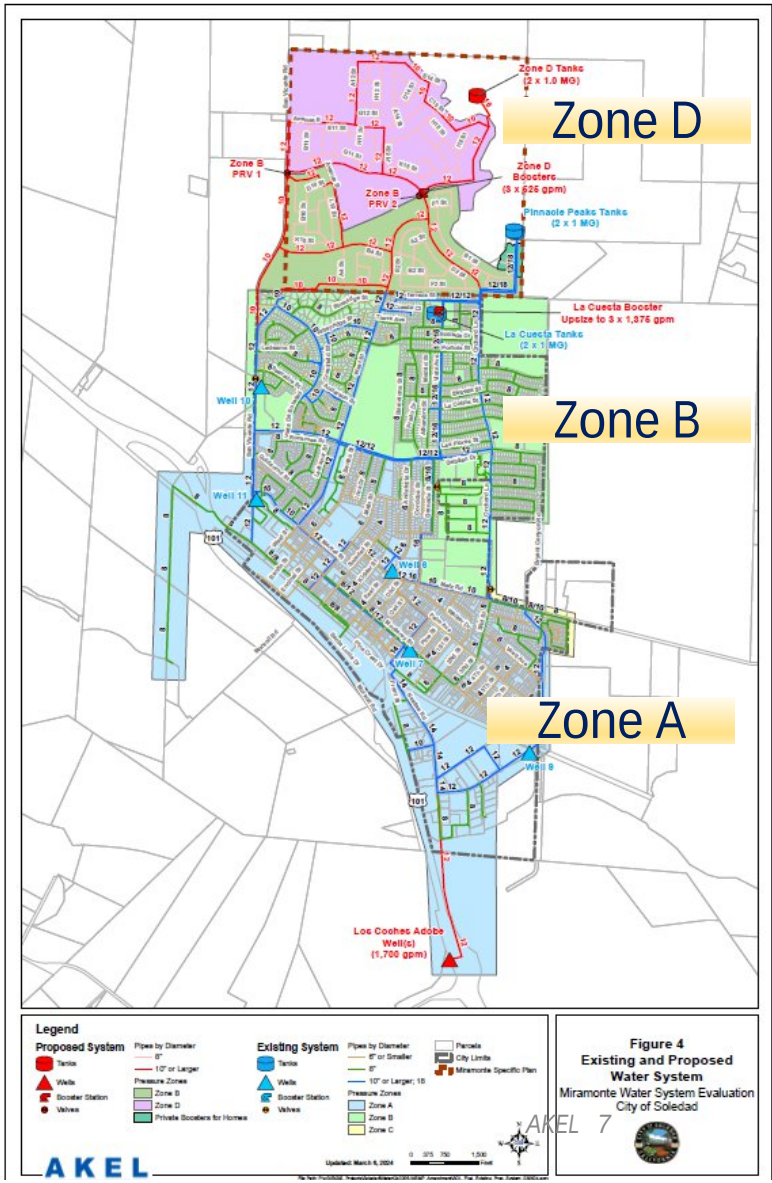
Planning Area #[1]	Land Use Type[1]	Dwelling Units[1]	Area[1]	Density	Water Demand Unit Factor		Average Day Demand	Max Day Demand[3]	Peak Hour Demand[3]
					2019 WSMP[2]	Recommended			
		(DUs)	(acres)	(DU / acre)	(gpd/acre)	(gpd/acre)	(gpd)	(gpd)	(gpd)
1	SFR	137	46.8	2.9	2,708	2,708	126,789	211,737	355,718
2	SFR	184	48.8	3.8	2,708	2,708	132,259	220,872	371,065
3	Elementary School (PF)	-	11.0	-	2,734	2,734	30,074	50,224	84,376
4	SFR	113	24.4	4.6	2,708	2,708	66,075	110,346	185,381
5	COM	-	8.6	-	1,876	1,876	16,134	26,943	45,264
6	Senior Living (MFR)	134	6.5	20.6	1,830	7,000	45,500	75,985	127,655
7	Fire / Police (PF)	-	1.5	-	2,734	2,734	4,101	6,849	11,506
8	MFR	190	8.3	23.0	1,830	7,000	57,820	96,559	162,220
9	MFR	436	20.3	21.5	1,830	7,000	142,240	237,541	399,069
10	SFR	203	43.5	4.7	2,708	2,708	117,798	196,723	330,494
11	SFR	190	46.9	4.0	2,708	2,708	127,114	212,280	356,630
12	SFR	153	27.2	5.6	2,708	2,708	73,658	123,008	206,654
14	SFR	92	42.8	2.1	2,708	2,708	116,011	193,738	325,480
15	SFR	246	50.0	4.9	2,708	2,708	135,400	226,118	379,878
16	Elementary School (PF)	-	11.0	-	2,734	2,734	30,074	50,224	84,376
17	MFR	314	36.4	8.6	1,830	3,500	127,400	212,758	357,433
No Planning #	PF - Parks	-	40.0	-	2,734	2,734	109,278	182,493	306,589
						Total Demand	1,457,722	2,434,396	4,089,786

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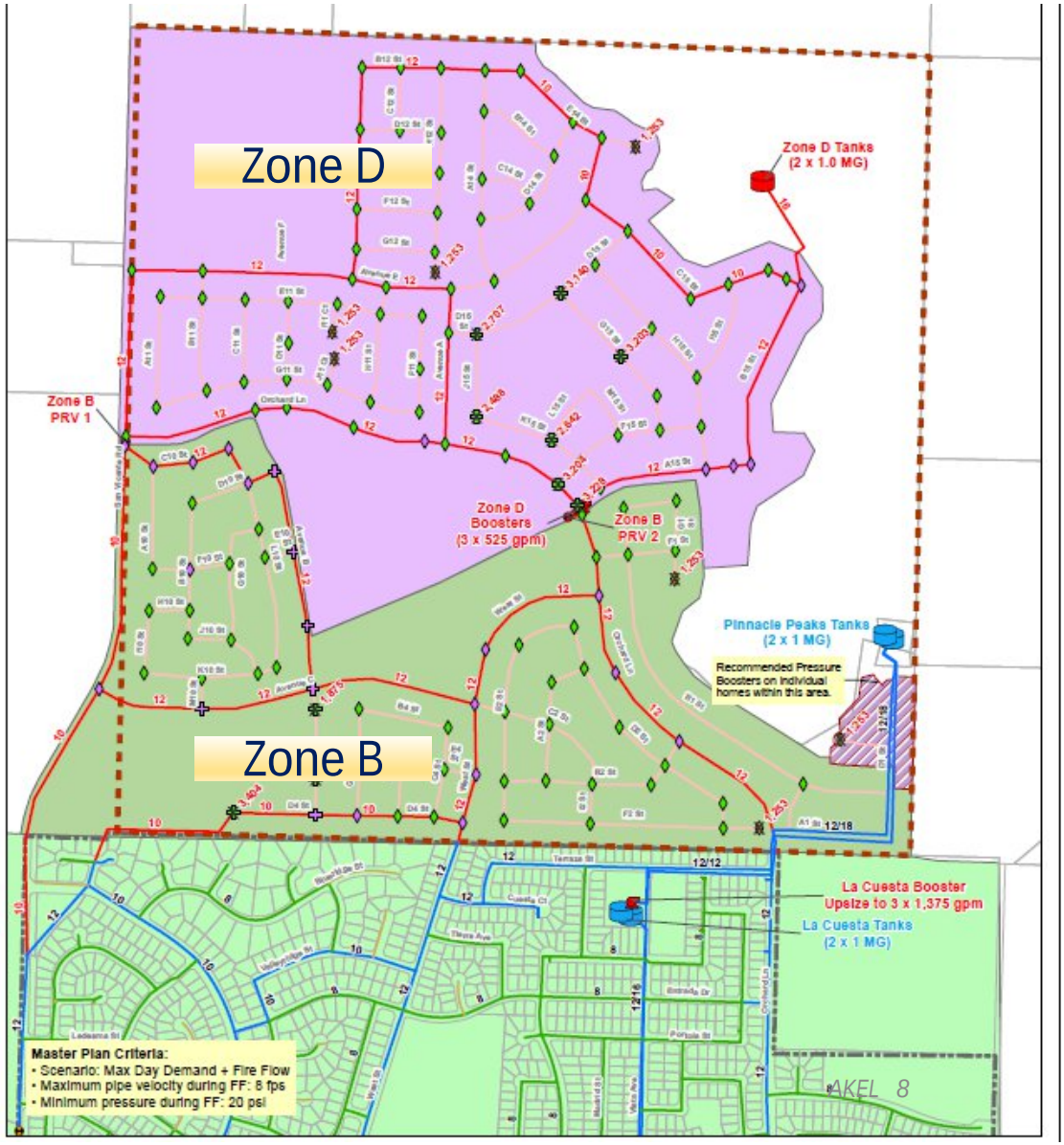
Water Pressure Zones





System Evaluation

- Service Pressures
  - Residential Lots near Pinnacle Peaks Tanks
  - Must install individual pressure boosters
- Fire Flows
  - Analysis evaluated the fire flow capabilities of Miramonte.
  - Proposed Water System is Adequate



System Evaluations – Storages

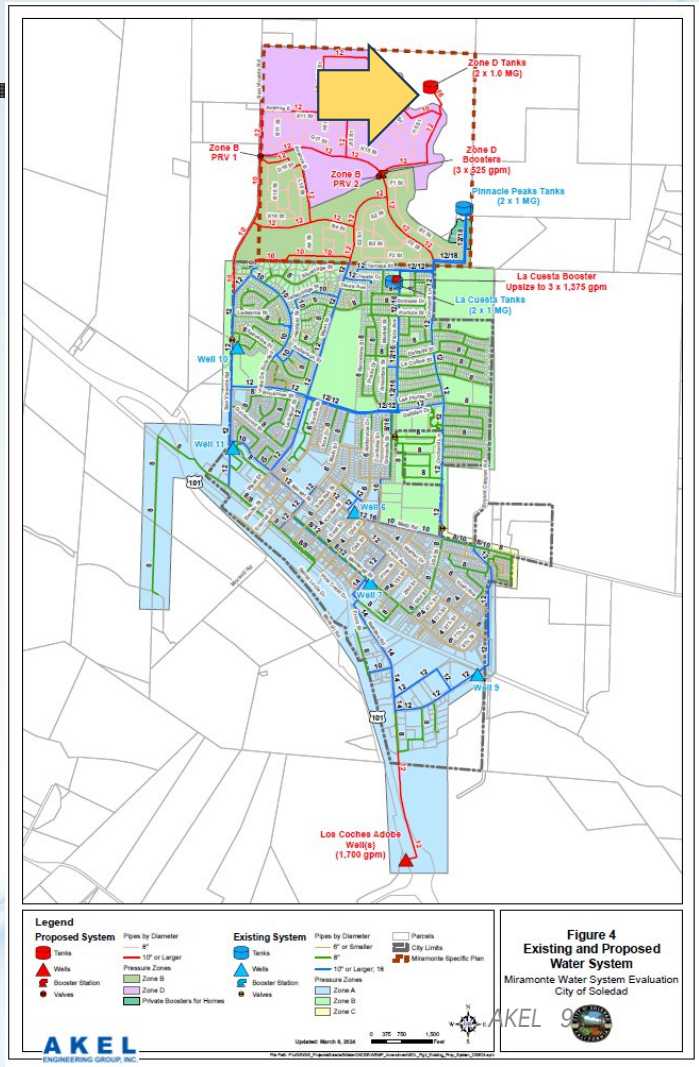
Table 7 Storage Capacity Analysis by Pressure Zone
Miramonte Water System Evaluation
City of Soledad

Description	Unit	Pressure Zones			
		Zone A	Zone B & Zone C		Zone D
		Existing System	Existing System	Future Miramonte Development	Future Miramonte Development
Demands					
Average Day Demands	(MGD)	1.05	0.89	0.56	0.90
Maximum Day Demand	(MGD)	1.77	1.48	0.94	1.50
Storage Requirements					
Operational (at 25% of MDD)	(MG)	0.44	0.37	0.23	0.37
Emergency (at 50% of MDD)	(MG)	0.88	0.74	0.47	0.75
Operational + Emergency	(MG)	1.33	1.11	0.70	1.12
Fire Protection	(MG)	0.42	0.42	-	0.42
Subtotal	(MG)	1.75	1.53		
Total	(MG)	**1.75**			
Existing Storage Capacity					
Available Storage Volume[1]	(MG)	1.88			
Existing and Future Storage Balance					
Existing Zone	(MG)	0.13			
Existing System + Future Miramonte Development	(MG)	0.13	-0.36		-1.54
Recommended Useable Storage[2]	(MG)	-	-		2.0

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1. Available Storage Volume reflects minimum depth criteria as documented in Section 2.5 of the City's 2019 WSMP.
2. Zone B's storage deficiency will be mitigated by Zone D's storage surplus via two PRV stations.

Proposed Zone D Storage Capacity: 2.0 MG



System Evaluation – Pump Stations

Table 8 Future Pump Station Capacity Evaluation
Miramonte Water System Evaluation
City of Soledad

Pump Station	Source Pressure Zone	Destination Pressure Zone	Dependent Pressure Zone	Destination Zone Demand[1] (gpm)	Dependent Zone Demand (gpm)	Total Required Demand (gpm)	Pumping Capacity (gpm)	Pump Station Capacity Analysis: Total Capacity (gpm)	Firm Capacity[2] (gpm)	Deficiency / Surplus (gpm)
Existing System										
La Cuesta # 1							875			
La Cuesta # 2	Zone A	Zone B	Zone C	963	65	1,028	875	2,680	1,805	777
La Cuesta # 3							930 (Standy)			
Proposed System										
La Cuesta # 1 (Upsized)							1,375			
La Cuesta # 2 (Upsized)	Zone A	Zone B	Zone C and Zone D	1,615	1,104	2,719	1,375	4,125	2,750	31
La Cuesta # 3 (Upsized)							1,375 (Standby)			
Zone D # 1 (Proposed)							525			
Zone D # 2 (Proposed)	Zone B	Zone D	-	1,039	-	1,039	525	1,575	1,050	11
Zone D # 3 (Proposed)							525			

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Notes:
1. Demand
2. Booster
3. Source

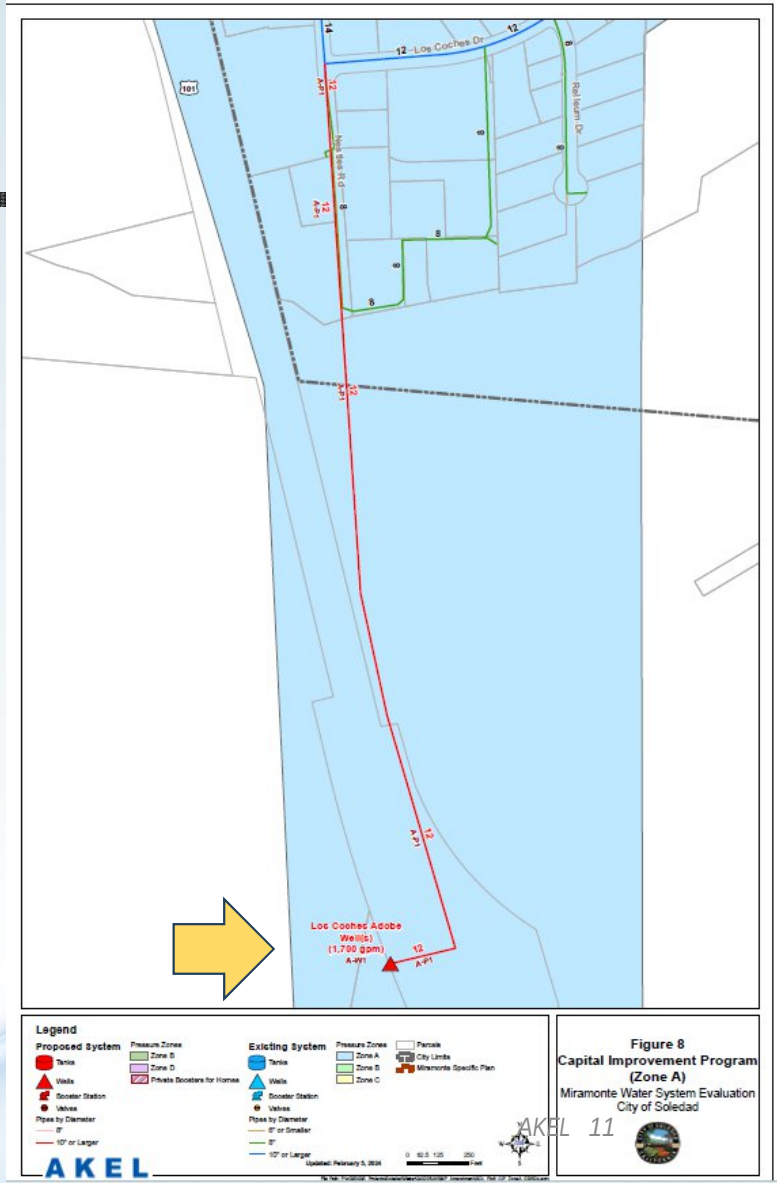
3/5/2024

- Zone B Booster Pumps:
  - Service Zone B, Zone C, and Zone D
  - Miramonte Required Firm Capacity: 1,691 gpm
  - Proposed Improvements: Replace pumps with 3 x 1,375 gpm
- Zone D Booster Pumps:
  - Service Zone D
  - Miramonte Required Firm Capacity: 1,039 gpm
  - Proposed Improvements: New Pumps 3 x 525 gpm



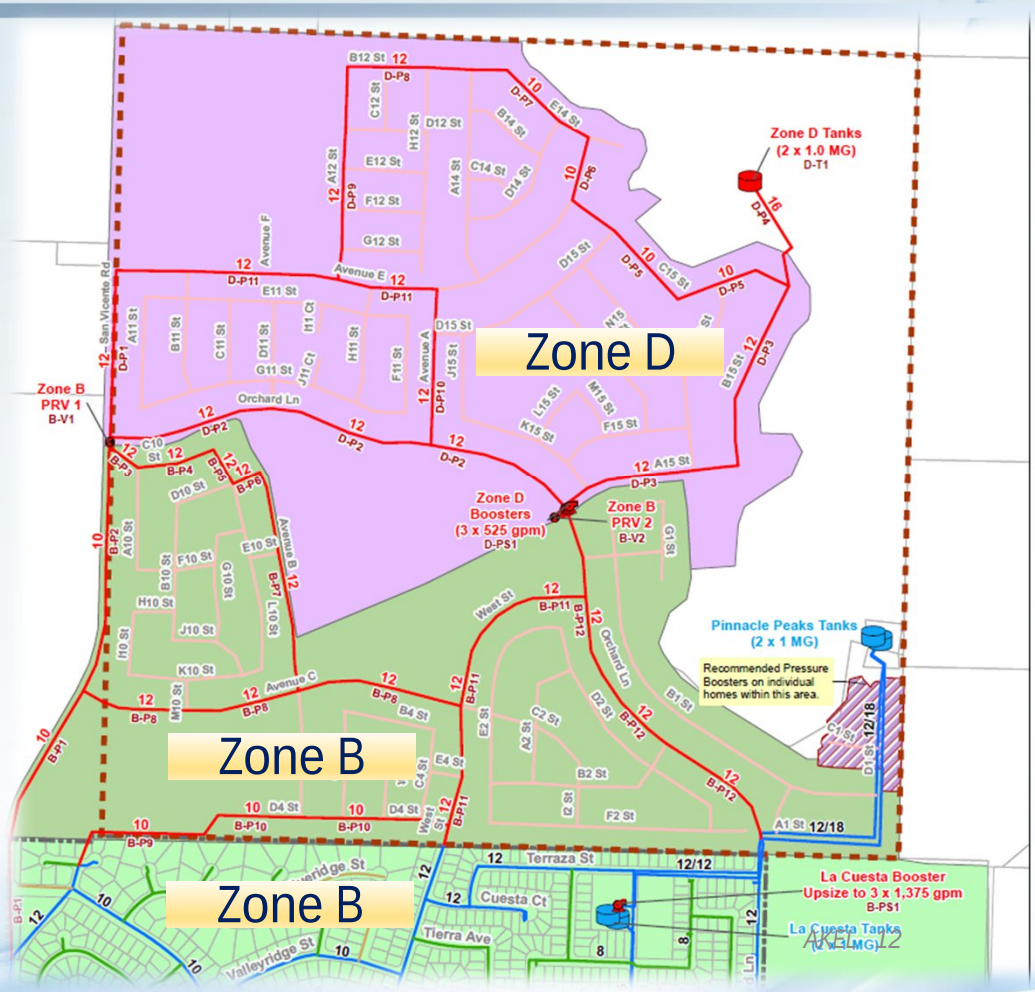
Supply Requirements

- New Supply Required at Los Coches Adobe.
- New Supply will consist of 2 or more wells with a combined capacity of 1,700 gpm
- New Transmission Main on Nestles Road to connect to the existing transmission on Los Coches Dr.



Summary of Improvements

- Water Supply:
  - 1,700 gpm firm capacity
- Storage Tanks:
  - 2.0 million gallons useable capacity in Zone D
- Booster Pump Stations:
  - La Cuesta Pumps: 3 x 1,375 gpm (Upsize)
  - Zone D Pumps: 3 x 525 gpm (New)
- Pressure Reducing Valves:
  - 2 PRVs from Zone D to Zone B
- Transmission Mains (10-inch or larger):
  - 7.0 miles
- Distribution Mains (8-inch or smaller):
  - 9.4 miles



Water System – Capital Improvement Program

Table 10 Capital Improvement Program
Miramonte Water System Evaluation
City of Soledad

Improv. No.	Improv. Type	Alignment	Limits	Improvement Details					Estimated Costs	
				Existing Diameter (in)	New/Parallel/ Replace	Diameter (in)	Length (ft)	Unit Cost ($/LF)	Infrastructure Costs ($)	Capital Improv. Costs[2] ($)
Pressure Zone A										
Water Main Improvements										
A-P1[1]	Water Main	ROW	From Los Coches Adobe to Los Coches Rd	-	New	12	3,950	309	1,221,000	1,953,600
								Subtotal - Pressure Zone A Pipeline Capacity Improvements	1,221,000	1,953,600
Groundwater Well Improvements				Existing Capacity (gpm)	New/Parallel/ Replace	Recommended Capacity (gpm)				
A-W1	Supply Well	ROW	Well site to be provided by City at a later date	-	New	1,700				
								Subtotal - Pressure Zone A Grou		
Pressure Zone B										
Water Main Improvements				Existing Diameter (in)	New/Parallel/ Replace	Diameter (in)				
B-P1	Water Main	San Vicente Rd	From existing 12" main along San Vicente Rd to Avenue C	-	New	10				
B-P2	Water Main	San Vicente Rd	From Avenue C to Orchard Ln	-	New	10				
B-P3	Water Main	ROW	From intersection of San Vicente Rd and Orchard Ln to intersection of Street A10 and Street C10	-	New	12				
B-P4	Water Main	Street C10	From Street A10 to Street L10	-	New	12				
B-P5	Water Main	Street L10	From Street C10 to Street D10	-	New	12				
B-P6	Water Main	Street D10	From Street L10 to Avenue B	-	New	12				
B-P7	Water Main	Avenue B	From Street D10 to Avenue C	-	New	12				
B-P8	Water Main	Avenue C	From San Vicente Rd to West St	-	New	12				
B-P9	Water Main	ROW	From existing 12" main along Sierra Madre Ct to Street D4	-	New	10				
B-P10	Water Main	Street D4	From approx. 540' w/o street A4 to West St	-	New	10				
B-P11	Water Main	West St	From existing 12" main along West St to Orchard Ln	-	New	10				
B-P12	Water Main	Orchard Ln	From Street A15 to Street A1	-	New	10				
B-P	Water Main	Proposed Roads	8-inch water main within the Project Site		New	8				
								Subtotal - Pressure Zone B Pipel		
Booster Pump Station Improvements				Existing Capacity (gpm)	New/Parallel/ Replace	Recommend Additional Capa (gpm)				
B-PS1	Pump Station	La Cuesta PS	Existing La Cuesta Pump Station	2,550	Replace	3 x 1,375 gp				
								Subtotal - Pressure Zone B Booster P		
Pressure Zone D										
Water Main Improvements				Existing Diameter (in)	New/Parallel/ Replace	Diameter (in)				
D-P1	Water Main	San Vicente Rd	From Orchard Ln to Avenue E	-	New	12				

	Estimated Costs	
	Infrastructure Costs ($)	Capital Improv. Costs ($)
Subtotal - Off-Site Pipelines	1,221,000	1,953,600
Subtotal - On-Site Pipelines	Developer to Fund	
Subtotal - Storage Tanks	4,708,000	7,532,800
Subtotal - Booster Stations	2,703,000	4,324,800
Subtotal - Valves	316,000	505,600
Subtotal - Supply Wells	3,565,000	5,704,000
Total Improvement Costs (Excluding On-Site Pipelines)	**12,513,000**	**20,020,800**

3/8/2024

Table 10 Capital Improvement Program
Miramonte Water System Evaluation
City of Soledad

Improv. No.	Improv. Type	Alignment	Limits	Improvement Details				Estimated Costs	
				Existing Capacity (MG)	New/Parallel/ Replace	Recommended Capacity (MG)	Unit Cost ($/unit)	Infrastructure Costs ($)	Capital Improv. Costs ($)
Storage Tank Improvements									
D-T1	Water Tank	ROW	Approx. 1265' e/o San Vicente Rd	-	New	2 x 1.0 MG	2,354,000	4,708,000	7,532,800
							Subtotal - Pressure Zone D Storage Tank Improvements	4,708,000	7,532,800
Booster Pump Station Improvements				Existing Capacity (gpm)	New/Parallel/ Replace	Recommended Capacity (gpm)	Unit Cost ($/pump@525 gpm)	Infrastructure Costs ($)	Capital Improv. Costs ($)
D-PS1	Pump Station	ROW	Approx. 1312' ne/o West Street	-	New	3 x 525 gpm	442,000	1,326,000	2,121,600
							Subtotal - Pressure Zone D Booster Pump Station Improvements	1,326,000	2,121,600
Pressure Reducing Valve Improvements				Existing Capacity (gpm)	New/Parallel/ Replace	Recommended Capacity	Unit Cost ($/unit)	Infrastructure Costs ($)	Capital Improv. Costs ($)
B-V1	PRV		Intersection of Orchard Ln and San Vicente Rd	-	New	-	158,000	158,000	252,800
B-V2	PRV		Intersection of Orchard Ln and Street A15	-	New	-	158,000	158,000	252,800
							Subtotal - Pressure Zone D Pressure Reducing Valve Improvements	316,000	505,600
							Subtotal - Off-Site Pipelines	1,221,000	1,953,600
							Subtotal - On-Site Pipelines	Developer to Fund	
							Subtotal - Storage Tanks	4,708,000	7,532,800
							Subtotal - Booster Stations	2,703,000	4,324,800
							Subtotal - Valves	316,000	505,600
							Subtotal - Supply Wells	3,565,000	5,704,000
							Total Improvement Costs (Excluding On-Site Pipelines)	12,513,000	20,020,800

3/8/2024

re Los Coches Adobe well site via web-teleconference on August 16, 2022.
rovement Costs for the recommended improvement include a singular contingency markup of 60%.
Other well sites that produce efficient quality and quantity of water can be considered following geological survey.

Contingencies:

25% Construction Contingency

10% Project Engineering

25% Construction Management

Total Costs $20.0 millions

(2024 ENR CCI: 13,518)

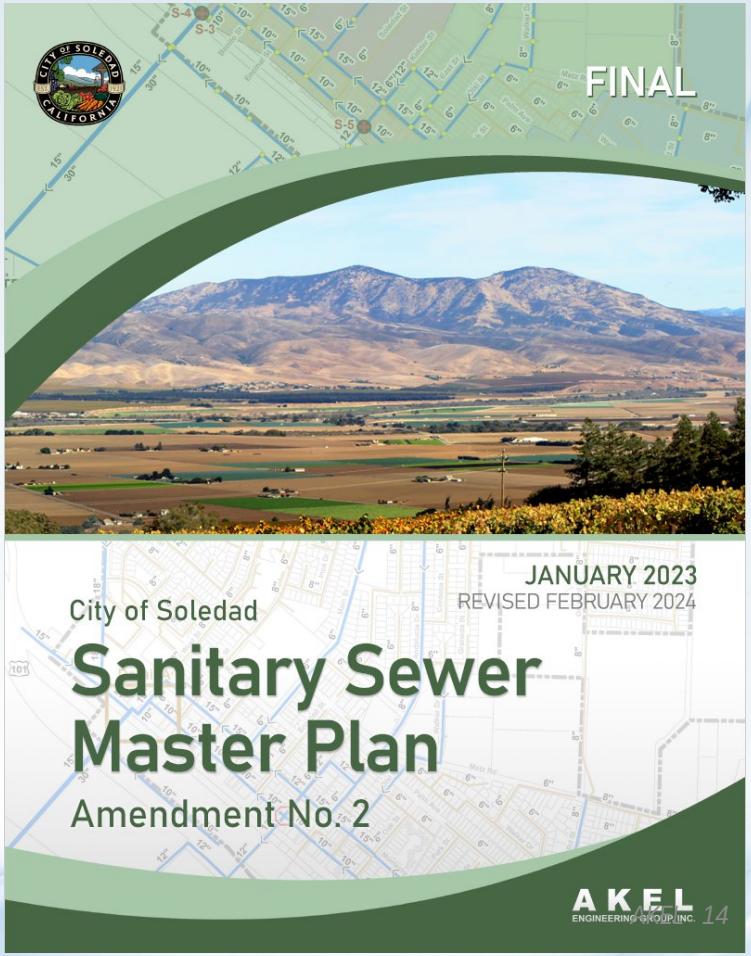
- Transmission mains (7 miles): $1.9m
- Storage Tanks: $7.5m
- Boosters: $4.3m
- Valves: $0.5m
- Supply Well: $5.7m

AKEL 13

Sewer System Master Plan

Amendment No. 2

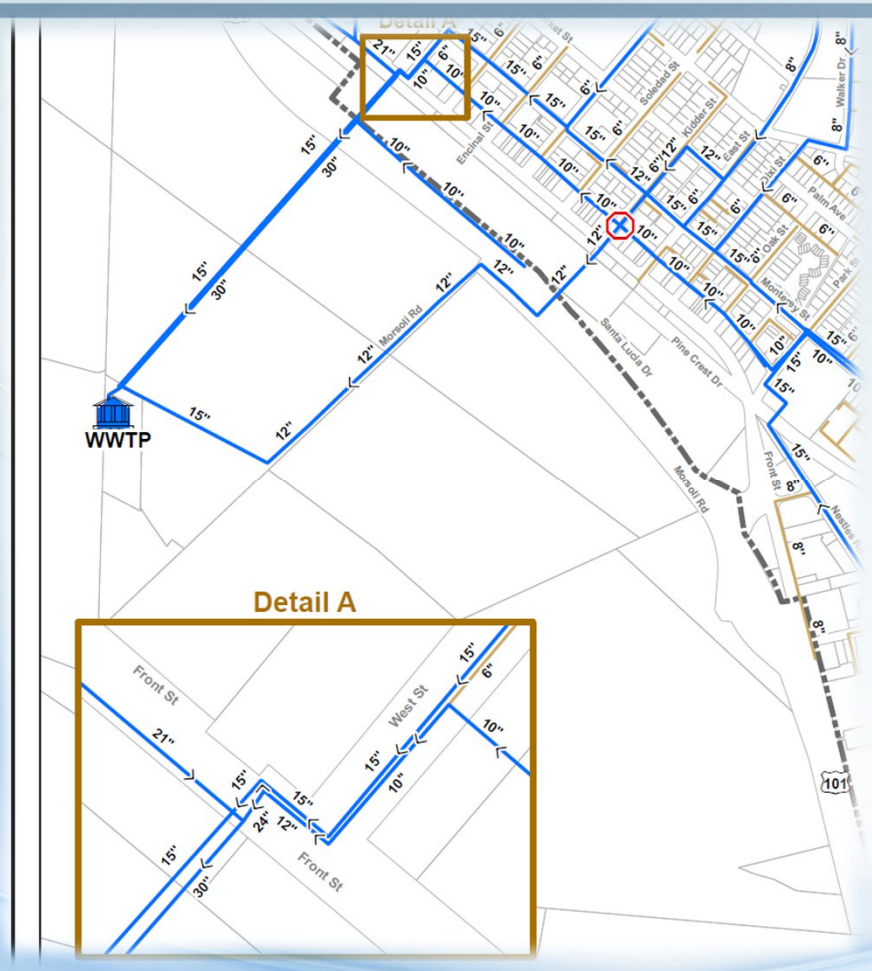




Sewer System Master Plan - Amendment Tasks

- Focus on Miramonte
- Review Miramonte Land Use Inventory
- Estimate Sewer Flows
- Update Pipeline Connectivity near WWTP
- New Flow Monitoring and outfall survey confirm flow trends
- Evaluate Impact on Existing System using hydraulic model
- Propose Infrastructure Improvements
- Prepare Capital Improvement Program

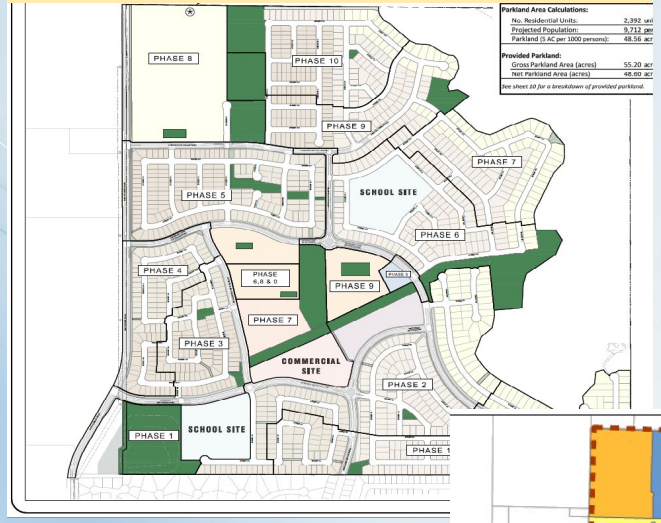
Amendment includes



- Outfall Surveyed (2022) for invert elevation accuracy, pipe size, connectivity, and for condition.
- Flow Monitoring on Front Street, to confirm flow trends.

Miramonte Development Land Use Inventory

Land Use Inventory
Consistent with 2023 RJA Master Plan



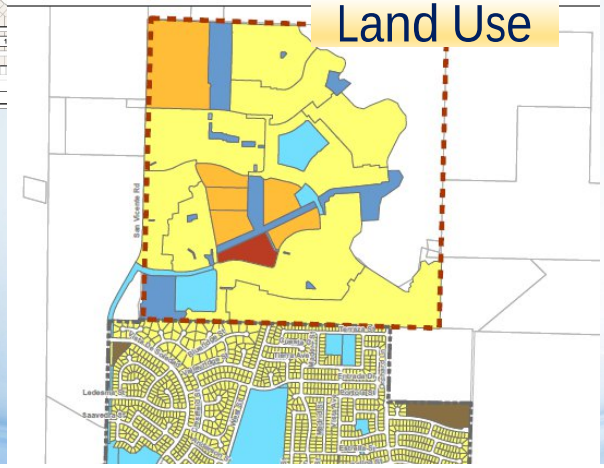


Table 1 Miramonte Development Land Use
Miramonte Water System Evaluation
City of Soledad

PRELIMINARY

Planning Area #	Land Use Type	Units (Dwelling Units)	Density (DU/acre)	Area (acres)
1	SFR	137	2.9	46.8
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4	SFR	113	4.6	24.4
5	COM	-	-	8.6
6	Senior Living (MFR)	134	20.6	6.5
7	Fire / Police (PF)	-	-	1.5
8	MFR	190	23.0	8.3
9	MFR	436	21.5	20.3
10	SFR	203	4.7	43.5
11	SFR	190	4.0	46.9
12	SFR	153	5.6	27.2
14	SFR	92	2.1	42.8
15	SFR	246	4.9	50.0
16	Elementary School (PF)	-	-	11.0
17	MFR	314	8.6	36.4
No Planning #[2]	PF - Parks	-	-	40.0
			Total Area	474.1

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AKEL17

2/7/2024

Miramonte Sewer Flows

- Average Flows: 0.86 MG
- Peak Dry Weather Flows: 1.4 MG
- Peak Wet Weather Flows: 1.6 MG

Table 5.3 Miramonte Development Flows

Sanitary Sewer Master Plan
City of Soledad

PRELIMINARY

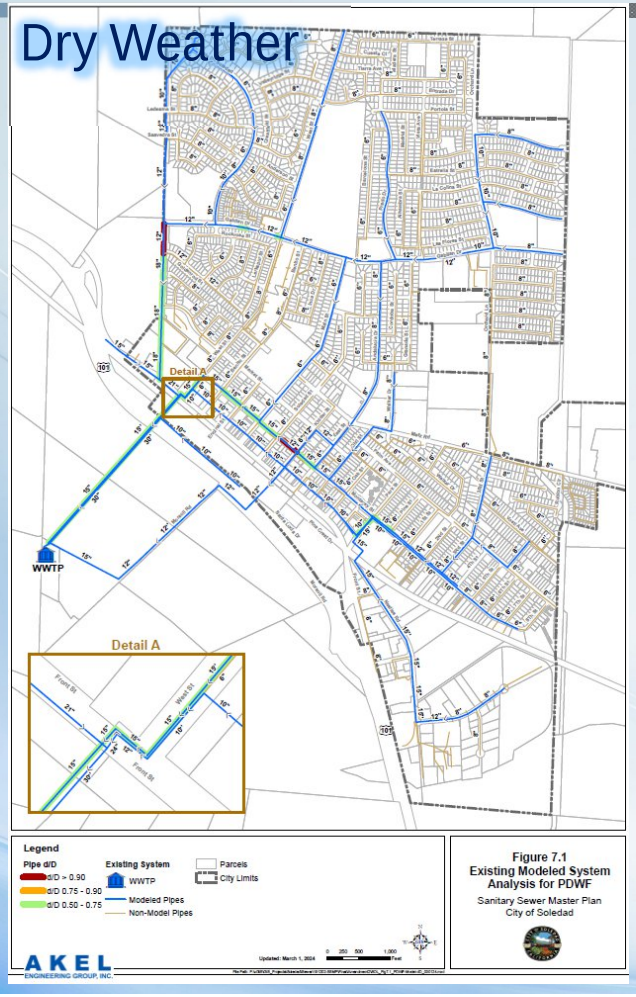
Planning Area	Land Use Type[3,4]	Dwelling Units[1]	Density	Area	Development Flows		
					Average Day Flows[3]	Peak Dry Weather Flows	Peak Wet Weather Flows
		(DUs)	(DU/acres)	(acres)	(gpd)	(gpd)	(gpd)
1	SFR	137	2.9	46.8	54,800	88,228	111,638
2	SFR	184	3.8	48.8	73,600	118,496	142,916
3	Elementary School (PF)	-	-	11.0	11,275	18,153	23,653
4	SFR	113	4.6	24.4	45,200	72,772	84,972
5	COM	-	-	8.6	12,040	19,384	23,684
6	Senior Living (MFR)	134	20.6	6.5	37,520	60,407	63,657
7	Fire / Police (PF)	-	-	1.5	1,538	2,475	3,225
8	MFR	190	23.0	8.3	53,200	85,652	89,782
9	MFR	436	21.5	20.3	122,080	196,549	206,709
10	SFR	203	4.7	43.5	81,200	130,732	152,482
11	SFR	190	4.0	46.9	76,000	122,360	145,830
12	SFR	153	5.6	27.2	61,200	98,532	112,132
14	SFR	92	2.1	42.8	36,800	59,248	80,668
15	SFR	246	4.9	50.0	98,400	158,424	183,424
16	Elementary School (PF)	-	-	11.0	11,275	18,153	23,653
17	MFR	314	8.6	36.4	87,920	141,551	159,751
No Planning #	PF - Parks	-	-	40.0	-	-	-
				Total Development Flows	864,100	1,391,200	1,608,200

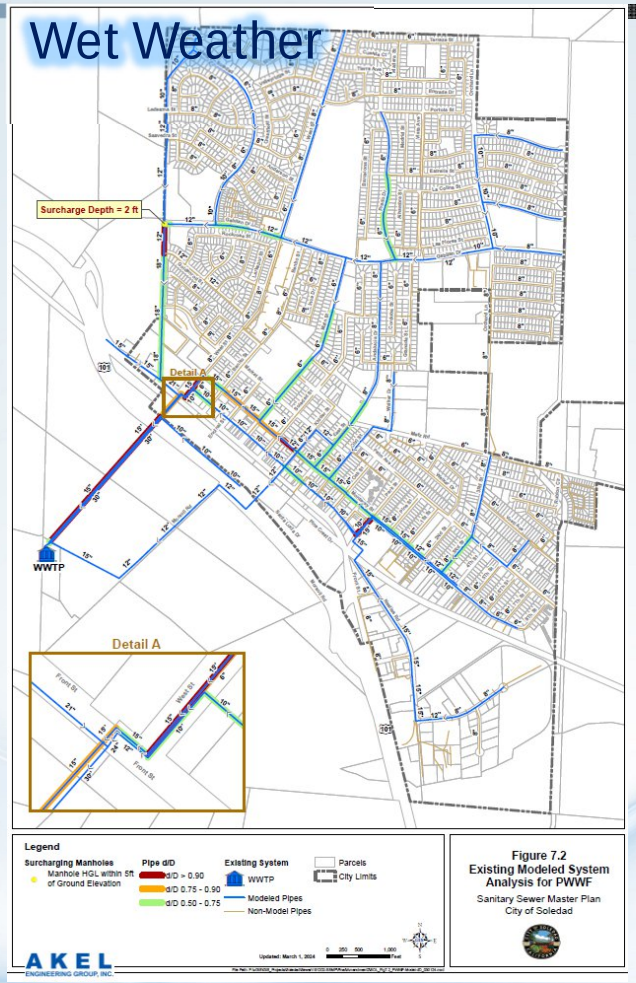
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AKEL 18

3/11/2024

Evaluation during Dry and Wet Weather Flows





- Considered 10-Year 24-Hour Design Storm

Capacity of Existing Pipelines is Good.

Improvements for Miramonte

- Over 1 mile of sewer pipelines replacement along San Vincente Rd.
- Approx. 4.2 miles of new sewer collection pipelines within the Miramonte Specific Plan.



Sewer System - Capital Improvement Program

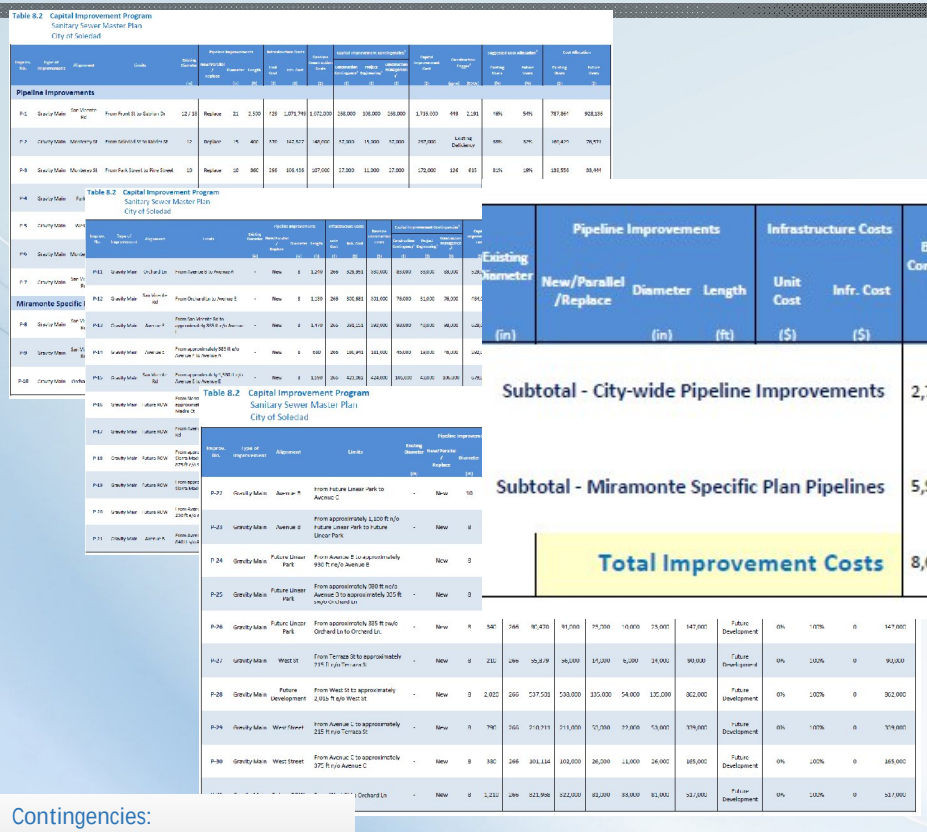


Table 8.2 Capital Improvement Program
Sanitary Sewer Master Plan
City of Soledad

Existing Diameter (in)	Pipeline Improvements: New/Parallel /Replace	Pipeline Improvements: Diameter (in)	Pipeline Improvements: Length (ft)	Infrastructure Costs: Unit Cost ($)	Infrastructure Costs: Infr. Cost ($)	Baseline Construction Costs ($)	Capital Improvement Contingencies[1]: Construction Contingency[2] ($)	Capital Improvement Contingencies[1]: Project Engineering[3] ($)	Capital Improvement Contingencies[1]: Construction Management[2] ($)	Capital Improvement Cost ($)	Construction Trigger[4]: (year)	Construction Trigger[4]: (EDUs)	Suggested Cost Allocation[5]: Existing Users (%)	Suggested Cost Allocation[5]: Future Users (%)	Cost Allocation: Existing Users ($)	Cost Allocation: Future Users ($)
Subtotal - City-wide Pipeline Improvements						2,713,000	679,000	274,000	679,000	4,345,000					1,824,152	2,520,848
Subtotal - Miramonte Specific Plan Pipelines						5,951,000	1,498,000	610,000	1,498,000	9,557,000					0	9,557,000
Total Improvement Costs						8,664,000	2,177,000	884,000	2,177,000	13,902,000					1,825,000	12,078,000

3/8/2024

Contingencies:

25% Construction Contingency

10% Project Engineering

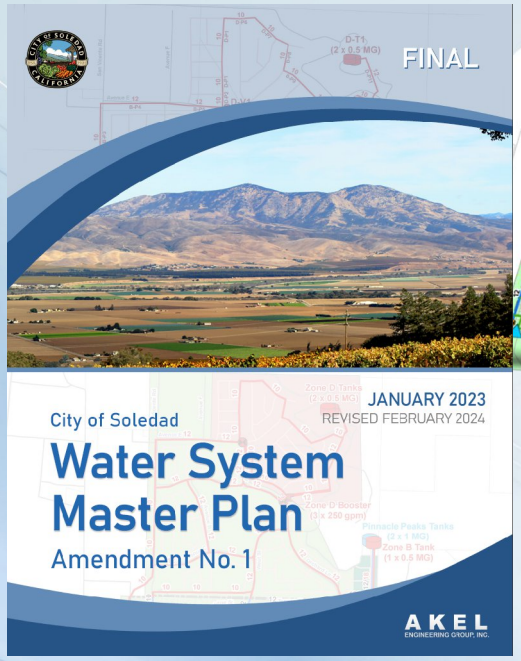
25% Construction Management

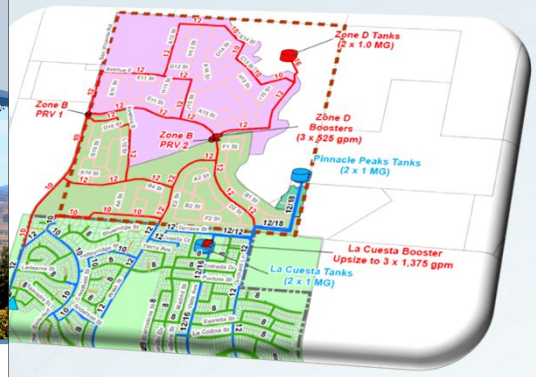
Total Costs $13.9 millions:

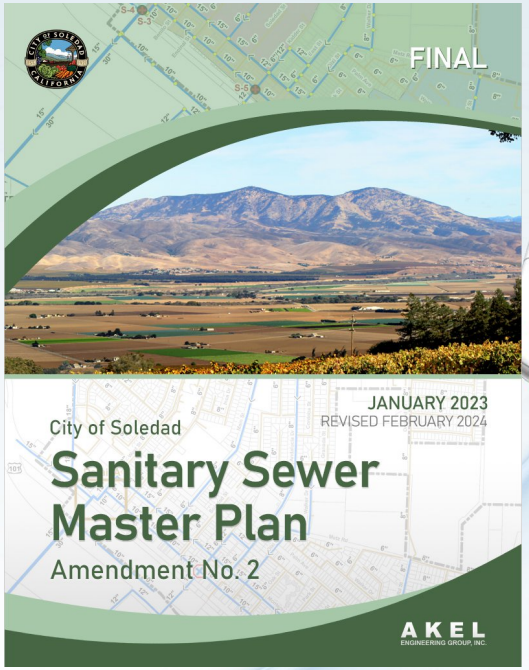
(2024 ENR CCI: 13,518)

- City-wide Improvements: $ 4.3 M
- Miramonte's Improvements: $ 9.6 M

City of Soledad
Water System Master Plan Amendment No.1
Sewer System Master Plan Amendment No.2









March 20th, 2024

AKEL
ENGINEERING GROUP, INC.

CITY OF SOLEDAD
STAFF REPORT

SUBJECT: **Resolution No. 6059, A Resolution of the City Council of the City of Soledad Approving and Accepting the 2023 General Plan and Housing Annual Progress Reports and Authorizing its Submittal to the State of California Department of Housing and Community Development and the Governor's Office of Planning and Research**

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

FROM: **Kao Nou Yang, Community and Economic Development Director**

THROUGH: **Megan Hunter, City Manager**

MEETING DATE: **April 3, 2024**

Recommendation

It is recommended that the City Council of the City of Soledad consider and adopt Resolution No. 6059, "Approving and accepting the 2023 General Plan and Housing Annual Progress Reports and Authorizing its Submittal to the State of California Department of Housing and Community Development and the Governor's Office of Planning and Research".

Executive Summary

Under California Government Code Sections 65400 and 65700 et seq, local planning agencies shall submit an annual report on the status of the General Plan and Housing Element to show progress in its implementation to their legislative bodies, the Governor's Office of Planning and Research (OPR), and the Housing and Community Development (HCD) by the 1st of April each calendar year. Each annual report will be as follows: the annual report shall cover the 2005-2025 General Plan, adopted in 2005, and the implementation activities during the calendar year 2023 and the annual report will also cover the Housing Element 2018-2024, adopted in 2018, and the implementation activities during the same calendar year of 2023. This report was reviewed and recommended for approval by the Soledad Planning Commission on February 21, 2023, during a Special Planning Commission meeting. The reports were scheduled for review and approval by the City Council at the Regular Council meeting on March 20, 2024. Unfortunately, the meeting was not held due to the lack of quorum. As a result, the Staff had to submit the reports formally to HCD and OPR to ensure timely submission. At this time, Staff is seeking City Council approval of the final General Plan and Housing Element APR reports.

Background

Since 1969, the State of California has required that all local government agencies adequately plan to meet the housing needs of everyone in their community. California's local governments shall meet this

requirement by adopting housing plans (known as housing elements) as part of their “general plan”. General plans serve as the local government’s "blueprint" for how the city and/or county will grow and develop and shall include seven elements: land use, transportation, conservation, noise, open space, safety, and housing. Pursuant to Government Code Section 65400(b), California requires local jurisdictions/agencies to provide an annual report on the general plan and the housing element to their legislative body, the Governor’s Office of Planning and Research (OPR) and the State Department of Housing and Community Development (HCD). All jurisdictions must provide OPR and HCD with a separate General Plan (GP) and Housing Element (HE) Annual Progress Reports (APR) by April 1 of each calendar year, as stated in Government Code Sections 65400 and 65700.

Review & Analysis

The General Plan and the Housing Element Annual Progress Reports provide information to the City's legislative bodies and the State about the progress made in implementing the most recent General Plan and Housing Element. It also informs the public about the community's goals and how they are being met. The City Council will review the Annual Progress Reports which were recommended for approval by the Planning Commission. The General Plan Annual Report is overseen by OPR and prepared by the Community and Economic Development Department- Planning Division and the Housing Element has its Annual Progress Report overseen by HCD and prepared by the Community and Economic Development Department – Housing Division.

Before formal submission, the APR reports have usually obtain approval from the governing body of the reporting jurisdiction. This report was first introduced and reviewed by the Planning Commission through a Special Meeting on February 21, 2024, and no major comments were provided to Staff. Comments from the Planning Commission were focused on the future commercial and housing projects for Soledad. The reports were intended to be presented to the City Council for final approval on March 20, 2024. However, the Council was unable to convene due to a lack of quorum. To meet the April 1, 2024 deadline, Staff had to send the reports to HCD and OPR. Staff is requesting the City Council's approval of the final General Plan and Housing Element APR reports, including any minor modifications that may be required. It is worth noting that the Staff may resubmit minor changes if they are deemed significant by the City Council. The final General Plan APR for 2023 is included as Exhibit “A,” and the final Housing Element APR for 2023 is included as Exhibit “B.”

There is no standardized form or format for preparing the General Plan APR, nor does it require the incorporation of all General Plan Elements. The General Plan APR objective is to provide enough information for decision-makers to assess how the General Plan is being implemented during the reporting period and should help provide enough information to identify necessary “course adjustments” and/or modifications to the General Plan and with the means to improve local implementation. Similarly, the Housing Element APR assesses and reports the strategies to address housing needs, affordability, and development. This data collection encompasses information about proposed housing projects, details on approvals or permissions granted for housing development, records of authorized construction, and the number of housing units completed.

General Plan Annual Progress Report for 2023

This annual report provides information on the status and implementation of the General Plan in regards to housing and development. The four basic purposes of the annual report are as follows:

- To provide information to assess progress on implementation of the General Plan in accordance with the stated goals, policies and implementation measures.

- Provide information to identify necessary course adjustments or modifications to the General Plan as a means to improve implementation.
- To provide a clear correlation between land use decisions made during the reporting period, and the goals, policies and implementation measures in the General Plan.
- To provide information regarding local agency progress in meeting its share of regional housing needs and local efforts to remove governmental constraints to the development of housing.

This 2023 Soledad General Plan Annual Progress Report (APR) provides local legislative bodies and the public with information about the implementation of the General Plan for the City of Soledad. APRs also inform the public of the progress in meeting the community's goals. This APR focuses on a 12-month reporting calendar year (2023), explaining how land use decisions relate to adopted goals, policies, and implementation measures of the 2005 General Plan and what the City of Soledad can improve or modify in its upcoming 2025 General Plan Update.

Some 2023 GP APR Summary Highlights include:

- Started the 2045 General Plan Update called Siempre Soledad
- Adopted 13 new ordinances to our zoning code to comply with SB 2, which helps streamline housing approvals and accelerate all types of housing production.
- Created pre-approved plan sets for Accessory Dwelling Units to reduce development costs and encourage new housing.
- Awarded $85,000 through REAP 2.0 to help accelerate housing production and facilitate compliance with the 6th Cycle Housing Element
- Started a Downtown Façade Program to help local business owners revitalize their frontage and help stimulate economic development on Front Street.
- Worked on a conceptual design for the Shipping Container Village and created an Environmental Site Assessment
- Entered into an agreement between the City of Soledad and the Monterey County Convention and Visitors' Bureau to become a jurisdiction investing partner in efforts to draw tourism into Soledad
- Entered in partnership with the Monterey County Business Council (MCBC) to establish a Satellite Office for the Small Business Development Center (SBDC) in Soledad
- Received $16,663,021 from the Urban Community Drought Relief (UCDR) to fund the City's Recycled Water Conveyance Project
- Entered in an agreement with the Transportation Agency for Monterey County (TAMC) for the allocation of funding approved by the Transportation Board of Directors of $540,157.77 for the Streets' Maintenance Project
- Started a Front Street Rehabilitation Project in Downtown Soledad
- Worked to finalize a Purchase Sales Agreement between the City of Soledad and Soledad Unified School District for the transfer of City -owned property for the School District Housing Project Started the preparation of a Parks and Recreation Master Plan
- Opened the newly developed Orchard Lane Park, funded through Prop 68
- Finalized the Dixi Street Sewer and Water Replacement Improvement Project
- Purchases a new ladder truck for CALFIRE, which serves as the City of Soledad Fire Department

Housing Element Annual Progress Report for 2023

The purpose of the Housing Element APR is to track and monitor progress in addressing the City's housing needs, goals and policies. HCD has specific reporting requirements for the Housing Element, which consists of a series of tables such as demonstrating and exhibiting the city's progress in meeting its Regional Housing Needs Allocation (RHNA) numbers. These RHNA numbers are provided by

HCD who then allocated to the local regional area of government, Association of Monterey Bay Area Governments (AMBAG). AMBAG then determines the RHNA for the individual jurisdiction within its planning area. Table 1 provides the City's RHNA summary for 2014 to 2023 cycle.

Table 1. *City of Soledad 2015-2023 Annual Progress Report Summary including RHNA 5th Cycle Allocation Numbers*

Income Level	RHNA Allocation by Income Level	2015	2016	2017	2018	2019	2020	2021	2022	2023	Total Units to Date (all years)
Very Low	46								4	**0**	4
Low	30							6	15	**6**	27
Moderate	35							2	41	**18**	61
Above Moderate	80	3	83	79	131	60	12	21	149	**99**	637
Total	**191**	**3**	**83**	**79**	**131**	**60**	**12**	**29**	**209**	**123**	**729**

Some 2023 HE APR highlights include:

- Building Permits Issued: 36 housing related building permits; of these building permits, 13 were for Accessory Dwelling Units (ADUs), 9 were for Multi-Family Dwelling Units, and 14 Single Family Dwelling Units.
- Certificates of Occupancy: 123 units approved/finalized.
- Homeownership of Inclusionary Housing Units: 9 affordable units from Las Viviendas project have been purchased by low- and moderate-income households.

Financial Considerations

No direct costs are associated with this item; nonetheless, failure to submit the report within sixty (60) days of the April 1st deadline could make the City ineligible for certain State grant programs.

Alternatives

- Approve the resolution and report with modifications; or
- Reject the proposed resolution and reports. This is not recommended as failure to submit a timely report will result in non-compliance, impacting future grant applications and potential loss of local land use control.

Planning/CEQA

The proposed reports are 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

None

Attachment(s):
1. Resolution No. 6059
2. Exhibit A - 2023 GP APR
3. Exhibit B - 2023 Housing Element APR - Final

RESOLUTION NO. 6059

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOLEDAD APPROVING AND ACCEPTING THE 2023 GENERAL PLAN AND HOUSING ANNUAL PROGRESS REPORTS AND AUTHORIZING ITS SUBMITTAL TO THE STATE OF CALIFORNIA DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT AND THE GOVERNOR'S OFFICE OF PLANNING AND RESEARCH.

WHEREAS, the City of Soledad (City) adopted the General Plan in 2005 and the Housing Element in 2018; and

WHEREAS, *Section 65400 (a) (2) of the California Government Code* requires the City to provide an annual report addressing the status of the General Plan progress made toward implementing its goals and policies to the Governor's Office of Planning and Research (OPR); and

WHEREAS, *Section 65400 of the California Government Code* requires the City to provide an annual report on the jurisdiction's status and progress in implementing its housing element using forms and definitions adopted by the California Department of Housing and Community Development (HCD)

WHEREAS, Staff has prepared the General Plan Annual Progress Report for the calendar year 2023 (GP APR) and Housing Element Annual Progress Report (HE APR) as stated pursuant to Gov Code 65400 et seq for submission to the HCD and OPR by April 1, 2023; and

WHEREAS, the Planning Commission of the City of Soledad recommended approval for the 2023 General Plan Annual Progress Report and Housing Element Annual Progress Report on February 21, 2024, during a Special Meeting hereby accurately reflecting the City's progress in implementing the 2005 General Plan and the 2018 Housing Element; and

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Soledad accepts the 2023 General Plan Annual Progress Report provided as **Exhibit "A"** and the 2023 Housing Element Annual Progress Report provided as **Exhibit "B"** and authorize staff to forward the report to the State Department of Housing and Community Development pursuant to Government Code Section 65400(2).

PASSED AND ADOPTED by the City Council of the City of Soledad at a regular meeting duly held on the 3rd day of April 2024 by the following vote:

AYES, and in favor thereof, Councilmembers:

NOES, Councilmembers:

ABSENT, Councilmembers:

ABSTAIN, Councilmembers:

ANNA M. VELAZQUEZ, Mayor

ATTEST:

MEGAN HUNTER, City Clerk

Exhibit A

CITY OF SOLEDAD

Presented to Soledad Planning Commission on February 21, 2024
Accepted by Planning Commission Resolution # 2024-01

2023 FINAL GENERAL PLAN ANNUAL REPORT



COMMUNITY & ECONOMIC DEVELOPMENT DEPARTMENT

PLANNING AND HOUSING DIVISION

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e. Parks and Recreation Priorities 15
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For further information or clarification on any items in this General Plan Annual Progress Report, please contact:

City of Soledad Planning Division
248 Main St.
Soledad, CA 93960

P.O. Box 156
Soledad, CA 93960
(831) 223-5020

planning@cityofsoledad.com
www.cityofsoledad.com
www.soledadgeneralplan2045.com

INTRODUCTION

The City of Soledad is in the Central Valley of Monterey County along the State Highway 101 corridor. Unlike the Monterey Peninsula, Soledad and the surrounding Salinas Valley communities rely on agriculture and small industry for their economic foundations.

A regional shopping center is under construction at the south end of the City. The Soledad Marketplace will provide an estimated 114,356 square feet of rental space with ranging retail services. Currently, this shopping center includes a movie theater, Premiere Cinemas and a grocery store, Grocery Outlet. The Marketplace is in progress to construct national brand stores like Famous Footwear and Tractor Supply. Along with this shopping center, the Mission Soledad Shopping center provides 60,000 square feet of rental space and is anchored by FoodsCo and a CVS.



Residential construction has been significantly increasing over the past years where about 729 units have been created during out 5th Cycle Housing Element and future residential development estimates 902 units within the next 3 to 4 years. In 2023, the City of Soledad worked toward Miramonte, a subdivision North-east of the City that will accommodate an estimated 568 residential units during the 6th Cycle Housing element.

In facilitating City growth and land use, the City of Soledad plans to embrace the surrounding agricultural lands, enhance economic development throughout the City and impose proper regulations for a safe community. The purpose of this Annual Progress Report (APR) is to provide local legislative bodies and the public with information regarding the implementation of the General Plan for the City of Soledad. APRs also inform the public of the progress in meeting the community's goals. This APR focuses on a 12-month reporting calendar year of 2023, explaining how land use decisions relate to adopted goals, policies, and implementation measures of the 2005 General Plan and what the City of Soledad can improve or modify in its upcoming 2025 General Plan Update. As a State Requirement, this General Plan Annual Progress Report has been adopted by the Soledad City Council [insert date], through Resolution No. [resolution number].

GENERAL PLAN GUIDELINES

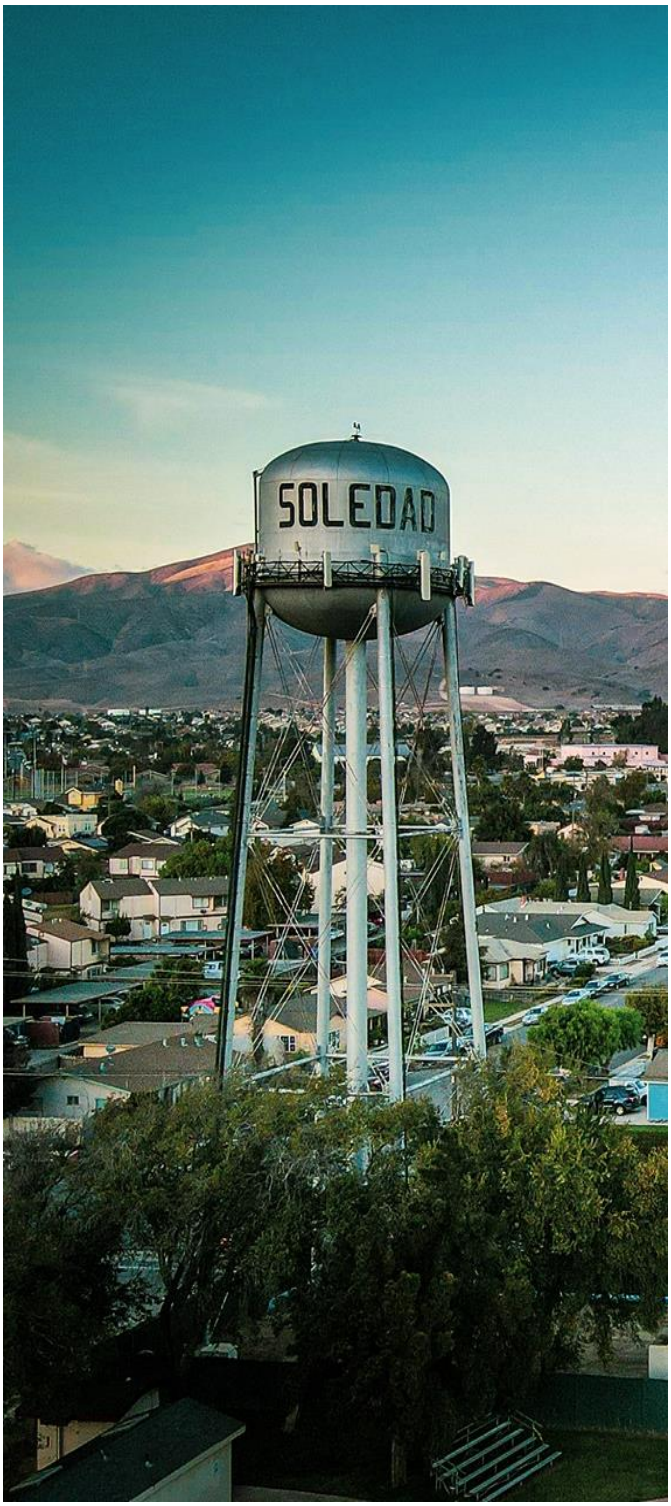
Soledad General Plan & Office of Planning and Research Guidelines

The City's General Plan was last updated on September 21, 2005 and the new update is targeted to start this year in 2023. This would be completed and adopted by 2025. The City's major expansion plans include additional land to be annexed for residential, commercial and industrial expansion covering a 30-year period. The 2005 Soledad General Plan involves the following elements:

- Land Use
- Housing (revised in 2019)
- Circulation
- Parks & Recreation
- Public Services and Facilities
- Economic Development
- Conservation
- Open Space
- Noise and Safety

Siempre Soledad 2045

Soledad is updating its General Plan by 2025 with a focus on economic development, environmental justice, air quality, and safety. It will also update other required elements like the Housing Element (2024-2032), Climate Change Vulnerability Assessment and Adaptation Strategy, Climate Action Plan, and a Program EIR. The OPR General Plan Guidelines will be followed to establish proper guidelines for the future of Soledad, considering social, economic, and environmental needs of the community.



CURRENT GENERAL PLAN IMPLEMENTATION

By State law, the General Plan must address nine (9) elements. The mandatory elements are Land Use, Open Space, Conservation, Housing, Environmental Justice, Circulation, Noise, Air Quality and Safety. Cities are also encouraged to adopt "optional" elements which reflect local issues. Those could include optional elements on Neighborhoods, Community Design, Economic Vitality, Infrastructure, Governance, Culture and Arts, Parks and Recreation, and Air and Water Quality. The Plan's focus is on the physical environment, and most of its policies ultimately link to decisions about growth and development. Because the Plan has a 20-year horizon, it ensures that day-to-day decisions are made with a long-term perspective, taking into consideration the future of the City and its relationship to the region around it.

The City of Soledad and the 2005 General Plan includes:

- Land Use
- Housing (revised in 2019)
- Circulation
- Parks & Recreation
- Public Services and Facilities
- Economic Development
- Conservation
- Open Space
- Noise and Safety

Measures associated with the implementation of the General Plan elements will be discussed in this section. The policies and action items selected for this report had notable progress in 2023. The list of policies and action items is not a comprehensive list of all policies and action items in the General Plan; many policies/actions are under ongoing implementation and may not be listed here. Most of the General Plan policies and related action items have been implemented through the adoption of ordinances or resolutions, incorporated into the regular governmental activities of the applicable departments, or included in development proposals as they are reviewed for consistency with the City's policies, the purpose of providing the policy implementations below is simply to streamline the review and highlight the annual progress efficiently. A comprehensive list of all General Plan policies can be seen in the City of Soledad 2005 General Plan.

For this report, the following elements will be highlighted:
- Land Use
- Economic Development
- Housing
- Conservation/Open Space

LAND USE PRIORITIES

According to the City of Soledad 2005 General Plan, Land Use Element Goals, Policies and Programs on page II-28, the City of Soledad aims to:

1. To provide effective standards for the location, amount rate, type, and quality of new development so that the local economy remains healthy, attractive residential neighborhoods can expand, the small-town character of the town is preserved, and the natural environment is protected.
2. To manage the growth of the town so that adequate facilities and services can be provided in pace with development
3. To maintain and support a healthy and diverse local economy that meets the present and future employment, shopping, recreational, public safety, and services needs of Soledad residents

A comprehensive list of all General Plan policies can be seen in the City of Soledad 2005 General Plan in Chapter II. Land Use- Land Use Element Goals, Policies and Programs.

2005 Soledad General Plan

Land Use Goal: Refer to Land Use goals mentioned earlier in this section		
Goal/Action #	**Policy/Action**	**City Implementation or Status**
General Policy L-2	Further annexations to the City may occur when a) a substantial portion of the development capacity within the existing city limits has been developed, b) a substantial public benefit can be realized through the annexation, such as the provision of public open space, additional parkland, or the protection of scenic vistas, or natural resources, or c) a special type of use is proposed that cannot be practically accommodated in the existing city limits, and d) the project can be found to provide a financial benefit to the City or to be fiscally neutral. The Planning Commission shall review the merits of a request for annexation based on these criteria, and make a recommendation to the City Council.	The City of Soledad's Miramonte annexation, a large project 647 acres north-east of the city, has been conditionally approved after more than a decade of work. This project received LAFCO approval of the Sphere of Influence (SOI) amendment in late 2022, with conditional approval of the Miramonte annexation pending approval of the agricultural mitigation to the satisfaction of LAFCO's Executive Officer. In 2023, work was initiated on the agricultural mitigation which requires that the developer arrange for a conservation easement in Monterey County at a 1:1 ratio for each agricultural land converted to residential use. Currently, the project is being phased out where 192.2 acres out of the 647 acres of total residential land is being placed to

		an agricultural conservation easement. LAFCO anticipates issuing a certificate of Completion for 192.2 acres, which represent Phases 1 and 2 of development, by mid-2024.
General Policy L-5	New Development shall not be allowed unless adequate public services are available to serve such new development, or that can be provided at the time of development	• The City amended Chapter 17.38.270 pertaining to Second Residential Units to ensure that utility hookups and fees comply with State Law and do not provide a burden to new development • The Dixie Street Sewer and Water Replacement Improvement Project was finalized to help current SFD and new ADU development for that neighborhood
Residential Development L-12	The City shall maintain an adequate supply of land in appropriate designations to accommodate projected household growth, maintain affordability to moderate and below moderate-income groups, and maintain acceptable vacancy rates.	• Vintage Estates- Soledad's major SFD Subdivision of 163 homes has completed a total of 34 homes in 2023 • Las Viviendas Subdivision-. This Project is on a 4.6-acre lot for 92 condominiums and is the biggest affordable housing project for Soledad. This Project involves 30 moderate-income units and 10 low-income units. Completed a total of 46 in 2023, and 15 were in the Moderate income and 6 in the Low Income. • Liberty Court- This subdivision is on a 4 acre lot with a total of 27 SFDs. All units were finaled in 2023 with 4 of the units accounting for moderate income.

Residential Development L-18 & L-19	L-18: The infill of existing residential lots shall be encouraged L-19: In general, higher densities of residential development shall be located in areas served by the widest range of urban services, and shall be preferred along collector and arterial streets, within walking distance of schools, city parks, and transit stops.	• Soledad Unified School District Housing Project- the city owns this 0.69 acre site and is being purchased by the SUSD to for a staff housing project. Entitlements and Architectural review were finalized in 2023 for the 20 unit project. Centrally located to schools, major roads and downtown Soledad. • Soledad pre-approved ADU plans- the city purchased pre-approved plans in collaboration with the City of King. These plans help accelerate ADU development and reduce design fees to Soledad residents. • The City was awarded $85,000 through REAP 2.0 to help accelerate housing production and facilitate compliance with the 6th Cycle Housing Element. Projects will be prioritized in infill residential lots located near shopping centers and schools.
Commercial Development L-21& L-23	L-21: New commercial development shall be encouraged in Soledad near the freeway interchanges with Highway 101. Limited new neighborhood commercial development will be allowed within areas designated Expansion Area, and/or at specified nodes to provide for the everyday needs of the surrounding residential neighborhoods. L-23: In general, new retail commercial development should provide a wider range of shopping opportunities for the community.	• Soledad Marketplace- A new Grocery Outlet opened in 2023, currently a Dutch Bros and DaVita Dialysis Center is in construction. It is anticipated other chain retail stores join the Marketplace, like Tractor Supply, Famous Footwear and Five Below.

Downtown L-31	The Downtown area along Front St. shall be developed into the physical and social center of Soledad in accordance with the vision captured by the Downtown Specific Plan/front Street Improvement Plan. As outlying areas develop with commercial business, the role of the Downtown should be the focus of community events and gatherings, entertainment, and dining. Pedestrian and bicycle access to the downtown shall be improved.	• Soledad Façade Program- The City of Soledad allocated $300,00 ARPA Funds to help with rehabilitation of Downtown Soledad businesses • Front Street Rehabilitation Project- Working to reconstruct the sidewalks, re-stripe roads, remove or alter the landscaping on Front Street • Shipping Container Project- Worked on an Environmental Site Assessment for City-owned property that is intended to become a central hub in Downtown Soledad, allowing multiple uses like dining and entertainment

ECONOMIC DEVELOPMENT PRIORITIES

According to the City of Soledad 2005 General Plan, Economic Development Element Goals, Policies and Programs on page III-5, the City of Soledad aims to:

1. To improve the City's overall economy and fiscal condition.
2. To ensure that new development does not impose a substantial financial burden to the City.
3. To provide good local jobs for Soledad residents

Economic Development Goals: Refer to Economic Dev. goals mentioned earlier in this section		
Goal/Action #	**Policy/Action**	**City Implementation or Status**
General Policy E-1	The City will work with local businesses groups, such as the Soledad Chamber of Commerce and the Old Town Merchants Association to promote Soledad businesses and to explore new business opportunities.	• Entered into an agreement between the City of Soledad and the Monterey County Convention and Visitors' Bureau to become a jurisdiction investing partner in efforts to draw tourism into Soledad • Entered in partnership with the Monterey County Business Council (MCBC) to establish a Satellite Office for the Small Business Development Center (SBDC) in Soledad
General Policy E-5	The City shall investigate the feasibility of adding new attractions to the community such as, but not limited to, new cultural facilities, special events or special educational facilities. All such efforts shall be coordinated with the business community. One priority is to recruit a small to midsize movie theater.	• The City of Soledad is still working on a feasibility study for a Front Street Container Village. This will allow us to bring in different leisure activities

HOUSING ELEMENT ANNUAL REPORTING

According to Government Code Sections 65400, each general law city in the State of California is required to report certain housing information in accordance with state housing law based on Government Code Sections 65400, 65583, and 65584. The Housing Element APR is processed in a different manner than other portions of the General Plan APR and must be submitted to HCD and follow HCD's requirements.

The complete report for the Housing Element APR Reporting Requirements will be submitted on-line through a standardized format based on new reporting requirements (AB 879, SB 35, AB 1486, AB 1255). This report will be done through the City of Soledad Housing Division with the Community and Economic Development Department by April 1st, 2024, for the 2023 Calendar reporting period. The purpose of this section is to further analyze Housing Policy Goals and Actions through the Calendar year 2023.

According to the City of Soledad 2005 General Plan, Housing Goals, Policies and Programs on page IV-3, the City of Soledad aims to:

1. Provide an adequate supply of sound, affordable housing in a safe and satisfying environment for all residents of the City of Soledad, consistent with the housing allocation adopted by the Association of Monterey Bay Area Governments.
2. To promote community character, livability, affordability and housing choice, by requiring an integrated mix of housing types in new residential areas.
3. To promote the needs of persons who have special needs not readily addressed without community leadership, including the homeless, large families, senior citizens, and single parents.
4. To encourage the maintenance, improvements, and rehabilitation of the City's existing housing stock and residential neighborhoods, with special attention on conserving existing affordable housing.
5. To maintain a balance in land use regulation so as to refrain from unnecessary government constraints on the production of affordable housing and to create incentive for the production of affordable housing.
6. To promote the maintenance and improvement of energy efficiency in the city's existing and new housing stock.
7. To ensure equal housing opportunities for all persons regardless of age, race, sex, religion, national origin, or other barriers that prevent choice in housing.

Housing Goals: Refer to Housing goals mentioned earlier in this section		
Goal/Action #	**Policy/Action**	**City Implementation or Status**
Housing Policy H-2	The City of Soledad shall ensure adequate vacant land suitably zoned for residential development and/or redevelopment is available to meet the city's housing need as identified by the Association of Monterey Bay Area Governments.	• Ord. No. 748- Amendments to R-1, R-1.5, R-2, and C-R Zoning District to Incorporate New Regulations Pertaining to Allowable Uses such as transitional housing, supportive housing and ADU's • Ordinance No. 759- Amend Sections of Title 17- Zoning of the Soledad Municipal Code Chapter 17.14 R-3 High-Density Multi-Family District to include a minimum density of 16 du/acre • Ordinance No. 754 - Amending Chapter 17.38 Special Standards & Requirements of Title 17- Zoning of the Soledad Municipal Code to Add Section 17.38.290- Special Standards and Requirements for Single-Room Occupancy Facilities. • Ordinance No. 756- New Chapter 17.46, Specific Plans to adopt more formalized provisions and procedures for Specific Plans within • Ordinance No. 758- Amending Chapter 17.24, C-1 Retail Central Business District to have SRO hotels and boarding-houses as a conditional use

Housing Policy H-3	The City of Soledad shall require new residential areas to contain a mix of housing types targeted to very low, low, moderate, and above moderate households in approximately the proportion that each of these income categories represent in the AMBAG Fair Share Housing Allocation.	• Ordinance No. 757- Amending Chapter 17.41- Inclusionary Housing- of Title 17- Zoning of the Soledad Municipal Code to include concurrent development of affordable and market-rate units • Ordinance No. 753- Amending Chapter 17.39 "Density Bonus" of Title 17- Zoning of the Soledad Municipal Code to incentive for the development of affordable housing units and other units meeting special housing needs • Ordinance No. 760 - Amending Section 17.38.270, Second Residential Units to clarify fee exemptions
Housing Policy H-6	The City shall require housing developers to offer an optional design to homebuyers whose household has one or more disabled person.	• Ordinance No. 755- New Chapter 17.45, Reasonable Accommodation, allows exceptions to the zoning code requirements, where necessary to enable the provision of Americans with Disabilities Act (ADA)- related improvements
Housing Policy H-7	The City shall support the redevelopment of dilapidated residential and commercial property for farmworker housing, transitional housing, and other special need populations.	• Ordinance No. 759- Amending Sections of Title 17- Zoning of the Soledad Municipal Code Chapter 17.30 Industrial Districts to conditionally allow employee housing • Ordinance No. 752- Amending Chapter 17.38 Special Standards & Requirements of Title 17- Zoning of the Soledad Municipal Code to Incorporate a New Adopted Section 17.38.030- At-Risk Assisted Units • Ordinance No. 761 New Adopted Section 17.38.40-

		Special Standards and Requirements for Low Barrier Navigation Centers, standards for the development of low barrier navigation center facilities which will offer options for temporary housing of homeless persons and services for those persons that are not available at other types of facilities.

Table 1. *City of Soledad 2015-2023 Annual Progress Report Summary including RHNA 5th Cycle Allocation Numbers*

Income Level	RHNA Allocation by Income Level	2015	2016	2017	2018	2019	2020	2021	2022	2023	Total Units to Date (all years)
Very Low	46								4	0	4
Low	30							6	15	6	27
Moderate	35							2	41	18	61
Above Moderate	80	3	83	79	131	60	12	21	149	99	637
Total RHNA	191										
Total Units		3	83	79	131	60	12	29	209	123	**729**

CIRCULATION PRIORITIES

According to the City of Soledad 2005 General Plan, Circulation Goals, Policies and Programs on page V-14, the City of Soledad aims to:

1. To provide a safe and efficient circulation network to meet the present and future needs of the City.
2. To encourage the use of alternate forms of transportation other than the automobile.
3. To create a pedestrian-friendly, walkable community.

Circulation Goals: Refer to goals mentioned earlier in this section		
Goal/Action #	**Policy/Action**	**City Implementation or Status**
Traffic Management C-2	Streets shall be dedicated, widened, extended and constructed in accordance with City standards. Dedication and improvements of full rights-of-way shall not be required in existing developed areas where the City determines such improvements are infeasible or undesirable. New development shall be responsible for improving a minimum one-half the street along the outer boundaries of each subdivision along the subdivision property where street extensions are identified. Other deviations from these standards shall be permitted upon a determination by the City Engineer that safe and adequate public access and circulation are preserved by such deviations.	• The City agreed with the Transportation Agency of Monterey County (TAMC) to receive Regional Surface Transportation Funds (RSTP) Exchange Funds from Caltrans. Soledad was awarded $540,157.77 for the Street Maintenance Project that will provide rehabilitation and maintenance for a 5-year Capital Improvement Projects

PARKS AND RECREATION PRIORITIES

According to the City of Soledad 2005 General Plan, Parks and Recreational Element Goals, Policies and Programs on page VI-6, the City of Soledad aims to:

1. Provide a high-quality public park system containing adequate park acreage and varied recreational facilities that are accessible to all Soledad residents.
2. Work toward achieving a ratio of five acres of parkland per 1,000 residents.
3. Provide adequate indoor and outdoor recreation facilities for existing and future populations.
4. Provide recreational programs and facilities for all age groups, incomes, and physical abilities.
5. Provide maintenance assessment districts to fund park and facility landscape maintenance, including street public landscaping.
6. Encourage the use of reclaimed water for landscape irrigation.

Parks and Recreation Goals: Refer to goals mentioned earlier in this section		
Goal/Action #	**Policy/Action**	**City Implementation or Status**
Acquisition and Development PR-14	Parks shall be designed to accommodate various age groups and abilities. An individual park or recreation facility does not need to be accessible to all age groups or abilities; however, Soledad's overall park and recreation system shall meet the special needs of the City's population.	• The Soledad Community Center is focusing on increasing its recreational programs and activities accounting for various age groups. • In 2023, Orchard Lane Park was opened. This is the first inclusive park in South Monterey County. This park was funded through Prop 68.
Parks and Recreation Funding PR-37	The City will pursue other longterm financing sources when such sources will provide viable park and recreation opportunities to Soledad residents at a reasonable cost.	• Soledad was awarded $16,663,021 from Urban Community Drought Relief (UCDR) grant application for the City's Recycled Water Conveyance Project to help reduce the cost of watering parks among other needs.

PUBLIC SERVICES AND FACILITY PRIORITIES

According to the City of Soledad 2005 General Pla, Public Services and Failities Goals, Policies and programs on page VII-4, the City of Soledad aims to:

1. To provide the level of public services desired by the residents at an equitable cost.
2. To ensure the provision of public services keeps pace with new development.
3. To ensure increased maintenance funding/staffing/equipment requirements resulting from new development are adequately provided for by new development.

Public Services and Facilities Goals: Refer to goals mentioned earlier in this section		
Goal/Action #	**Policy/Action**	**City Implementation or Status**
Water S-8 & S-9	S-8: The City shall promote the efficient use of water and reduced water demand by: a. Requiring water conserving design and equipment in new construction; b. Encouraging water conserving landscaping and other conservation measures; c. Encouraging the retrofitting of existing fixtures with water conserving fixtures; S-9: The City will explore the potential for use of reclaimed water for landscape irrigation or other appropriate use.	• That City has been actively working to educate residents about Water Conservation by providing free water conservation kits • The City acquired a $16,663,021 award from Urban Community Drought Relief grant that would fund the City's recycled Water Conveyance Project

Exhibit B

Jurisdiction	Soledad	
Reporting Year	2023	(Jan. 1 - Dec. 31)
Housing Element Planning Period	5th Cycle	12/31/2015 - 12/31/2023

Building Permits Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	0
Above Moderate		3
Total Units		**3**

Note: Units serving extremely low-income households are included in the very low-income permitted units totals

Units by Structure Type	Entitled	Permitted	Completed
Single-family Attached	0	0	0
Single-family Detached	0	0	61
2 to 4 units per structure	0	0	45
5+ units per structure	0	0	0
Accessory Dwelling Unit	0	3	17
Mobile/Manufactured Home	0	0	0
Total	**0**	**3**	**123**

Infill Housing Developments and Infill Units Permitted	# of Projects	Units
Indicated as Infill	0	0
Not Indicated as Infill	3	3

Housing Applications Summary	
Total Housing Applications Submitted:	57
Number of Proposed Units in All Applications Received:	36
Total Housing Units Approved:	57
Total Housing Units Disapproved:	0

Use of SB 35 Streamlining Provisions - Applications	
Number of SB 35 Streamlining Applications	30
Number of SB 35 Streamlining Applications Approved	30

Units Constructed - SB 35 Streamlining Permits			
Income	Rental	Ownership	Total
Very Low	0	0	0
Low	0	0	0
Moderate	0	0	0
Above Moderate	0	0	0
Total	**0**	**0**	**0**

Streamlining Provisions Used - Permitted Units	# of Projects	Units
SB 9 (2021) - Duplex in SF Zone	0	0
SB 9 (2021) - Residential Lot Split	0	0
AB 2011 (2022)	0	0
SB 6 (2022)	0	0
SB 35 (2017)	0	0

Ministerial and Discretionary Applications	# of Applications	Units
Ministerial	13	13
Discretionary	44	23

Density Bonus Applications and Units Permitted	
Number of Applications Submitted Requesting a Density Bonus	0
Number of Units in Applications Submitted Requesting a Density Bonus	0
Number of Projects Permitted with a Density Bonus	0
Number of Units in Projects Permitted with a Density Bonus	0

Housing Element Programs Implemented and Sites Rezoned	Count
Programs Implemented	0
Sites Rezoned to Accommodate the RHNA	0

Jurisdiction	Soledad	
Reporting Year	2023	(Jan. 1 - Dec. 31)
Planning Period	5th Cycle	12/31/2015 - 12/31/2023

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Housing Element Implementation

Note: "+" indicates an optional field
Cells in grey contain auto-calculation formulas

Table A
Housing Development Applications Submitted

Project Identifier					Unit Types		Date Application Submitted	Proposed Units - Affordability by Household Incomes							Total Approved Units by Project	Total Disapproved Units by Project	Streamlining	Density Bonus Law Applications		Application Status	Project Type	Notes
1					2	3	4	5						6	7	8	9	10		11	12	13
Prior APN+	Current APN	Street Address	Project Name+	Local Jurisdiction Tracking ID	Unit Category (SFA,SFD,2 to 4,5+,ADU,MH)	Tenure R=Renter O=Owner	Date Application Submitted (see instructions)	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Total PROPOSED Units by Project	Total APPROVED Units by project	Total DISAPPROVED Units by Project	Please select streamlining provision/s the application was submitted pursuant to.	Did the housing development application seek incentives or concessions pursuant to Government Code section 65915?	Were incentives or concessions reqested pursuant to Government Code section 65915 approved?	Please indicate the status of the application.	Is the project considered a ministerial project or discretionary project?	Notes+
Summary Row: Start Data Entry Below								0	0	4	0	10	0	43	36	57	0						
	22518038000	515 Calle Valverde	Legacy Homes	230241	SFD	O	12/7/2023							1	1	1	0	NONE	No	No	Approved	Discretionary	
	22518039000	517 Calle Valverde	Legacy Homes	230242	SFD	O	12/7/2023							1	1	1	0	NONE	No	No	Approved	Discretionary	
	22518040000	519 Calle Valverde	Legacy Homes	230243	SFD	O	12/7/2023							1	1	1	0	NONE	No	No	Approved	Discretionary	
	22518041000	521 Calle Valverde	Legacy Homes	230245	SFD	O	12/7/2023							1	1	1	0	NONE	No	No	Approved	Discretionary	
	22518042000	523 Calle Valderde	Legacy Homes	230246	SFD	O	12/7/2023							1	1	1	0	NONE	No	No	Approved	Discretionary	
	22361044000	326 Sentinel St Unit A		220478	ADU	R	1/17/2023							1	1	1	0	NONE	No	Yes	Approved	Ministerial	
	22461036000	317 Higuera St Unit A		230069	ADU	R	3/28/2023							1	1	1	0	NONE	No	No	Approved	Ministerial	
	22471018000	703 Skinner St Unit A		230055	ADU	R	4/11/2023							1	1	1	0	NONE	No	No	Approved	Ministerial	
	22311042000	688 Andalucia Dr Unit A		230092	ADU	R	4/19/2023							1	1	1	0	NONE	No	No	Approved	Ministerial	
	22061025000	214 Fifth St Unit A		230059	ADU	R	4/26/2023							1	1	1	0	NONE	No	No	Approved	Ministerial	
	22451014000	9599 Sierra Madre Court		230098	ADU	R	6/16/2023							1	1	1	0	NONE	No	No	Approved	Ministerial	
	22192020000	1575 Munras St Unit A		230068	ADU	R	7/12/2023							1	1	1	0	NONE	No	No	Approved	Ministerial	
	22151006000	1050 Metz Rd Unit A		230157	ADU	R	8/16/2023							1	1	1	0	NONE	No	No	Approved	Ministerial	
	22511026000	1094 San Rafael Unit A		230133	ADU	R	10/5/2023							1	1	1	0	NONE	No	No	Approved	Ministerial	
	22305002000	1452 Madera St Unit A		230190	ADU	R	10/16/2023							1	1	1	0	NONE	No	No	Approved	Ministerial	
	22282045000	455 Tiburon Pl Unit A		230278	ADU	R	10/19/2023							1	1	1	0	NONE	No	No	Approved	Ministerial	
	22083013000	1068 Palm Ave Unit A		230255	ADU	R	10/7/2023							1	1	1	0	NONE	No	No	Approved	Ministerial	
	22361017000	1001 Highpoint Ct Unit A		230284	ADU	R	12/22/2023							1	1	1	0	NONE	No	No	Approved	Ministerial	
	22533030000	728 Gabilan Dr	Las Viviendas	220312	2 to 4	O	1/20/2023							1	1	1	0	SB 35 (2017)	No	No	Approved	Discretionary	
	22533032000	730 Gabilan Dr	Las Viviendas	220312	2 to 4	O	1/20/2023					1				1	0	SB 35 (2017)	No	No	Approved	Discretionary	
	22533029000	732 Gabilan Dr	Las Viviendas	220312	2 to 4	O	1/20/2023			1						1	0	SB 35 (2017)	No	No	Approved	Discretionary	
	22500031000	734 Gabilan Dr	Las Viviendas	220312	2 to 4	O	1/20/2023					1				1	0	SB 35 (2017)	No	No	Approved	Discretionary	
	22533034000	716 Gabilan Dr	Las Viviendas	220313	2 to 4	O	1/20/2023							1	1	1	0	SB 35 (2017)	No	No	Approved	Discretionary	
	22533036000	718 Gabilan Dr	Las Viviendas	220313	2 to 4	O	1/20/2023							1		1	0	SB 35 (2017)	No	No	Approved	Discretionary	
	22533033000	720 Gabilan Dr	Las Viviendas	220313	2 to 4	O	1/20/2023					1				1	0	SB 35 (2017)	No	No	Approved	Discretionary	
	22533035000	722 Gabilan Dr	Las Viviendas	220313	2 to 4	O	1/20/2023					1				1	0	SB 35 (2017)	No	No	Approved	Discretionary	
	22533051000	817 Mora Cir	Las Viviendas	220314	2 to 4	O	1/20/2023							1	1	1	0	SB 35 (2017)	No	No	Approved	Discretionary	
	22533049000	819 Mora Cir	Las Viviendas	220314	2 to 4	O	1/20/2023							1		1	0	SB 35 (2017)	No	No	Approved	Discretionary	
	22533050000	820 Mora Cir	Las Viviendas	220314	2 to 4	O	1/20/2023							1		1	0	SB 35 (2017)	No	No	Approved	Discretionary	
	22533052000	821 Mora Cir	Las Viviendas	220314	2 to 4	O	1/20/2023							1		1	0	SB 35 (2017)	No	No	Approved	Discretionary	
	22533047000	809 Mora Cir	Las Viviendas	220315	2 to 4	O	1/20/2023					1			1	1	0	SB 35 (2017)	No	No	Approved	Discretionary	
	22533045000	811 Mora Cir	Las Viviendas	220315	2 to 4	O	1/20/2023			1						1	0	SB 35 (2017)	No	No	Approved	Discretionary	
	22533048000	813 Mora Cir	Las Viviendas	220315	2 to 4	O	1/20/2023							1		1	0	SB 35 (2017)	No	No	Approved	Discretionary	
	22533046000	815 Mora Cir	Las Viviendas	220315	2 to 4	O	1/20/2023							1		1	0	SB 35 (2017)	No	No	Approved	Discretionary	
	22533043000	801 Mora Cir	Las Viviendas	220426	2 to 4	O	1/20/2023							1	1	1	0	SB 35 (2017)	No	No	Approved	Discretionary	
	22533041000	803 Mora Cir	Las Viviendas	220426	2 to 4	O	1/20/2023							1		1	0	SB 35 (2017)	No	No	Approved	Discretionary	
	22533044000	805 Mora Cir	Las Viviendas	220426	2 to 4	O	1/20/2023					1				1	0	SB 35 (2017)	No	No	Approved	Discretionary	
	22533042000	807 Mora Cir	Las Viviendas	220426	2 to 4	O	1/20/2023			1						1	0	SB 35 (2017)	No	No	Approved	Discretionary	
	22533001000	800 Vasquez Dr	Las Viviendas	220427	2 to 4	O	1/20/2023							1	1	1	0	SB 35 (2017)	No	No	Approved	Discretionary	
	22533002000	804 Vasquez Dr	Las Viviendas	220427	2 to 4	O	1/20/2023					1				1	0	SB 35 (2017)	No	No	Approved	Discretionary	
	22533026000	740 Gabilan Dr	Las Viviendas	220428	2 to 4	O	1/20/2023			1					1	1	0	SB 35 (2017)	No	No	Approved	Discretionary	
	22533028000	742 Gabilan Dr	Las Viviendas	220428	2 to 4	O	1/20/2023					1				1	0	SB 35 (2017)	No	No	Approved	Discretionary	
	22533025000	744 Gabilan Dr	Las Viviendas	220428	2 to 4	O	1/20/2023					1				1	0	SB 35 (2017)	No	No	Approved	Discretionary	
	22533027000	746 Gabilan Dr	Las Viviendas	220428	2 to 4	O	1/20/2023					1				1	0	SB 35 (2017)	No	No	Approved	Discretionary	
	22533005000	816 Vasquez Dr	Las Viviendas	220429	2 to 4	O	1/20/2023							1	1	1	0	SB 35 (2017)	No	No	Approved	Discretionary	
	22533006000	820 Vasquez Dr	Las Viviendas	220429	2 to 4	O	1/20/2023							1		1	0	SB 35 (2017)	No	No	Approved	Discretionary	
	22533003000	808 Vasquez Dr	Las Viviendas	220430	2 to 4	O	1/20/2023							1	1	1	0	SB 35 (2017)	No	No	Approved	Discretionary	
	22533004000	812 Vasquez Dr	Las Viviendas	220430	2 to 4	O	1/20/2023							1		1	0	SB 35 (2017)	No	No	Approved	Discretionary	
	22518036000	511 Calle Valverde	Legacy Homes	230239	SFD	O	12/7/2023							1	1	1	0	NONE	No	No	Approved	Discretionary	
	22518037000	513 Calle Valverde	Legacy Homes	230240	SFD	O	12/7/2023							1	1	1	0	NONE	No	No	Approved	Discretionary	
	22518054000	538 Legado Dr	Legacy Homes	230019	SFD	O	7/13/2023							1	1	1	0	NONE	No	No	Approved	Discretionary	
	22518053000	540 Legado Dr	Legacy Homes	230020	SFD	O	7/13/2023							1	1	1	0	NONE	No	No	Approved	Discretionary	
	22518052000	542 Legado Dr	Legacy Homes	230021	SFD	O	7/13/2023							1	1	1	0	NONE	No	No	Approved	Discretionary	
	22518051000	544 Legado Dr	Legacy Homes	230022	SFD	O	7/13/2023							1	1	1	0	NONE	No	No	Approved	Discretionary	
	22518050000	546 Legado Dr	Legacy Homes	230023	SFD	O	7/13/2023							1	1	1	0	NONE	No	No	Approved	Discretionary	
	22518049000	548 LegadoDr	Legacy Homes	230024	SFD	O	7/13/2023							1	1	1	0	NONE	No	No	Approved	Discretionary	
	22518048000	550 Legado Dr	Legacy Homes	230025	SFD	O	7/13/2023							1	1	1	0	NONE	No	No	Approved	Discretionary	

Jurisdiction	Soledad	
Reporting Year	2023	(Jan. 1 - Dec. 31)
Planning Period	5th Cycle	12/31/2015 - 12/31/2023

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

Table A2
Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

Project Identifier					Unit Types		Affordability by Household Incomes - Completed Entitlement									Affordability by Household Incomes - Building Permits									Affordability by Household Incomes - Certificates of Occupancy										Streamlining	Infill	Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions	Term of Affordability or Deed Restriction	Demolished/Destroyed Units			Density Bonus				Notes
1					2	3	4							5	6	7							8	9	10							11	12	13	14	15	16	17	18	19	20			21	22	23	24	25
Prior APN+	Current APN	Street Address	Project Name+	Local Jurisdiction Tracking ID	Unit Category (SFA,SFD,2 to 4,5+,ADU,MH)	Tenure R=Renter O=Owner	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Entitlement Date Approved	# of Units issued Entitlements	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Building Permits Date Issued	# of Units Issued Building Permits	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Certificates of Occupancy or other forms of readiness (see instructions) Date Issued	# of Units issued Certificates of Occupancy or other forms of readiness	How many of the units were Extremely Low Income?	Please select the streamlining provision the project was APPROVED pursuant to. (may select multiple)	Infill Units? Y/N+	Assistance Programs for Each Development (may select multiple - see instructions)	Deed Restriction Type (may select multiple - see instructions)	For units affordable without financial assistance or deed restrictions, explain how the locality determined the units were affordable (see instructions)	Term of Affordability or Deed Restriction (years) (if affordable in perpetuity enter 1000)+	Number of Demolished/Destroyed Units	Demolished or Destroyed Units	Demolished/Destroyed Units Owner or Renter	Total Density Bonus Applied to the Project (Percentage Increase in Total Allowable Units or Total Maximum Allowable Residential Gross Floor Area)	Number of Other Incentives, Concessions, Waivers, or Other Modifications Given to the Project (Excluding Parking Waivers or Parking Reductions)	List the incentives, concessions, waivers, and modifications (Excluding Parking Waivers or Parking Modifications)	Did the project receive a reduction or waiver of parking standards? (Y/N)	Notes+
Summary Row: Start Data Entry Below							0	0	0	0	0	0	0		0	0	0	0	0	0	0	3		3	0	0	6	0	18	0	99		123	0							0							
	22092003000	355 Kidder St Unit A		200124	ADU	R									0							1	7/12/2022	1							1	10/26/2023	1		NONE	N												
	22062005000	252 Sixth St Unit A		210027	ADU	R									0							1	3/9/2022	1							1	3/30/2023	1		NONE	N												
	22401037000	254 Rockrose St Unit A		210214	ADU	R									0							1	9/29/2022	1							1	3/30/2023	1		NONE	N												
	22061018000	268 Fifth St Unit A		210292	ADU	R									0							1	7/12/2022	1							1	11/27/2023	1		NONE	N												
	22282067000	430 Robles Pl Unit A		210310	ADU	R									0							1	9/1/2022	1							1	4/20/2023	1		NONE	N												
	22025019000	604 Monterey St Unit A		220038	ADU	R									0							1	8/3/2022	1							1	12/22/2023	1		NONE	N												
	22411051000	439 Indian Paintbrush Unit A		220083	ADU	R									0							1	11/23/2022	1							1	3/20/2023	1		NONE	N												
	22334006000	1059 Madrid St Unit A		220112	ADU	R									0							1	9/1/2022	1							1	6/23/2023	1		NONE	N												
	22304018000	521 Terraza St Unit A		220163	ADU	R									0							1	6/17/2022	1							1	4/5/2023	1		NONE	N												
	22271056000	618 Regina St Unit A		220170	ADU	R									0							1	1/19/2022	1							1	4/25/2023	1		NONE	N												
	22303008000	1315 Madera St Unit A		220263	ADU	R									0							1	12/6/2022	1							1	8/8/2023	1		NONE	N												
	22332012000	620 Verano St Unit A		220395	ADU	R									0							1	9/29/2022	1							1	2/8/2023	1		NONE	N												
	22361043000	338 Sentinel Ct Unit A		220403	ADU	R									0							1	10/7/2022	1							1	9/8/2023	1		NONE	N												
	22411048000	475 Indian Paintbrush Wy Unit A		220458	ADU	R									0							1	11/29/2022	1							1	12/1/2023	1		NONE	N												
	22271057000	614 Regina St Unit A		220504	ADU	R									0							1	2/13/2023	1							1	7/28/2023	1		NONE	N												
	22331007000	1079 Barcelona St Unit A		230026	ADU	R									0							1	4/18/2023	1							1	8/2/2023	1		NONE	N												
	22304023000	1415 Viento St Unit A		230076	ADU	R									0							1	5/18/2023	1							1	12/18/2023	1		NONE	N												
	22283005000	437 Liberty Ct	Liberty Court/ Nino Homes	220376	SFD	O					1			8/7/2019	1					1			9/22/2022	1					1			4/4/2023	1		SB 35 (2017)	N	Other	INC		20								
	22283006000	439 Liberty Ct	Liberty Court/ Nino Homes	220377	SFD	O							1	8/7/2019	1							1	10/27/2022	1							1	4/5/2023	1		NONE	N												
	22283007000	441 Liberty Ct	Liberty Court/ Nino Homes	220378	SFD	O					1			8/7/2019	1					1			10/27/2022	1					1			4/4/2023	1		SB 35 (2017)	N	Other	INC		20								
	22283008000	443 Liberty Ct	Liberty Court/ Nino Homes	220379	SFD	O							1	8/7/2019	1							1	10/27/2022	1							1	4/5/2023	1		NONE	N												
	22283009000	445 Liberty Ct	Liberty Court/ Nino Homes	220380	SFD	O							1	8/7/2019	1							1	10/27/2022	1							1	3/22/2023	1		NONE	N												
	22283010000	447 Liberty Ct	Liberty Court/ Nino Homes	220381	SFD	O							1	8/7/2019	1							1	10/27/2022	1							1	3/22/2023	1		NONE	N												
	22288016000	436 Liberty Ct	Liberty Court/ Nino Homes	220461	SFD	O							1	8/7/2019	1							1	11/8/2022	1							1	5/24/2023	1		NONE	N												
	22283015000	438 Liberty Ct	Liberty Court/ Nino Homes	220462	SFD	O							1	8/7/2019	1							1	11/8/2022	1							1	6/23/2023	1		NONE	N												
	22283014000	440 Liberty Ct	Liberty Court/ Nino Homes	220463	SFD	O							1	8/7/2019	1							1	11/8/2022	1							1	5/24/2023	1		NONE	N												
	22283013000	442 Liberty Ct	Liberty Court/ Nino Homes	220464	SFD	O							1	8/7/2019	1							1	11/8/2022	1							1	4/25/2023	1		NONE	N												
	22283015000	444 Liberty Ct	Liberty Court/ Nino Homes	220465	SFD	O							1	8/7/2019	1							1	11/8/2022	1							1	5/26/2023	1		NONE	N												
	22283011000	446 Liberty Ct	Liberty Court/ Nino Homes	220466	SFD	O							1	8/7/2019	1							1	11/8/2022	1							1	5/11/2023	1		NONE	N												
	22283001000	429 Liberty Ct	Liberty Court/ Nino Homes	220489	SFD	O							1	8/7/2019	1							1	11/8/2022	1							1	6/7/2023	1		NONE	N												
	22283025000	460 Liberty Ct	Liberty Court/ Nino Homes	220539	SFD	O							1	8/7/2019	1							1	12/20/2022	1							1	9/19/2023	1		NONE	N												
	22517090000	521 Tomasini St	Legacy Homes	220417	SFD	O							1	7/20/2005	1							1	11/3/2022	1							1	10/20/2023	1		NONE	N												
	22518023000	501 Tomasini St	Legacy Homes	220480	SFD	O							1	7/20/2005	1							1	12/20/2022	1							1	11/1/2023	1		NONE	N												
	22518035000	502 Tomasini St	Legacy Homes	220481	SFD	O							1	7/20/2005	1							1	12/20/2022	1							1	11/9/2023	1		NONE	N												
	22517076000	503 Davalos St	Legacy Homes	220072	SFD	O							1	7/20/2005	1							1	3/17/2022	1							1	1/20/2023	1		NONE	N												
	22517083000	517 Davalos St	Legacy Homes	220144	SFD	O							1	7/20/2005	1							1	5/9/2022	1							1	2/9/2023	1		NONE	N												
	22518066000	519 Davalos St	Legacy Homes	220145	SFD	O							1	7/20/2005	1							1	5/31/2022	1							1	1/19/2023	1		NONE	N												
	22517085000	521 Davalos St	Legacy Homes	220146	SFD	O							1	7/20/2005	1							1	5/31/2022	1							1	1/17/2023	1		NONE	N												
	22517086000	523 Davalos St	Legacy Homes	220147	SFD	O							1	7/20/2005	1							1	5/31/2022	1							1	1/19/2023	1		NONE	N												
	22517087000	572 Tankersley St	Legacy Homes	220148	SFD	O							1	7/20/2005	1							1	5/31/2022	1							1	1/19/2023	1		NONE	N												
	22517088000	570 Tankersley St	Legacy Homes	220149	SFD	O							1	7/20/2005	1							1	5/31/2022	1							1	1/20/2023	1		NONE	N												
	22518065000	540 Davalos St	Legacy Homes	220188	SFD	O							1	7/20/2005	1							1	6/24/2022	1							1	4/7/2023	1		NONE	N												
	22518066000	538 Davalos St	Legacy Homes	220189	SFD	O							1	7/20/2005	1							1	6/24/2022	1							1	4/7/2023	1		NONE	N												
	22518067000	536 Davalos St	Legacy Homes	220190	SFD	O							1	7/20/2005	1							1	6/24/2022	1							1	5/1/2023	1		NONE	N												
	22518068000	534 Davalos St	Legacy Homes	220191	SFD	O							1	7/20/2005	1							1	6/24/2022	1							1	5/1/2023	1		NONE	N												
	22518069000	532 Davalos St	Legacy Homes	220192	SFD	O							1	7/20/2005	1							1	6/24/2022	1							1	4/7/2023	1		NONE	N												
	22518070000	530 Davalos St	Legacy Homes	220193	SFD	O							1	7/20/2005	1							1	6/24/2022	1							1	4/7/2023	1		NONE	N												
	22518071000	528 Davalos St	Legacy Homes	220194	SFD	O							1	7/20/2005	1							1	6/24/2022	1							1	3/28/2023	1		NONE	N												
	22518055000	539 Legado Dr	Legacy Homes	220271	SFD	O							1	7/20/2005	1							1	8/15/2022	1							1	4/10/2023	1		NONE	N												
	22518056000	541 Legado Dr	Legacy Homes	220272	SFD	O							1	7/20/2005	1							1	9/15/2022	1							1	6/23/2023	1		NONE	N												
	22518057000	543 Legado Dr	Legacy Homes	220273	SFD	O							1	7/20/2005	1							1	8/15/2022	1							1	6/21/2023	1		NONE	N												
	22518058000	545 Legado Dr	Legacy Homes	220274	SFD	O							1	7/20/2005	1							1	8/15/2022	1							1	4/18/2023	1		NONE	N												
	22518059000	547 Legado Dr	Legacy Homes	220275	SFD	O							1	7/20/2005	1							1	8/15/2022	1							1	6/22/2023	1		NONE	N												
	22518060000	549 Legado Dr	Legacy Homes	220276	SFD	O							1	7/20/2005	1							1	8/15/2022	1							1	9/19/2023	1		NONE	N												
	22518061000	551 Legado Dr	Legacy Homes	220277	SFD	O							1	7/20/2005	1							1	8/15/2022	1							1	6/23/2023	1		NONE	N												
	22518062000	533 Tankersley St	Legacy Homes	220341	SFD	O							1	7/20/2005	1							1	10/20/2022	1							1	5/16/2023	1		NONE	N												
	22518064000	537 Tankersley St	Legacy Homes	220342	SFD	O							1	7/20/2005	1							1	10/20/2022	1							1	6/23/2023	1		NONE	N												
	22518003000	562 Tankersley St	Legacy Homes	220343	SFD	O							1	7/20/2005	1							1	10/20/2022	1							1	8/29/2023	1		NONE	N												
	22518002000	564 Tankersley St	Legacy Homes	220344	SFD	O							1	7/20/2005	1							1	10/20/2022	1							1	9/14/2023	1		NONE	N												
	22518001000	566 Tankersley St	Legacy Homes	220345	SFD	O							1	7/20/2005	1							1	10/20/2022	1							1	5/23/2023	1		NONE	N												
	22517089000	568 Tankersley St	Legacy Homes	220346	SFD	O							1	7/20/2005	1							1	10/20/2022	1							1	5/15/2023	1		NONE	N												
	22518063000	535 Tankersley St	Legacy Homes	220348	SFD	O							1	7/20/2005	1							1	10/20/2022	1							1	8/3/2023	1		NONE	N												
	22283002000	431 Liberty Ct	Legacy Homes	220490	SFD	O							1	7/20/2005	1							1	12/20/2022	1							1	6/22/2023	1		NONE	N												
	22283003000	433 Liberty Ct	Legacy Homes	220491	SFD	O					1			7/20/2005	1					1			12/20/2022	1					1			5/25/2023	1		SB 35 (2017)	N	Other	INC		20								
	22283004000	435 Liberty Ct	Legacy Homes	220493	SFD	O							1	7/20/2005	1							1	12/20/2022	1							1	5/24/2023	1		NONE	N												
	22283027000	449 Liberty Ct	Legacy Homes	220494	SFD	O							1	7/20/2005	1							1	12/20/2022	1							1	6/22/2023	1		NONE	N												
	22283026000	451 Liberty Ct	Legacy Homes	220495	SFD	O					1			7/20/2005	1					1			12/20/2022	1					1			6/22/2023	1		SB 35 (2017)	N	Other	INC		20								
	22283019000	430 Liberty Ct	Legacy Homes	220522	SFD	O							1	7/20/2005	1							1	12/20/2022	1							1	8/7/2023	1		NONE	N												
	22283027000	432 Liberty Ct	Legacy Homes	220525	SFD	O							1	7/20/2005	1							1	12/20/2022	1							1	8/3/2023	1		NONE	N												
	22283017000	434 Liberty Ct	Legacy Homes	220529	SFD	O							1	7/20/2005	1							1	12/20/2022	1							1	8/15/2023	1		NONE	N												
	22283020000	450 Liberty Ct	Legacy Homes	220534	SFD	O							1	7/20/2005	1							1	12/20/2022	1							1	8/23/2023	1		NONE	N												
	22283021000	452 Liberty Ct	Legacy Homes	220535	SFD	O							1	7/20/2005	1							1	12/20/2022	1							1	8/30/2023	1		NONE	N												
	22283022000	454 Liberty Ct	Legacy Homes	220536	SFD	O							1	7/20/2005	1							1	12/20/2022	1							1	8/30/2023	1		NONE	N												
	22283023000	456 Liberty Ct	Legacy Homes	220537	SFD	O							1	7/20/2005	1							1	12/20/2022	1							1	9/12/2023	1		NONE	N												
	22283024000	458 Liberty Ct	Legacy Homes	220538	SFD	O							1	7/20/2005	1							1	12/20/2022	1							1	9/12/2023	1		NONE	N												
	22518028000	511 Tomasini St	Legacy Homes	220412	SFD	O							1	7/20/2005	1							1	11/3/2022	1							1	11/21/2023	1		NONE	N												
	22518029000	513 Tomasini St	Legacy Homes	220413	SFD	O							1	7/20/2005	1							1	11/3/2022	1							1	11/1/2023	1		NONE	N												
	22518031000	517 Tomasini St	Legacy Homes	220415	SFD	O							1	7/20/2005	1							1	11/3/2022	1							1	11/15/2023	1		NONE	N												
	22533066000	853 Mora Cir	Las Viviendas	220091	2 to 4	O							1	1/9/2019	1							1	4/18/2002	1							1	5/25/2023	1		SB 35 (2017)	N												
	22533068000	855 Mora Cir	Las Viviendas	220091	2 to 4	O							1	1/9/2019	1							1	4/18/2022	1							1	5/25/2023	1		SB 35 (2017)	N												
	22533065000	857 Mora Cir	Las Viviendas	220091	2 to 4	O					1			1/9/2019	1					1			4/18/2022	1					1			5/25/2023	1		SB 35 (2017)	N	Other	INC		20								
	22533067000	859 Mora Cir	Las Viviendas	220091	2 to 4	O							1	1/9/2019	1							1	4/18/2022	1							1	5/25/2023	1		SB 35 (2017)	N												
	22533070000	845 Mora Cir	Las Viviendas	220092	2 to 4	O					1			1/9/2019	1					1			4/18/2022	1					1			7/20/2002	1		SB 35 (2017)	N	Other	INC		20								
	22533072000	847 Mora Cir	Las Viviendas	220092	2 to 4	O					1			1/9/2019	1					1			4/18/2022	1					1			7/20/2023	1		SB 35 (2017)	N	Other	INC		20								
	22533069000	849 Mora Cir	Las Viviendas	220092	2 to 4	O							1	1/9/2019	1							1	4/18/2022	1							1	7/20/2023	1		SB 35 (2017)	N												
	22533071000	851 Mora Cir	Las Viviendas	220092	2 to 4	O							1	1/9/2019	1							1	4/18/2022	1							1	7/20/2023	1		SB 35 (2017)	N												
	22533088000	1276 San Antonio St	Las Viviendas	220099	2 to 4	O			1					1/9/2019	1			1					4/18/2022	1			1					7/20/2023	1		SB 35 (2017)	N	Other	INC		20								
	22533086000	1278 San Antonio St	Las Viviendas	220099	2 to 4	O							1	1/9/2019	1							1	4/1/2022	1							1	7/20/2023	1		SB 35 (2017)	N												
	22533087000	1280 San Antonio St	Las Viviendas	220099	2 to 4	O					1			1/9/2019	1					1			4/18/2022	1					1			7/20/2023	1		SB 35 (2017)	N	Other	INC		20								
	22533085000	1282 San Antonio St	Las Viviendas	220099	2 to 4	O					1			1/9/2019	1					1			4/18/2022	1					1			7/20/2023	1		SB 35 (2017)	N	Other	INC		20								
	22533084000	1288 San Antonio St	Las Viviendas	220100	2 to 4	O					1			1/9/2019	1					1			4/18/2022	1					1			7/20/2023	1		SB 35 (2017)	N	Other	INC		20								
	22533082000	1290 San Antonio St	Las Viviendas	220100	2 to 4	O							1	1/9/2019	1							1	4/18/2022	1							1	7/20/2023	1		SB 35 (2017)	N												
	22533083000	1292 San Antonio St	Las Viviendas	220100	2 to 4	O							1	1/9/2019	1							1	4/18/2022	1							1	7/20/2023	1		SB 35 (2017)	N												
	22533081000	1294 San Antonio St	Las Viviendas	220100	2 to 4	O			1					1/9/2019	1			1					4/18/2022	1			1					7/20/2023	1		SB 35 (2017)	N	Other	INC		20								
	22533015000	810 Mora Cir	Las Viviendas	220181	2 to 4	O							1	1/9/2019	1							1	6/8/2022	1							1	5/3/2023	1		SB 35 (2017)	N												
	22533016000	812 Mora Cir	Las Viviendas	220181	2 to 4	O					1			1/9/2019	1					1			6/8/2022	1					1			5/3/2023	1		SB 35 (2017)	N	Other	INC		20								
	22533056000	850 Mora Cir		220182	2 to 4	O							1	1/9/2019	1							1	6/8/2022	1							1	8/3/2023	1		SB 35 (2017)	N												
	22533054000	852 Mora Cir	Las Viviendas	220182	2 to 4	O			1					1/9/2019	1			1					6/8/2022	1			1					8/3/2023	1		SB 35 (2017)	N	Other	INC		20								
	22533055000	854 Mora Cir	Las Viviendas	220182	2 to 4	O							1	1/9/2019	1							1	6/8/2022	1							1	8/3/2023	1		SB 35 (2017)	N												
	22533053000	856 Mora Cir	Las Viviendas	220182	2 to 4	O							1	1/9/2019	1							1	6/8/2022	1							1	8/3/2023	1		SB 35 (2017)	N												
	22533017000	816 Mora Cir	Las Viviendas	220183	2 to 4	O							1	1/9/2019	1							1	6/8/2022	1							1	8/16/2023	1		SB 35 (2017)	N												
	22533018000	818 Mora Cir	Las Viviendas	220183	2 to 4	O					1			1/9/2019	1					1			6/8/2022	1					1			8/16/2023	1		SB 35 (2017)	N	Other	INC		20								
	22533060000	842 Mora St	Las Viviendas	220184	2 to 4	O							1	1/9/2019	1							1	6/8/2022	1							1	8/3/2023	1		SB 35 (2017)	N												
	22533058000	844 Mora St	Las Viviendas	220184	2 to 4	O					1			1/9/2019	1					1			6/8/2022	1					1			8/3/2023	1		SB 35 (2017)	N	Other	INC		20								
	22533059000	846 Mora St	Las Viviendas	220184	2 to 4	O			1					1/9/2019	1			1					6/8/2022	1			1					8/3/2023	1		SB 35 (2017)	N	Other	INC		20								
	22533057000	848 Mora St	Las Viviendas	220184	2 to 4	O					1			1/9/2019	1					1			6/8/2022	1					1			8/3/2023	1		SB 35 (2017)	N	Other	INC		20								
	22533038000	704 Gabilan Dr	Las Viviendas	220243	2 to 4	O							1	1/9/2019	1							1	7/22/2022	1							1	10/4/2023	1		NONE	N												
	22533040000	706 Gabilan Dr	Las Viviendas	220243	2 to 4	O							1	1/9/2019	1							1	7/22/2022	1							1	10/4/2023	1		NONE	N												
	22533037000	708 Gabilan Dr	Las Viviendas	220243	2 to 4	O							1	1/9/2019	1							1	7/22/2022	1							1	10/4/2023	1		NONE	N												
	22533039000	710 Gabilan Dr	Las Viviendas	220243	2 to 4	O							1	1/9/2019	1							1	7/22/2022	1							1	10/4/2023	1		NONE	N												
	22533019000	823 Mora Cir	Las Viviendas	220244	2 to 4	O							1	1/9/2019	1							1	7/22/2022	1							1	9/22/2023	1		NONE	N												
	22533020000	825 Mora Cir	Las Viviendas	220244	2 to 4	O							1	1/9/2019	1							1	7/22/2022	1							1	9/22/2023	1		NONE	N												
	22533021000	827 Mora Cir	Las Viviendas	220245	2 to 4	O							1	1/9/2019	1							1	7/22/2022	1							1	9/22/2023	1		NONE	N												
	22533022000	829 Mora Cir	Las Viviendas	220245	2 to 4	O							1	1/9/2019	1							1	7/22/2022	1							1	9/22/2023	1		NONE	N												
	22533023000	831 Mora Cir	Las Viviendas	220246	2 to 4	O					1			1/9/2019	1					1			7/22/2022	1					1			9/22/2023	1		NONE	N	Other	INC		20								
	22533024000	833 Mora Cir	Las Viviendas	220246	2 to 4	O							1	1/9/2019	1							1	7/22/2022	1							1	9/22/2023	1		NONE	N												
	22533074000	837 Mora Cir	Las Viviendas	220247	2 to 4	O					1			1/9/2019	1					1			7/22/2022	1					1			9/22/2023	1		SB 35 (2017)	N	Other	INC		20								
	22533076000	839 Mora Cir	Las Viviendas	220247	2 to 4	O							1	1/9/2019	1							1	7/22/2022	1							1	9/22/2023	1		SB 35 (2017)	N												
	22533073000	841 Mora Cir	Las Viviendas	220247	2 to 4	O					1			1/9/2019	1					1			7/22/2022	1					1			9/22/2023	1		SB 35 (2017)	N	Other	INC		20								
	22533075000	843 Mora Cir	Las Viviendas	220247	2 to 4	O			1					1/9/2019	1			1					7/22/2022	1			1					9/22/2023	1		SB 35 (2017)	N	Other	INC		20								
	22533092000	1264 San Antonio St	Las Viviendas	220248	2 to 4	O							1	1/9/2019	1							1	7/22/2022	1							1	9/22/2023	1		SB 35 (2017)	N												
	22533090000	1266 San Antonio St	Las Viviendas	220248	2 to 4	O					1			1/9/2019	1					1			7/22/2022	1					1			9/22/2023	1		SB 35 (2017)	N	Other	INC		20								
	22533091000	1268 San Antonio St	Las Viviendas	220248	2 to 4	O			1					1/9/2019	1			1					7/22/2022	1			1					9/22/2023	1		SB 35 (2017)	N	Other	INC		20								
	22533089000	1270San Antonio St	Las Viviendas	220248	2 to 4	O					1			1/9/2019	1					1			7/22/2022	1					1			9/22/2023	1		SB 35 (2017)	N	Other	INC		20								
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ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation

Jurisdiction	Soledad	
Reporting Year	2023	(Jan. 1 - Dec. 31)

Table D

Program Implementation Status pursuant to GC Section 65583

Housing Programs Progress Report
Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.

1	2	3	4
Name of Program	**Objective**	**Timeframe in H.E**	**Status of Program Implementation**
H-1 Provision of Adequate Sites	The City of Soledad shall ensure adequate vacant land suitably zoned for residential development and/or redevelopment is available to meet the city's housing need as identified by the Association of Monterey Bay Area Governments.	2023	Ordenance No. 748- Amendments to R-1, R-1.5, R-2, and C-R Zoning District to Incorporate New Regulations Pertaining to Allowable Uses such as transitional housing, supportive housing and ADU's Ordinance No. 759- Amend Sections of Title 17- Zoning of the Soledad Municipal Code Chapter 17.14 R-3 High-Density Multi-Family District to include a minimum density of 16 du/acre Ordinance No. 754 - Amending Chapter 17.38 Special Standards & Requirements of Title 17- Zoning of the Soledad Municipal Code to Add Section 17.38.290- Special Standards and Requirements for Single-Room Occupancy Facilities. Ordinance No. 756- New Chapter 17.46, Specific Plans to adopt more formalized provisions and procedures for Specific Plans within Ordinance No. 758- Amending Chapter 17.24, C-1 Retail Central Business District to have SRO hotels and boarding-houses as a conditional use
H-2 Affordable Housing Development	The City of Soledad shall require new residential areas to contain a mix of housing types targeted to very low, low, moderate, and above moderate households in approximately the proportion that each of these income categories represent in the AMBAG Fair Share Housing Allocation.	2023	Ordinance No. 757- Amending Chapter 17.41- Inclusionary Housing- of Title 17- Zoning of the Soledad Municipal Code to include concurrent development of affordable and market-rate units Ordinance No. 753- Amending Chapter 17.39 "Density Bonus" of Title 17- Zoning of the Soledad Municipal Code to incentive for the development of affordable housing units and other units meeting special housing needs Ordinance No. 760 - Amending Section 17.38.270, Second Residential Units to clarify fee exemptions
H-3 Special Needs Population	The City shall require housing developers to offer an optional design to homebuyers whose household has one or more disabled person.	2023	Ordinance No. 755- New Chapter 17.45, Reasonable Accommodation, allows exceptions to the zoning code requirements, where necessary to enable the provision of Americans with Disabilities Act (ADA)- related improvements

H-3 Special Needs Population Housing	The City shall support the redevelopment of dilapidated residential and commercial property for farmworker housing, transitional housing, and other special need populations.	2023	Ordinance No. 759- Amending Sections of Title 17- Zoning of the Soledad Municipal Code Chapter 17.30 Industrial Districts to conditionally allow employee housing Ordinance No. 752- Amending Chapter 17.38 Special Standards & Requirements of Title 17- Zoning of the Soledad Municipal Code to Incorporate a New Adopted Section 17.38.030- At-Risk Assisted Units Ordinance No. 761 New Adopted Section 17.38.40- Special Standards and Requirements for Low Barrier Navigation Centers, standards for the development of low barrier navigation center facilities which will offer options for temporary housing of homeless persons and services for those persons that are not available at other types of facilities.

CITY OF SOLEDAD
STAFF REPORT

SUBJECT: **Receive the Status Update on Approved American Rescue Plan Act Projects and Approve Recommended Modification as Presented.**

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

FROM: **Mike Howard, Finance Director**

THROUGH: **Megan Hunter, City Manager**

MEETING DATE: **April 3, 2024**

Recommendation

It is recommended that the City Council receive the status update of American Rescue Plan Act (ARPA) projects and approve recommended modifications as presented.

Executive Summary

The American Rescue Plan Act of 2021, also called the COVID-19 Stimulus Package, is a $1.9 trillion economic stimulus bill passed by the United States Congress and signed into law by President Biden. The City of Soledad received $6,285,000 of that stimulus package. The ARPA Funds were distributed to local governments throughout the United States with strict guidelines as to the use and timeframe the funds needed to be expended. The deadline for expending the funds is December 31, 2024. There is one exception to this deadline, and that is if the funds are legally committed by a signed contract obligating the payment, the agency would have until December 2026 to spend the funds. Based on the current Federal Budget environment and at the urging of local Federal legislators, City Staff is recommending having all distributed funds expended by the end of 2024. With that in mind, Staff is recommending the reallocation of project funds to projects that can be more quickly be completed and would free up over $1 million of General Fund projects that would ultimately be funded out of future General Fund reserves.

Background

On December 15, 2021, staff presented to the City Council a list of public works water and sewer line replacement projects and proposed allocating $4 million for these projects. City Council approved the dedication of $4 million to public works infrastructure projects as outlined in the ARPA guidelines.

On May 31, 2022, staff and City Council held a “Town Hall” meeting to get public input on the use of the remaining $2.2 million of ARPA funds and at the June 1, 2022, City Council meeting staff presented the following recommended allocations by department which were approved by the City Council at that meeting.

- Economic Development $1,000,000
- Parks & Recreation 500,000
- Police 400,000
- Information Technology 300,000

On August 17, 2022, staff presented to the City Council specific projects related to the allocation of the $2.2 million of ARPA funds to the departments of Economic Development, Parks & Recreation, Police, and Information Technology.

ARPA Funds need to be expended by December 2024. Federal legislators have encouraged the City to spend allocated ARPA Funds by this deadline. Staff has reviewed the approved projects along with other projects that could be completed in a much faster timeframe.

Review & Analysis

The attachment to this staff report shows the current status of each project, along with the proposed new projects that Staff believes can be completed by the end of 2024, thus meeting the deadline to have funds expended and not in jeopardy of a possible Federal "claw back" of funds.
Staff has reviewed the approved projects along with other projects that could be completed in a much faster timeframe. Since the approval of ARPA related projects, staff has been working on completing several of the projects and presents a status update along with proposed project adjustments.

PUBLIC WORKS

Public Works has completed the Dixi Water & Sewer Line Replacement project. Staff is recommending that we not use ARPA Funds for the Soledad, Kidder, East Line Replacement as originally planned. That project is included in the User Rate Study and can be funded with Enterprise Funds. Staff is concerned that project will not be able to be completed within the required timeframe. Instead, Staff is proposing to replace that project with the following projects that can be done quickly and are essentially "ready to go".

- Fire Department App Bay $900,000
- Public Works Modular Building 280,000
- City Generators 90,000
- City Tree Trimming / Sidewalk Repairs 167,300

ECONOMIC DEVELOPMENT

For the Economic Development Department projects, Staff is recommending reducing funding in both the Façade Program and Business Improvement Grants. The City has received a CDBG Grant recently for $750,000 for business loan assistance and believes that is a better use of the funds for business loans. Additionally, the City Council approved the purchase of 540 Gabilan for affordable housing development. Successor Housing Funds were the primary source used to purchase that property, however an additional $337,670 was needed from ARPA Funds to complete the transaction.

PARKS & RECREATION

The Starting Block project is complete and the City Council has received a report from the Soledad Recreation District regarding the completion of the project. The Kitchen Remodel project is currently

out for bid. Current estimates are that this project is going to cost around $600,000, therefore Staff is recommending increasing the allocation for the Community Center Kitchen Remodel to $600,000. Staff is also recommending adding a project to replacing the Community Center HVAC at an estimated cost of $150,000. It is anticipated that the HVAC replacement can be completely quickly.

POLICE

The Youth Homework Center project is complete and came in under budget. The Police Department is currently working with Partners 4 Peace and Sun Street Center on the Youth Violence Prevention Program. That project is well underway and funds are expected to spent by the end of 2024.

Staff is recommending to allocate $90,000 to the Police Department for the purchase of five (5) Flock Cameras. The Flock Cameras were instrumental in tracking the vehicle used in the most recent incident in King City from the Peninsula to King City. However not all cities have these specialized cameras installed. By adding cameras to the City of Soledad it will help cover more of the Hwy 101 corridor from Salinas to King City. The cost of the cameras is $3,500 each annually. Staff is proposing to make the acquisition of five (5) cameras and fund five years' worth of licensing to give the city enough time to work this cost into future budgets.

INFORMATION TECHNOLOGY

The projects originally proposed under the Information Technology Department are about complete and Staff is not recommending any changes to this area.

Financial Considerations

There is no impact to the current fiscal year budget since all revenue and expenditures have already been accounted for in the approved budget.

Alternatives

- Receive and approve modifications to the approved projects;
- Do not approve modifications to the projects;
- Provide Staff with other direction.

Planning/CEQA

This action of allocating ARPA funding is not a "project" for the purposes of the California Environmental Quality Act (CEQA). The projects outlined above either have been evaluated or will be evaluated individually under CEQA and if required appropriately mitigated.

Public Notice Requirements

None required.

Attachment(s):
1. ARPA Projects

City of Soledad

ARPA Budget vs Actual
As of March 2024

PUBLIC WORKS

Project		Budget	Acummulated Expenditures
Dixi Water & Sewer Line Replacement	001	2,235,300.00	2,235,206.65
Soledad, Kidder, East Line Replacement		13,300.00	13,257.93
Fire App Bay		900,000.00	
Public Works Modular		280,000.00	
Generators		90,000.00	
Tree Trimming / Sidewalks		167,330.00	
			-
Totals		3,685,930.00	2,248,464.58

ECONOMIC DEVELOPMENT

Project:		Budget	
Front Street Improvements	002	500,000.00	110,743.80
Façade Program	003	180,000.00	96,812.02
Business Improvement Grants	004	55,000.00	55,000.00
540 Gabilan - Low Income Housing		337,670.00	337,670.00
Totals		1,072,670.00	600,225.82

PARK AND RECREATION

Project:		Budget	
Kitchen Remodel	005	600,000.00	75,838.18
Starting Blocks	006	25,000.00	25,000.00
Community Center HVAC		150,000.00	
Totals		775,000.00	100,838.18

POLICE

Project:		Budget	
Homework Center	007	11,400.00	11,372.42
Youth Violence Prevention Program		350,000.00	148,256.71
New Cameras (5 years)		90,000.00	
Totals		451,400.00	159,629.13

INFORMATION TECHNOLOGY

Project		Budget	
Outdoor Public WiFi	008	55,000.00	35,344.10
New Servers	009	63,000.00	33,361.39
Financial System Upgrade	010	50,000.00	1,900.67
Ubiquity Network Overhaul	011	45,000.00	97,455.29
Cyber Security Platform	012	40,000.00	29,182.81
Microsoft Enterprise Mobility	013	35,000.00	-
Cisco Umbrella DNS/Security	014	12,000.00	11,478.91
Salinas Valley Broadband Authority			50,000.00
Totals		300,000.00	258,723.17
Grand Totals		**6,285,000.00**	**3,367,880.88**

CITY OF SOLEDAD
STAFF REPORT

SUBJECT: **Review of FY 2023-24 Mid-Year Financial Report and Consideration of Mid-Year Budget Adjustments and Position Reclassifications in the Public Works Department**

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

FROM: **Mike Howard, Finance Director**

THROUGH: **Megan Hunter, City Manager**

MEETING DATE: **April 3, 2024**

Recommendation

It is recommended that the City Council of the City of Soledad receive and accept the City's Fiscal Year 2023-24 Mid-Year Financial Progress Report and approve the Mid-Year Budget Adjustments and position reclassifications in the Public Works Department.

Executive Summary

The Finance Department and Staff regularly monitor the actual revenues and expenditures as compared to the City Council approved budget. Each fund is reviewed monthly, and, in more detail, a Mid-Year review is presented to City Council along with any recommended budget adjustments. As part of this review Staff is recommending only minor adjustments to the approved budget, those adjustments are related to increased interest earnings and the receipt of a new CDBG Grant for business loans in the amount of $750,000. Staff is also recommending the possible reclassification of some of the authorized positions in the Public Works Department due to difficulties in recruiting "hard to find" Engineering positions. The reclassification will not result in an increase of the authorized number of FTEs within the City.

Background

As part of the budget monitoring process, the Finance Director along with staff, conducts a mid-year review of the City Council approved budget for each fiscal year. This report presents the City's financial condition in the current fiscal year based on actual revenues and expenditures for the six months ending December 31, 2023, as compared to the original budget for the fiscal year 2023-24.

Review & Analysis

Public Works Position Reclassification

For approximately two years, Staff has had difficulty recruiting for open Engineering positions. Currently there are three authorized positions in the Engineering classification: City Engineer,

Associate Engineer, and Assistant Engineer. Initially, Staff attempted recruiting for these vacant two Engineering positions and then hired a consultant to assist with no success. Given how long these positions have been vacant and the strain on existing Public Works Staff, it is no longer sustainable to wait to fill the positions. After careful review of the workload and responsibilities, Public Works Staff believe that the administrative and project management functions of the department could be shifted to alternative positions of Water Resources Manager and Management Analyst freeing up the time of the Public Works Director and Assistant Engineer to focus more on technical tasks requiring an engineering background. Staff is requesting to have the flexibility of "under filling" the current open positions of City Engineer and Associate Engineer. The result would be that Staff would advertise for all four positions with the intent to only fill two vacant positions. The goal would be to fill the higher-level positions of Engineers, however, should there not be any qualified candidates for those positions, Staff would have the flexibility to fill either or both the Water Resources Manager and/or Management Analyst. Additionally, there would be no financial impact to the potential reclassification since the budgeted Engineering positions are at a higher salary.

The following is the financial analysis of revenues and expenditures for the General Fund, Enterprise Funds, Special Revenue Funds and for the Successor Agency Funds.

General Fund Overview (Exhibit A):

The following mid-year report includes a review and analysis of actual revenues and expenditures through December 31, 2023. The report shows at Fiscal Year-to-Date expenditures greater than revenues by $266,562 compared to an original budget of expenditures greater than revenues of $244,474[MH1] . As of December 31, 2023, we are at 50% of our fiscal year. Currently the fiscal year revenues are at 48%, with expenditures at 44%. General Fund revenues are slightly behind and the largest drivers of that are Sales Tax, which has a two-month lag in receipts, no payment from the Soledad Mission Fire District, and Franchise Fee payments that are received in the last half of the fiscal year.

Revenues are on track as budgeted. We do have a few areas that are expected to exceed what was budgeted. The first is the Vehicle License Fee (VLF) which will exceed budget by $258,000, however Staff is not recommending an adjust in the "Property Tax" category of revenues since the receipt of excess RPTTF Funds is not known until late April. The next item is interest income. Since the beginning of high inflation and the Federal Reserve increasing interest rates, the Finance Department has negotiated with our local bank to receive an interest rate of 5% for funds in the investment Money Market account. Accordingly, Finance now only keeps in the operating checking account the funds needed to cover checks written, thus maximizing interest earnings for the City overall. **For the calendar year 2023, the Finance Department brought in $1,800,000 of interest income to the city funds.** The interest earnings are allocated across all funds based on the percentage of cash each fund has compared to the total cash.

Expenditures are on track to be on budget for the fiscal year. The Non-Departmental Department of the General Fund is showing an overspend as of December 31, 2023. There are a couple of reasons for this:1) The City prepaid the CalPERS Unfunded Liability of $489,725 in July and realized a savings of 3.4% by doing so and (That expense will be allocated to all funds at year-end once we have final payroll numbers for the fiscal year.) 2) Workers' Compensation and Liability insurance payments will be allocated to other funds at year-end once the final payments are made.

Measure Y revenues are at 54% of budget with expenditures at 31%. Revenues and expenditures are on track as of December 31, 2023. Expenditures for the CAL FIRE contract had not been expended as of December 31, 2023. Once the budget line item in the Fire Department is "filled", then the funds in

Measure Y will be used for the balance of the budgeted contract. The FY 23-24, CAL FIRE total contract is $1,500,000. All budgeted expenditures within Measure Y are expected to be completed in FY 23-24.

Measure S revenues are at 54% of budget with expenditures at 34%. Revenues and expenditures are on track as of December 31, 2023.

Overall, we expect to end the Fiscal-Year better than budgeted. That is primarily due to the receipt of VLF Fees, interest income higher than budgeted, and salary savings due to vacant budgeted positions.

The following are recommended budget amendments for the General Fund:

REVENUES

• Increase Interest Earnings	110,000
• Increase Interest Earnings – GF Capital Fund	130,000

Enterprise Fund Overview (Exhibit B):
The Enterprise Funds (Water, Sewer & Garbage) are reporting revenues at an average of 54% of the annual budget for the fiscal year whereas expenditures are at 44% of the total annual budget. Revenues and Expenditures are lower at mid-year due timing and some budgeted capital items not being expended at this time. Staff is not recommending any increase in appropriations to the Enterprise budgets.

Special Revenue Funds Overview (Exhibit C):
As reported in the past, the special revenues are categorized by type. These funds are activity based. Therefore, this report is presented for your review and is a reflection of six months activity through December 31, 2023.

Staff is recommending budget adjustments for projects underway that were not budgeted at the time the fiscal year budget was prepared. These projects consist of Master Plans for Wastewater and Parks in addition to Sierra Lane project work. The City also received a CDBG Grant for Business Loans after the current budget was adopted.

The following are recommended budget amendments for the Special Revenue Funds:

REVENUES

• Increase in Grant Revenue	$750,000
• Increase Interest Earn-ARPA	90,000

EXPENDITURES

• Increase Grant Loans	750,000
• Increase Park Impact Fees	90,000
• Increase Water Impact Fees	25,000
• Increase Wastewater Impact Fees	10,000

Successor Agency Funds Overview (Exhibit D):
The Successor Agency Funds are presented for your information. The Successor Agency is a Private Purpose Trust, which the city acts as a trustee for the State of California for the payment of "Recognized Obligations". Staff is not recommending any amendments to the original budget.

Financial Considerations

The City has continued to do well throughout this period of high inflation and high interest rates. Our financial position continues to be in a good position; however, staff continues to exercise control in expenditures due to the continued uncertainty of an economic slowdown.

Alternatives

- Receive and accept the Mid-Year Financial Report and Budget Amendments.
- Modify or eliminate some of the proposed adjustments.
- Do not approve the Budget Adjustments and request changes to the Mid-Year Financial Report.
- Provide other direction to staff.

Planning/CEQA

The presentation of the FY 2023-24 Mid-Year review and budget adjustments is not considered a project for the purposes of CEQA and has no potential for resulting in either a direct or indirect impact to the environment.

Public Notice Requirements

None required.

Attachment(s):
1. Mid-Year Report and Budget Adjustments (Exhitibs A - D)

City of Soledad
Budget Summary - Mid Year Review
Fiscal Year 2023-24

General Fund

Account Title	Actual July - Dec	Adopted Budget FY 2023-24		Amended Budget FY 2023-24		Variance
General Revenues:						
Property Taxes	2,327,247	4,539,000	51%	4,539,000	51%	-
Sales Taxes	628,665	1,199,664	52%	1,199,664	52%	-
Other Taxes	634,190	930,000	68%	930,000	68%	-
Licenses & Permits	166,463	668,000	25%	668,000	25%	-
Revenue from Other Agents	136,224	311,250	44%	311,250	44%	-
Franchise Fees	19,418	1,270,400	2%	1,270,400	2%	-
Charges for Services	158,750	292,000	54%	292,000	54%	-
Grant Revenue	132,660	157,500	84%	157,500	84%	-
Use of Money	142,921	160,000	89%	270,000	53%	110,000
Other Revenue	118,477	68,500	173%	68,500	173%	-
Transfers In	-	207,135	0%	207,135	0%	-
COVID-19	-	-		-		-
	4,465,016	9,803,449	46%	9,913,449	45%	110,000
Departmental Net Expenditures:						
City Council	51,709	130,004	40%	130,004	40%	-
City Manager	129,756	198,963	65%	198,963	65%	-
City Attorney	64,152	185,000	35%	185,000	35%	-
Planning / Community Development	204,935	983,041	21%	983,041	21%	-
Building / Development	91,366	383,918	24%	383,918	24%	-
Human Resources	66,199	196,972	34%	196,972	34%	-
Information Technology	114,208	187,748	61%	187,748	61%	-
Finance Department	54,787	144,891	38%	144,891	38%	-
Police Department	1,872,872	4,556,660	41%	4,556,660	41%	-
Fire Department	489,635	1,163,300	42%	1,163,300	42%	-
Public Works	72,066	180,765	40%	180,765	40%	-
Non-Departmental	1,321,246	715,160	185%	715,160	185%	-
Other Sources & Uses	-	-		-		-
COVID-19	-	-		-		-
	4,532,930	9,026,422	50%	9,026,422	50%	-
Excess Revenue Over <Under> Expenditures	(67,914)	777,027	-9%	887,027	-8%	110,000
Measure Y						
Sales Taxes - Voter Approved (Receipts)	1,249,031	2,311,000	54%	2,311,000	54%	-
Sales Taxes - Voter Approved (Expenditures)						
Police	589,045	1,215,080	48%	1,215,080	48%	-
Fire	10,278	445,682	2%	445,682	2%	-
Parks/Community Center	-	-		-		-
Economic Development	-	-		-		-
Administration	150,128	650,238	23%	650,238	23%	-
Capital Reserve						-
						-
Excess Revenue Over <Under> Expenditures Measure Y	499,580	-		-		-
Measure S						
Sales Taxes - Voter Approved (Receipts)	621,887	1,156,000	54%	1,156,000	54%	-
Recreation Revenue	29,503	194,250	15%	194,250	15%	-
Sales Taxes - Voter Approved (Expenditures)						
Parks	359,563	835,190	43%	835,190	43%	-
Recreation / Community Center	307,009	1,085,321	28%	1,085,321	28%	-
Animals	84,940	185,542	46%	185,542	46%	-
Community Engagement	60,161	254,138	24%	254,138	24%	-
Administration	4,820	11,560	42%	11,560	42%	-
Excess Revenue Over <Under> Expenditures Measure S	(165,104)	(1,021,501)	16%	(1,021,501)	16%	-
Excess Revenue Over <Under> Expenditures	266,562	(244,474)	-109%	(134,474)	-198%	110,000
General Fund Infrastructure Reserve Fund	81,652	20,000	408%	150,000	54%	130,000

City of Soledad
Budget Summary - Mid Year Review
Fiscal Year 2023-24

Enterprise Funds

Account Title	Actual July - Dec	Adopted Budget FY 2023-24		Amended Budget FY 2023-24		Variance
Water Operations Fund						
Revenues	1,939,285	3,772,808	51%	3,772,808	51%	-
Expenditures	(1,602,099)	(4,488,740)	36%	(4,488,740)	36%	-
Excess Revenues Over Expenditures	337,185	(715,932)	-47%	(715,932)	-47%	-
Wastewater Operations						
Revenues	3,916,367	7,327,000	53%	7,327,000	53%	-
Expenditures	(3,964,888)	(8,440,147)	47%	(8,440,147)	47%	-
Excess Revenues Over Expenditures	(48,521)	(1,113,147)	4%	(1,113,147)	4%	-
Solid Waste (Garbage)						
Revenues	2,003,768	3,463,340	58%	3,463,340	58%	-
Expenditures	(1,279,199)	(2,755,872)	46%	(2,755,872)	46%	-
Excess Revenues Over Expenditures	724,569	707,468	102%	707,468	102%	-
Sanitation						
Revenues	189,106	357,500	53%	357,500	53%	-
Expenditures	(177,104)	(383,360)	46%	(383,360)	46%	-
Excess Revenues Over Expenditures	12,002	(25,860)	-46%	(25,860)	-46%	-
Total Revenues	8,048,525	14,920,648	54%	14,920,648	54%	-
Total Expenditures	(7,023,290)	(16,068,119)	44%	(16,068,119)	44%	-
Total Excess Revenues Over Expenditures	1,025,235	(1,147,471)	-89%	(1,147,471)	-89%	-

City of Soledad
Budget Summary - Mid Year Review
Fiscal Year 2023-24

Special Revenue Funds

Account Title	Actual July - Dec	Adopted Budget FY 2023-24		Amended Budget FY 2023-24		Variance
Community Development Grants						
Revenues	2,036,737	2,034,146	100%	2,784,146	73%	750,000
Expenditures	(478,840)	(257,983)	186%	(1,007,983)	48%	(750,000)
Excess Revenues Over Expenditures	1,557,897	1,776,163	88%	1,776,163	88%	-
Impact Fees						
Revenues	608,664	2,324,400	26%	2,324,400	26%	-
Expenditures	(100,250)	(61,050)	164%	(186,050)	54%	(125,000)
Excess Revenues Over Expenditures	508,414	2,263,350	22%	2,138,350	24%	(125,000)
Public Safety & Fire						
Revenues	74,620	94,274	79%	94,274	79%	-
Expenditures	(7,215)	(148,287)	5%	(148,287)	5%	-
Excess Revenues Over Expenditures	67,405	(54,013)	-125%	(54,013)	-125%	-
Special Assessment Districts						
Revenues	801,171	1,497,648	53%	1,497,648	53%	-
Expenditures	(209,709)	(1,255,110)	17%	(1,255,110)	17%	-
Excess Revenues Over Expenditures	591,462	242,538	244%	242,538	244%	-
Streets & Transportation						
Revenues	1,309,550	2,340,324	56%	2,340,324	56%	-
Expenditures	(513,750)	(5,662,987)	9%	(5,662,987)	9%	-
Excess Revenues Over Expenditures	795,799	(3,322,663)	-24%	(3,322,663)	-24%	-
American Rescue Plan Act						
Revenues	96,312	30,000	321%	120,000	80%	90,000
Expenditures	(671,966)	(5,768,864)	12%	(5,768,864)	12%	-
Excess Revenues Over Expenditures	(575,654)	(5,738,864)	10%	(5,648,864)	10%	90,000
Totals - Special Revenue Funds	2,945,324	(4,833,489)	-61%	(4,868,489)	-60%	(35,000)

City of Soledad
Budget Summary - Mid Year Review
Fiscal Year 2023-24

Successor Agency Funds

Account Title	Actual July - Dec	Adopted Budget FY 2023-24		Amended Budget FY 2023-24		Variance
Successor Agency Trust						
Revenues	154,251	1,145,595	13%	1,145,595	13%	-
Expenditures	(1,074,836)	(1,221,269)	88%	(1,221,269)	88%	-
Transfer						-
Excess Revenues Over Expenditures	(920,586)	(75,674)	1217%	(75,674)	1217%	-
Successor Housing Fund						
Revenues	28,730	-		35,000	1%	35,000
Expenditures	(10,529)	(33,658)	31%	(1,761,658)	1%	(1,728,000)
Excess Revenues Over Expenditures	18,201	(33,658)	-54%	(1,726,658)	-1%	(1,693,000)

CITY OF SOLEDAD
STAFF REPORT

SUBJECT: **Resolution No. 6060, A Resolution of the City Council of the City of Soledad Approving a Contract for Construction Services with Blok Modular Constructors, Inc. In an Amount of $279,780 plus 10% Contingency for a Total Amount Not to Exceed of $307,758 for the Purchase and Installation of the Corporation Yard Modular Office Building and Authorizing the City Manager to Execute Said Contract on Behalf of the City of Soledad**

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

FROM: **Donald T. Wilcox, Public Works Director and Alex C. Ramos, Assistant Engineer**

THROUGH: **Megan Hunter, City Manager**

MEETING DATE: **April 3, 2024**

Recommendation

It is recommended that the City Council of the City of Soledad consider and adopt Resolution No. 6060, "Approving a Contract for Construction Services with Blok Modular Constructors, Inc. in an amount of $279,780 plus 10% Contingency for a Not to Exceed Amount of $307,758 for the Purchase and Installation of the Corporation Yard Modular Building and Authorizing the City Manager to Execute said Contract on Behalf of the City of Soledad".

Executive Summary

The City's Corporation Yard is the base of operations for the Public Works Streets and Parks Staff. Currently, the Corp Yard modular office building is the old trailer from the Los Coches Adobe Campground that is more than 40 years old and has termite damage. The current state of the modular is too far gone to continue to operate out of as it has outdated infrastructure and limited space. With the City's growth in staff since the old modular was installed along with anticipated additional future growth, the existing modular building does not meet the needs of the City. Staff, therefore, recommends City Council approve a contract for construction services with Blok Modular Constructors, Inc. for the purchase and installation of the Corporation Yard Modular Building for a total amount not to exceed $307,758.

Background

The City's Corporation Yard (Corp Yard) is the base of operations for the Public Works Streets and Parks Staff (PW Staff). The City's Corp Yard is comprised of two facilities on both sides of State Street

which consists of a modular office building with a breakroom for the PW Staff, steel buildings that function as shop and vehicle maintenance areas, and a storage location for equipment and vehicles. Currently, the modular office building found at the Corp Yard is in dire need of replacement, and there has been a long-standing desire from both the City Council and Staff to make said replacement.

The Corp Yard modular office building is more than 40 years old and the current state of the modular is too far gone to continue operating out of. Outdated infrastructure makes it increasingly difficult to perform maintenance on the building without having to replace sections or components altogether. Given the current size of the modular building, 12' x 60', there is not sufficient capacity for the addition of new staff that is anticipated with the growth of the City.

On February 8, 2022, an agreement between the City of Soledad and ISA In Studio Architecture, Inc. for Limited Professional Architectural Services was established for the Conceptual Design for the Corp Yard (Corp Yard Upgrades) for a fixed fee of $8,000.

Review & Analysis

Staff prepared and formally advertised through Planetbids a formal Request for Bids (RFB) from qualified individuals or firms for the purchase and installation of the Corp Yard Modular Office Building. This RFB was bid out on December 8, 2023, and closed on January 31, 2024. The City received the following proposals from the following bidders:

Name of Bidder	Bid Amount
Blok Modular Construction, Inc.	$279,780.00
Aries Buildings LLC	$310,405.50
McGrath RentCorp	$314,347.59
Atlas Performance Industries, Inc.	$378,450.56
Global Modular	$438,543.00

Staff reviewed the proposal and determined that Blok Modular Constructors, Inc. was the lowest responsive and responsible bidder. Blok Modular Constructors, Inc.'s bid was well within range of the cost estimate of $320,000 for the new Modular Office Building and Sitework necessary for installation. Therefore, Staff recommends approval of a contract with Blok Modular Constructors, Inc. for construction services for the Purchase and Installation of the Corporation Yard Modular Building. The City's Standard Contract form will be used.

Financial Considerations

If City Council approves the proposed American Rescue Plan Act (ARPA) re-allocation for this project, then $280,000 of ARPA funds would be used. The remainder of the funding would come from Measure Y. City Council already allocated $35,000 for this project in Fiscal Year 23/24 through Measure Y.

Alternatives

- Adopt the proposed Resolution.
- Do not adopt the proposed Resolution.

Planning/CEQA

The proposed replacement of the Modular Office Building is Categorically Exempt from Class 32 pursuant to Section 15332 (Infill) of the California Environmental Quality Act (CEQA) because it

meets the following conditions: (a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations. (b) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses. (c) The project site has no value as a habitat for endangered, rare, or threatened species. (d) Approval of the project would not result in any significant effects relating to traffic, noise, air, or water quality. (e) All required utilities and public services can adequately serve the site.

Public Notice Requirements

None required.

Attachment(s):
1. Resolution No. 6060
2. Exhibit A - Contract Blok Modular Constructors, Inc

RESOLUTION NO. 6060

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOLEDAD APPROVING A CONTRACT FOR CONSTRUCTION SERVICES WITH BLOK MODULAR CONSTRUCTORS, INC. IN AN AMOUNT OF $279,780 PLUS 10% CONTINGENCY FOR A NOT TO EXCEED AMOUNT OF $307,758 FOR THE PURCHASE AND INSTALLATION OF THE CORPORATION YARD MODULAR OFFICE BUILDING AND AUTHORIZING THE CITY MANAGER TO EXECUTE SAID CONTRACT ON BEHALF OF THE CITY SOLEDAD

WHEREAS, the City's corporation yard (Corp Yard) is the base of operations for the Public Works Streets and Parks Staff (PW Staff) comprised of two facilities on both sides of State Street which consists of a modular office building with breakroom, steel buildings that function as shop and vehicle maintenance areas, and a storage location for equipment and vehicles; and

WHEREAS, it has been a long-standing desire from both City Council and Staff to replace the existing modular office building that has been at the Corp Yard for more than 40 years, and the current state of the modular is too far gone to continue operating out of; and

WHEREAS, outdated infrastructure makes it increasingly difficult to perform maintenance on the building without having to replace entire sections or components, and the current size of the modular building, 12'x 60', does not allow for adequate capacity for the addition of new staff that is anticipated with the growth of the City and maintenance needs; and

WHEREAS, on February 8, 2022, an agreement between the City of Soledad and In Studio Architecture, Inc. for Limited Professional Architectural Services was established for the Conceptual Design for the Corp Yard (Corp Yard Upgrades) for a fixed fee of $8,000; and

WHEREAS, Staff prepared and formally advertised through Planetbids a Request for Bids (RFB) from qualified individuals for firms for the purchase and installation of the Corp Yard Modular Office Building, and the RFB was bid out on December 8, 2023 and closed on January 31, 2024; and

WHEREAS, the City received a total of five (5) bid proposals and Staff reviewed the proposal and determined that Blok Modular Constructors, Inc. was the lowest responsive and responsible bidder; and

WHEREAS, Staff, therefore, recommends approval of a contract with Blok Modular Constructors, Inc., for the construction services for the Purchase and Installation of the Corporation Yard Modular Office Building in which the City's Standard Contract form will be used; and

WHEREAS, the project would be funded through the American Rescue Plan Act (ARPA) in the amount of $280,000 and Measure Y in the amount of $35,000.

NOW THEREFORE, BE IT HEREBY RESOLVED that the City Council of the City of Soledad approve a Construction Services Contract between the City of Soledad and Blok Modular Constructors, Inc. in an amount of $279,780 Plus 10% Contingency for a Not to Exceed Amount of $307,758 for the Purchase and Installation of the Corporation Yard Modular Office Building, and a copy of the Contract and bid proposal with Blok Modular Constructors, Inc. attached as **"Exhibit A"** and by reference incorporated herein, and the City Manager is authorized and directed to execute the same.

PASSED AND ADOPTED by the City Council of the City of Soledad at a special meeting duly held on the 3rd day of April 2024 by the following vote:

AYES, and in favor thereof, Councilmembers:

NOES, Councilmembers:

ABSENT, Councilmembers:

ABSTAIN, Councilmembers:

_____
ANNA M. VELAZQUEZ, Mayor

ATTEST:

_____
MEGAN HUNTER, City Clerk

Exhibit A

CONTRACT

This public works contract ("Contract") is entered into by and between the City of Soledad ("Owner") and **Blok Modular Constructors, Inc.** ("Contractor") for **MODULAR OFFICE BUILDING ("Project").**

The parties agree as follows:

1. **Award of Contract.** In response to the Request for Proposals, Contractor has submitted a Proposal to perform work on the Project, and on **March 20, 2024**, Owner authorized award of this Contract to Contractor for the amount of Contractor's bid.

2. **Contract Documents.** The Contract Documents are comprised of the Request for Proposals; the Instructions to Bidders; addenda, if any; the Contractor's Proposal, and attachments thereto; the Contract; the payment and performance bonds; and Change Orders, if any.

3. **Contractor's Services.** Contractor agrees to perform all of the Work required for the Project, as specified in the Contract Documents, all of which are fully incorporated herein. Contractor shall provide, furnish, and supply all things necessary and incidental for the timely performance and completion of the Work, including, but not limited to, provision of all necessary labor, materials, equipment, transportation, and utilities, unless otherwise specified in the Contract Documents. Contractor also agrees to use its best efforts to complete the Work in a professional and expeditious manner and to meet or exceed the performance standards required by the Contract Documents.

4. **Payment.** As full and complete compensation for Contractor's timely performance and completion of the Work in strict accordance with the terms and conditions of the Contract Documents, Owner shall pay Contractor **Two Hundred Seventy-Nine Thousand Seven Hundred Eighty Dollars ($279,780.00)** (the "Contract Price"), in accordance with the payment provisions set forth in the General Conditions.

5. **Time for Completion.** Contractor shall fully complete the Work within the agreed upon schedule for the Project from the date given in the Notice to Proceed. For each and every calendar day delay in finishing the work in excess of the number of days prescribed above ("Contract Time"), **Contractor shall pay to the Owner the sum of $400 per day**. By signing below, Contractor expressly waives any claim for delayed early completion.

6. **Labor Code Compliance.** This public works Contract is subject to all applicable requirements of Chapter 1 of Part 7 of Division 2 of the Labor Code, including, but not limited to, requirements pertaining to wages, working hours and workers' compensation insurance.

7. **Workers' Compensation Certification.** Pursuant to Labor Code Section 1861, by signing this Contract, Contractor certifies as follows: "I am aware of the provisions of Section 3700 of the Labor Code which require every employer to be insured against liability for workers' compensation or to undertake self-insurance in accordance with the provisions of that code, and I will comply with such provisions before commencing the performance of the Work on this Contract."

8. **Prevailing Wages.** This Project is subject to the prevailing wage requirements applicable to the locality in which the Work is to be performed for each craft, classification or type of worker needed to perform the Work, including employer payments for health and welfare, pension, vacation, apprenticeship and similar purposes. Prevailing rates are available at *http://www.dir.ca.gov/DLSR*.

9. **Notice.** Any notice, billing, or payment required by the Contract Documents must be made in writing, and sent to the other party by personal delivery, U.S. Mail, a reliable overnight delivery service, facsimile, or by e-mail as a PDF (or comparable) file. Notice is deemed effective upon delivery unless otherwise specified. Notice for each party shall be given as follows:

	Owner	Contractor
Name	City of Soledad	Blok Modular Constructors, Inc.
Address	248 Main Street	404 N 2nd Ave., Suite C
City/State/ZIP	Soledad, CA 93960	Upland, CA 91786
Phone	(831) 223-5184	(888) 256-5663
Fax	(831) 678-3965	(888) 256-5663
Attn:	Donald T. Wilcox, P.E.	Kevin Kruze
Email	DWilcox@CityofSoledad.com	kevin.kruze@blokmod.com
Copy to:	aramos@cityofsoledad.com	kevin.kruze@blokmod.com

10. **General Provisions.**

10.1 **Assignment and Successors.** Contractor may not assign its rights or obligations under this Contract, in part or in whole, without Owner's written consent. This Contract is binding on Contractor's successors and permitted assigns.

10.2 **Third Party Beneficiaries.** There are no intended third party beneficiaries to this Contract except as expressly provided in the General Conditions or Supplemental General Conditions.

10.3 **Governing Law and Venue.** This Contract shall be governed by California law and venue shall be in the Superior Court of the County in which the Project is located, and no other place.

10.4 **Amendment.** No amendment or modification of this Contract shall be binding unless it is in a writing duly authorized and signed by the parties to this Contract.

10.5 **Integration; Severability.** This Contract and the Contract Documents incorporated herein, including authorized amendments or change orders thereto, constitute the final, complete, and exclusive terms of the agreement between Owner and Contractor. If any provision of this Contract, or portion thereof, is determined to be illegal, invalid, or unenforceable, the remaining provisions of the Contract shall remain in full force and effect.

10.6 **Authorization.** Each individual signing below warrants that he or she is authorized to do so by the party that he or she represents, and that this Contract is legally binding on that party.

The parties agree to this Contract as witnessed by the signatures below:

OWNER: CITY OF SOLEDAD	CONTRACTOR:
_____	_____
s/_____	s/_____
_____	_____
Name/Title [print]	Name/Title [print]
Date: _____	Date: _____
	_____
	Contractor's License Number(s)
	_____
	Expiration Date(s)
	Seal:

PAYMENT BOND

The City of Soledad ("Owner") and _____ ("Contractor") have entered into a contract, dated _____, 2024 ("Contract") for work on the _____ ("Project"). The Contract is incorporated by reference into this Payment Bond ("Bond").

1. Pursuant to this Bond, Contractor as principal and _____ _____, its surety ("Surety"), are bound to Owner as Obligee in an amount not less than _____ Dollars ($_____) ("Bond Sum"), pursuant to California Civil Code Sections 9550, et seq.

2. If Contractor or any of its Subcontractors fails to pay any of the persons named in California Civil Code Section 3181 amounts due under the Unemployment Insurance Code with respect to work or labor performed under the Contract, or for any amounts required to be deducted, withheld, and paid over to the Employment Development Department from the wages of employees of the Contractor and its Subcontractors, pursuant to Section 13020 of the California Unemployment Insurance Code, with respect to the work and labor, that Surety will pay for the same, and also, in case suit is brought upon the Bond, a reasonable attorney's fee, to be fixed by the court.

3. This Bond shall inure to the benefit of any of the persons named in California Civil Code Section 9100, so as to give a right of action to those persons or their assigns in any suit brought upon this Bond.

4. If Contractor promptly makes payment of all sums for all labor, materials, and equipment furnished for use in the performance of the Work required by the Contract, in conformance with the time requirements set forth in the Contract and as required by California law, Surety's obligations pursuant to this Bond shall be null and void. Otherwise, Surety's obligations shall remain in full force and effect.

5. Surety waives any requirement to be notified of alterations to the Contract or extensions of time for performance of the Work under the Contract. Owner waives requirement of a new bond for any supplemental contract pursuant to Civil Code Section 9550.

6. This Bond shall be governed by California law, and any dispute pursuant to this Bond shall be venued in the Superior Court of the County in which the Project is located, and no other place. Surety shall be responsible for Owner's attorneys' fees and costs in any action to enforce the provisions of this Bond.

7. This Bond is entered into and is effective on _____, 2024. Five (5) identical counterparts of this Bond, each of which shall be deemed an original for all purposes, are hereby executed and submitted.

SURETY:

_____

s/ _____

Name: _____

Title: _____

(Attach Acknowledgment with Notary Seal and Power of Attorney)

CONTRACTOR:

_____

s/ _____

Name: _____

Title: _____

APPROVED BY OWNER:

_____

s/ _____

Name: _____

Title: _____

PERFORMANCE BOND

The City of Soledad ("Owner") and _____ ("Contractor") have entered into a contract, dated _____, 2024 ("Contract") for work on the _____ ("Project"). The Contract is incorporated by reference into this Performance Bond ("Bond").

1. Pursuant to this Bond, the Contractor as Principal and _____ _____, its surety ("Surety"), are bound to Owner as Obligee for an amount not less than _____ _____ Dollars ($_____) (the "Bond Sum"). Contractor and Surety hereby bind themselves and their respective heirs, executors, administrators, successors and assigns, jointly and severally, as provided herein.

2. If Contractor fully performs its obligations under the Contract, Surety's obligations under this Bond shall become null and void upon recordation of the notice of completion. Otherwise Surety's obligations shall remain in full force and effect. Surety waives any requirement to be notified of alterations to the Contract or extensions of time for performance of Work under the Contract.

3. Upon making a demand on this Bond, Owner shall make the Contract Balance available to Surety for completion of the work under the Contract. For purposes of this provision, the Contract Balance is defined as the total amount payable by Owner to the Contractor as the Contract Price minus amounts already paid to Contractor, and minus any liquidated damages, credits, or backcharges to which Owner is entitled under the terms of the Contract.

4. Upon written notification from Owner that Contractor is in default, Surety shall promptly act to remedy the default through one of the following courses of action:

4.1 Arrange for completion of the Work under the Contract by Contractor, with the Owner's consent, but only if Contractor is in default solely due to its financial inability to complete the Work;

4.2 Arrange for completion of the Work under the Contract by qualified contractor acceptable to Owner, and secured by performance and payment bonds issued by an admitted surety as required by the Contract Documents, at Surety's expense, or

4.3 Waive its right to complete the Work under the Contract and reimburse Owner the amount of Owner's costs to have the remaining work completed.

5. This Bond shall be governed by California law, and any dispute pursuant to this Bond shall be venued in the Superior Court for the County in which the Project is located, and no other place. Surety shall be responsible for Owner's attorneys' fees and costs in any action to enforce the provisions of this Bond.

6. This Bond is entered into and effective on _____, 2024. Five (5) identical counterparts of this Bond, each of which shall be deemed an original for all purposes, are hereby executed and submitted.

SURETY:

_____

s/ _____

Name: _____

Title: _____

(Attach Acknowledgment with Notary Seal and Power of Attorney)

CONTRACTOR:

_____

s/ _____

Name: _____

Title: _____

APPROVED BY OWNER:

_____

s/ _____

Name: _____

Title: _____

CITY OF SOLEDAD

BID FORM
FOR PURCHASE OF MODULAR OFFICE BUILDING

COMPANY NAME: Blok Modular Constructors, Inc.

CONTACT PERSON: Kevin Kruze

ADDRESS: 404 N 2nd Ave, Suite C

Upland, CA 91786

TELEPHONE NUMBER: 888.256.5663

FAX NUMBER: 888.256.5663

EMAIL: kevin.kruze@blokmod.com

BUSINESS LICENSE NUMBER: (required only if notified as low bidder)
Please review the Bid Form and Instructions to Bidders thoroughly. The Successful Bidder must be able to make delivery within the specified timeframe. "Total Price of Equipment" equals the total Out the Door ("OTD") cost to the City of Soledad for said building including but not limited to all applicable sales tax, destination and handling fees, delivery fees, processing and handling fees, selected options, and/or equipment.

The City reserves the right to withdraw and/or cancel this solicitation at any time, without formal notice. Bidder must deliver the building to the City of Soledad, Public Works Corp Yard at 1060 State Street, Soledad, CA 93960. Delivery to the City of Soledad shall be included in the OTD. All deliveries shall be made Monday through Friday, between 8:00 a.m. and 4:00 p.m., except holidays, unless otherwise mutually agreed upon prior to shipping.

This bid must be filled out completely or a vendor may be considered non-responsive.

TO THE CITY OF SOLEDAD:

In accordance with the City's REQUEST FOR BIDS FOR MODULAR OFFICE BUILDING, the undersigned hereby proposes to furnish all equipment, tools, labor, and incidentals required to deliver the above stated equipment as set forth in the Instructions to Bidders and Bid Documents and to perform all work in the manner and time prescribed therein.

Bidder declares that the bid is based upon careful examination of the instructions to Bidders and Bid Forms. If this bid is accepted for award, Bidder agrees to enter into an agreement or purchase order with City at the unit and/or lump sum prices set forth in the following Bid Schedule. It is agreed that the unit and/or lump sum prices shall include all appurtenant expenses, taxes, royalties, and fees. In the case of discrepancies in the amounts proposed, unit prices shall govern over-extended amounts, and words shall govern figures.

If awarded the purchase agreement/order, the undersigned further agrees that in the event of the Bidder's default in executing the required agreement/order after the date of the City's Notice of Award to the Bidder, this bid and acceptance hereof may, at the City's option, be considered null and void.

Please review this Bid Form and the Instructions to Bidders thoroughly. The Successful Bidder must be able to make delivery within the specified timeframe. "Total Price of Equipment" equals the total "Out the Door" ("OTD") cost to the City of Soledad for said equipment including but not limited to all applicable sales tax, destination and handling fees, delivery fees, processing and handling fees, and any selected options.

SPECIFICATIONS AND STANDARD FEATURES

one Modular Office Building, including standard and optional equipment as listed below.

Standard Equipment: All equipment/components of the restrooms shall be ADA, installed, and ready for use.

Fixtures and Utilities:

1. Sinks: Commercial grade ceramic, with single faucet.
2. Toilets: Commercial grade, ceramic.
3. Water heater: Tankless, electrical, EcoSmart brand or approved equal.
4. Mirror: Commercial, wall mounted.
5. Toilet paper dispensers and towel dispensers: Commercial, wall mounted.
6. ADA grab bars in ADA stalls: Commercial grade, attached to walls.

Doors and Walls:

1. Exterior Doors: Commercial, hollow metal door & frame, exterior rated with lever hardware keyed exterior, and interior thumb turn knob..
2. Interior Toilet Doors: Solid Core wood doors, H.M. frames with lever hardware keyed to exterior and thumb turn deadbolt with occupant indicator.
3. Interior Office Doors: Solid Core wood doors, H.M. frames with lever hardware keyed to exterior and thumb turn knob.
4. Toilet Interior walls: mold and mildew resistant for washing.
5. Shower walls: prefabricated shower (mold and mildow resistant for washing).
6. Office Area walls: tackwall or painted gypsum board

Electrical:

1. One overhead light per stall/room (two bulbs minimum), with motion detection control.
2. General office lighting, set into ceiling (t-bar)
3. Electrical panel: 100 amp. (minimum)
4. Exterior lighting at exterior doors.

Flooring:

1. Office/General area: Commercial vinyl with rubber base
2. Toilets: Commercial vinyl, waterproof, with optional floor drains.

Warranty and Coverage: provide standard warranties and coverage for all fixtures and utilities.

TOTAL BID PRICE

PRICE OF BASE BID	$ $246,736.59
APPLICABLE TAX AND FEES	$ $19,628.84
SHIPPING FEES	$ $13,414.57
TOTAL BID PRICE	$ $279,780.00

sTOTAL AMOUNT OF BID IN WORDS

Two Hundred Seventy Nine Thousand Seven Hundred Eighty Dollar and no cents

In case of a discrepancy between words and figures, the words shall prevail. If the amounts proposed on individual items (if called for) do not in fact add up to the total amount shown by the bidder, the correctly added total of the individual items shall prevail over the total figure shown by the bidder if there is a discrepancy between these figures.

BIDDER'S INFORMATION

BIDDER certifies that the following information is true and correct:

Bidder's Name Blok Modular Constructors, Inc.

Bidder's Address 404 N 2nd Ave., Suite C, Upland, CA 91786

Telephone Number 888.256.5663

REFERENCES

The following are the names, addresses, and telephone numbers for three public agencies and/or private sector firms for which BIDDER has supplied similar buildings within the past 2 years:

1. California Conservation Corps 1719 24th Street Sacramento, CA 95816

Name and Address of Owner

Helen Lac Associate Construction Analyst 916-213-8012

Name and telephone number of person familiar with project

$252,000	Provide ans install used 24' x 60' Modular Office Building	December 2023
Contract Amount	Type of Work	Date completed

2. United States Department of Energy - Nevada National Security Site Nye County, Nevada

Name and Address of Owner

Terry Gomes, President of Canyon Electric Company (our direct client)

Name and telephone number of person familiar with project

$750,000	Provide/install Three trailer offices and one ground mount container office	September 2022
Contract Amount	Type of Work	Date completed

3. St John's Lutheran Church 1360 Tregallas Rd. Antioch CA 94509

Name and Address of Owner

Bill Dietz 510.325.0918

Name and telephone number of person familiar with project

$262,000	Provide ans install 36' x 60' modular office building	November 2020
Contract Amount	Type of Work	Date completed

BIDDER'S VIOLATION OF LAW/SAFETY QUESTIONNAIRE

In accordance with Government Code Section 14310.5, the Bidder shall complete, under penalty of perjury, the following questionnaire.

Has the Bidder, an officer of the Bidder, or any employee of the Bidder who has a proprietary interest in the Bidder ever been disqualified, removed, or otherwise prevented from proposing on or completing a Federal, State, or local government project because of a violation of law or safety regulation?

Yes_____ No X_____

If the answer is yes, please explain the circumstances in the space provided.

Note: This Questionnaire constitutes a part of the bid, and a signature portion of the bid shall constitute signature of this questionnaire.

BIDDER'S NON-COLLUSION AFFIDAVIT

Kevin Kruze -- hereby swears and says:

1. That he/she is the President (Title) of Blok Modular Constructors, Inc. (Name of Company), hereinafter called Bidder, who has submitted to the City of Soledad a bid for Purchase of Modular Office Building (Bid Item);

2. That the bid is genuine; that the same is not a sham; that all statements of fact in the bid are true;

3. That the bid was not made in the interest of, or on behalf of, any person, partnership, company, association, organization or corporation not named or disclosed;

4. That the Bidder did not, directly or indirectly, induce, solicit or agree with anyone else to submit a false or sham bid, to refrain from proposing, or to withdraw a bid, to raise or fix the bid price of the Bidder or of anyone else, or to raise or fix any overhead, profit or cost element of the Bidder's price or the price of anyone else; and did not attempt to induce action prejudicial to the interest of the City of Soledad, or of any other Bidder, or anyone else interested in the proposed purchase agreement/order;

5. That the Bidder has not in any other manner sought by collusion to secure for itself an advantage over any other Bidder or to induce action prejudicial to the interests of the City of Soledad, or of any other Bidder or of anyone else interested in the proposed purchase agreement/order;

6. That the Bidder has not accepted any bid from any subpurchase order or materialman through any bid depository, the bylaws, rules or regulations of which prohibit or prevent Bidder from considering any bid from any subpurchase order or materialman, which is not processed through that bid depository, or which prevent any subpurchase order or materialman from proposing to any purchase order/agreement or who does not use the facilities of or accept bids from or through such bid depository;

7. That the Bidder did not, directly or indirectly, submit the Bidder's bid price or any breakdown thereof, or the contents thereof, or divulge information or date relative thereto, to any corporation, partnership, company, association, organization, bid depository, or to any member or agent thereof, or to any individual or group of individuals , except the City of Soledad, or to any person or persons who have a partnership or other financial interest with said Bidder in its business.

8.

Dated this 31st day of January, 2024

(Bidder Signature)

President
(Title)

IN WITNESS WHREOF, BIDDER executes and submits this bid with the names, title, hands seals of all forenamed principal this 31st day of Jan., 2024.

BIDDER Blok Modular Constructors, Inc.

The undersigned declares under penalty of perjury under the laws of the State of California that the representations made herein are true and correct.

Bidder's Signature

Kevin Kruze

Printed Name

CITY OF SOLEDAD
STAFF REPORT

SUBJECT: **Resolution No. 6061, A Resolution of the City Council of the City of Soledad Approving a Consulting Services Agreement Task order with Cannon Engineering for Professional Design Services for the City Hall/police Department/Emergency Operations Center - Backup Emergency Generator Replacement and Upgrades Project and Authorizing the City Manager to Execute the Task Order in the Not to Exceed Amount of $87,180**

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

FROM: **Donald T. Wilcox, Public Works Director**

THROUGH: **Megan Hunter, City Manager**

MEETING DATE: **April 3, 2024**

Recommendation

It is recommended that the City Council of the City of Soledad Consider and Adopt Resolution No. 6061, "Approving a Consulting Services Agreement Task Order with Cannon Engineering for Professional Design Services for the City Hall/Police Department/Emergency Operations Center - Backup Emergency Generator Replacement and Upgrades Project and Authorizing the City Manager to Execute the Task order in the not to exceed amount of $87,180".

Executive Summary

The City's existing backup emergency generator at the City Hall/Police Department/Emergency Operations Center (EOC) building is near the end of its useful life and needs replacement and upgraded. In addition to its age, the existing generator only serves a minimal number of lights and outlets and no heating or air conditioning. It is in the city's best interest to replace the existing generator with a new one appropriately sized to run the entire building, if possible. This will likely include the replacement of the existing automatic transfer switch and potentially more significant modifications to the existing electrical system, such as a main service panel upgrade. This project is more complex to design than previously thought because the building is fed from two services, which would usually require two separate generators and automatic transfer switches; however, it is in the City's best interest to have only one generator.

Once the assessment and preliminary design are complete, the city will have the information and cost estimate needed to apply for grant funding to cover some or hopefully most of the cost as a shovel-ready project. This EOC generator project is a good candidate for the Hazard Mitigation Grant Program (HMGP).

Background

The current emergency backup generator for City Hall/Police is a 66 HP Kohler 25 KW diesel generator, likely installed as part of the 1989 City Hall/PD expansion project. The 2003 City Hall/PD expansion project did not include backup power, so only the older sections of City Hall/PD have backup power for some of the lighting and electrical outlets but none for heating or air conditioning. As a result, Soledad City Hall has two separate electrical services, one from the 1989 project and one from the 2003 project, but only the 1989 project has emergency backup power (see attached electrical diagram).

City Hall also functions as the City's Emergency Operations Center (EOC) given its co-location with the police and fire departments, plans, records, communications, etc. A typical EOC facility will have an emergency backup generator that will provide electrical power to most or all of the facility's circuits. In Soledad's case, that would require significant upgrades to the electrical systems and service panels, and replacement of the existing generator with one large generator to cover both services, or two smaller generators – one for each service.

Review & Analysis

A building generator replacement and upgrade project requires an assessment of the existing electrical system, determination and design of the upgrades desired, building permit approval including an arc flash study, air board permit approval, formal bidding of a construction contract and construction management. The first step is to perform an assessment so that we have the information needed to design the project as either straight replacement or upgrade the generator to provide power to all of the circuits. Once the assessment and preliminary design are complete, the City will have the information and cost estimate needed to apply for grant funding to cover some or hopefully most of the cost as a shovel-ready project. If the City is not successful in obtaining grant funding, Council may consider adding this project to the FY 2024-25 budget.

Due to the age of the existing generator and the lack of full power if needed for the City's EOC, this project has been on the City's unofficial list of priorities but has not been budgeted for. Staff is recommending that ARPA funding be allocated to the design of this project now to be ready to apply for various upcoming grant opportunities.

This EOC generator project is a good candidate for the Hazard Mitigation Grant Program (HMGP). There is an open opportunity right now for HMGP but preliminary work needs to be done to be positioned. Another HMGP will be coming down the road soon, so the sooner that we get the preliminary work of planning and cost estimation done the better. Also included in this project is an evaluation of the potential impacts of power failure and monetizing the costs of impacts. This will all be used to do a Benefit Cost Analysis exercise to assure a competitive sub-application when the next HMGP opportunity comes along.

Staff has selected Cannon Engineering from the City's on-call consultant list as they have the firm experience and team of qualified professionals to perform the services required for the project. Cannon Engineering has previously provided electrical services to the City of Soledad as well as other projects with multiple other agencies in California. Consultant contracts are based on a time and materials basis at the stated rates in their proposal and are for the level of effort expended, not a lump sum.

Financial Considerations

Funding for this professional services contract task order is not included in the current FY 2023-24 budget; therefore, in order to proceed with this project, Staff is recommending that Council reallocate ARPA funds to cover all project design costs in the amount of $87,180.

Alternatives

- Approve the resolution as presented; or
- Approve the resolution with modifications; or
- Reject the proposed resolution and provide other direction

Planning/CEQA

The proposed emergency generator project has been determined to be categorically exempt under the California Environmental Quality Act (CEQA) Guidelines in accordance with Title 14, Chapter 3, Article 19, Section 15301, Class 1 – Existing Facilities and Section 15303, Class 3 – New Construction or conversion of Small Structures. Class 1 consists of minor alterations of existing facilities involving negligible or no expansion of use. Class 3 consists of construction of limited number of new, small facilities or structures. The project as described above would improve City Hall's capacity to serve as the Emergency Operations Center (EOC) for Soledad with minor alterations and a negligible change to the existing building footprint.

Public Notice Requirements

None required.

Attachment(s):
1. Resolution No. 6061
2. Exhibit A - Cannon - Task Order No. 07
3. Attachment 2 - CH PD Generator Outlets-Lights

RESOLUTION NO. 6061

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOLEDAD APPROVING A CONSULTING SERVICES AGREEMENT TASK ORDER WITH CANNON ENGINEERING FOR PROFESSIONAL DESIGN SERVICES FOR THE CITY HALL/POLICE DEPARTMENT/EMERGENCY OPERATIONS CENTER - BACKUP EMERGENCY GENERATOR REPLACEMENT AND UPGRADES PROJECT AND AUTHORIZING THE CITY MANAGER TO EXECUTE THE TASK ORDER IN THE NOT TO EXCEED AMOUNT OF $87,180

WHEREAS, the City's existing backup emergency generator at the City Hall/Police Department/Emergency Operations Center (EOC) building is near the end of its useful life and needs replacement and upgrades; and

WHEREAS, a generator replacement and upgrade project requires an assessment of the existing electrical system, determination and design of the upgrades desired, building permit approval including an arc flash study, air board permit approval; and

WHEREAS, this EOC generator project is a good candidate for the Hazard Mitigation Grant Program; and

WHEREAS, staff has selected Cannon Engineering from the city's on-call consultant list as they have the firm experience and team of qualified professionals to perform the services required for the project; and

WHEREAS, funding in the amount of $87,180 for this professional services contract would be allocated from the American Rescue Plan Act.

NOW THEREFORE BE IT RESOLVED, by the City Council of the City of Soledad, that the consulting services agreement task order between the City of Soledad and Cannon Engineering for design services in the amount not to exceed amount of $87,180, and a copy of the proposal from Cannon Engineering, 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 3rd day of April 2024 by the following vote:

AYES, and in favor thereof, Councilmembers:

NOES, Councilmembers:

ABSENT, Councilmembers:

ABSTAIN, Councilmembers:

ANNA M. VELAZQUEZ, Mayor

ATTEST:

MEGAN HUNTER, City Clerk

Exhibit A

CANNON CORPORATION

TASK ORDER FOR PROFESSIONAL SERVICES

Task Order No. 07
City Hall /Police Station Emergency Generator
Resolution No. XXXX adopted March 20, 2024

1. Pursuant to the Non-Exclusive Consulting Services Agreement for on-call engineering services Dated April 7, 2021 ("Agreement") between the City of Soledad ("City") and Cannon Corporation ("Consultant") City hereby requests that Consultant provide services for the following Project: City Hall/Police Station Emergency Generator

2. Consultant shall provide the following services: See Attached Proposal.

3. Consultant services for the project are to commence on March 20, 2024.

4. Consultant shall be compensated for its services for the project as follows: See Attached Proposal ($87,180).

City and Consultant agree to the terms and conditions of this Task Order, and upon execution of this Task Order by both parties, this Task Order shall be approved, subject to all terms and conditions contained therein and in the Agreement, and this Task Order shall be appended to and become a part of the Agreement. To the extent there may be a conflict between the consultant proposal terms and the agreement, the City's agreement language prevails.

City of Soledad

_____

By: Megan Hunter

Date: _____

Cannon Corporation

_____

By: _____

Date: _____

Cannon

January 22, 2024

Mr. Donald Wilcox
Public Works Director
City of Soledad
248 Main Street
Soledad, CA 93960

PROJECT: CITY OF SOLEDAD – CITY HALL / POLICE STATION EMERGENCY GENERATOR

Dear Mr. Wilcox,

The City's existing generator at the City Hall / Police Department building is near the end of its useful life and in need of replacement. In addition to its age, the existing generator only serves select lighting and receptacles. The City would like to replace the existing generator with a new generator appropriately sized to run the entire building, if possible. This will likely include a replacement of the existing automatic transfer switch, and potentially greater modifications to the existing electrical system, such as a main service panel upgrade.

Cannon has assisted various other clients with similar facility improvements in the neighboring counties of San Luis Obispo, Kern, Santa Barbara, and Ventura. The following pages list the scope and cost for each of the projects listed above.

If our proposal is acceptable to you, please have your counsel develop a Task Order for authorized signatures in compliance with the City's On-Call Engineering Services Agreement with Cannon Corporation dated April 7, 2021. If you have any questions, please call me at 805-544-7407.

Sincerely,

Amando Garza, P.E.
Senior Principal Engineer

Cannon

SCOPE OF WORK

This scope of work has been developed based on discussions with management and staff and a brief review of existing site documentation provided by the City.

Task 1. Project Meetings and Coordination

A Cannon engineer will attend a project kick-off meeting & site visit, and 50- and 90-percent progress review meetings during the project. Cannon engineers will perform project coordination as needed for prompt and successful completion of the design phase of the project.

Task 2. Vendor Coordination

Cannon will provide coordination services with generator and automatic transfer switch (ATS) manufacturers and vendors to create equipment layouts and designs based on the City's preferences. We will confirm any necessary options for the equipment with the City and coordinate accordingly with the vendors.

Task 3. Preliminary Design Report

Cannon will prepare a preliminary design report detailing the results of the preliminary site and existing record drawing investigation. Cannon will provide the City with options for how to proceed with the generator replacement.

Task 4. Pacific Gas and Electric (PG&E) Coordination

Depending on the City's preferred option from the preliminary design report, Cannon will provide coordination services with PG&E to coordinate a main switchboard upgrade. This includes creating a new service request and providing all necessary reference plans and information to PG&E. The City will pay all required PG&E fees. The City shall provide at least one year's worth of PG&E energy data for the site. Cannon can assist with obtaining this information from PG&E, as needed.

Task 5. Electrical Plans

Cannon will provide a complete electrical drawing package, stamped, and signed by a licensed electrical engineer, for the City to use for bidding and construction purposes. The plans will cover the installation of a new emergency standby generator and ATS. The existing main switchboard may also require replacement. The other existing electrical panels and infrastructure will remain in place. We anticipate the electrical drawing package to include the following sheets:

1. Electrical Symbols & General Notes
2. Single Line Diagram (Existing/Demolition & New)
3. Equipment Elevations
4. Site Plan
5. Electrical Plan
6. Grounding Plan
7. Conduit & Cable Schedule
8. Electrical Details

Cannon

We will plan to have submittals at the 50%, 90%, and final stages of the design for City input and review, prior to submission of the final construction documents.

Task 6. Electrical Technical Specifications

Cannon will provide electrical technical specifications for general electrical work and specific equipment, as necessary and as included in the project design. It is assumed that the City will edit and provide any front-end specifications necessary for the bid package. Cannon's input to the front-end specifications will be limited to providing bid list items for the electrical equipment and structural concrete pads required for construction.

Task 7. Opinion of Probable Construction Costs

Cannon will provide an engineer's opinion of probable construction costs for the City to use as a metric to gauge a rough-order-of-magnitude for project funding and contractor bid comparison.

Task 8. Structural Plans & Calculations

Cannon will provide structural engineering services related to the new electrical equipment upgrades, including designs for new foundations and/or housekeeping pads, and/or assessment of existing equipment pads, as necessary. The structural plans will include their technical specifications. We anticipate the structural drawing package to include the following sheets:

1. Structural General Notes
2. Structural Foundation Plans
3. Structural Details

Task 9. Bidding Assistance

Cannon will assist the City during the bidding process with a pre-bid walk and answering RFIs. *Bidding efforts of this project are assumed to be handled by the City management and staff.*

Task 10. Construction Support

Cannon engineers will provide construction support services including submittal reviews (12), RFI response (5), and on-site visits/attend construction meetings (4 total visits). Daily inspection and construction management are assumed to be the responsibility of the City. *Cannon can provide daily inspection services as requested with separate costs consideration.*

Task 11. Arc Flash Study

We will prepare a power system study which will include a short-circuit analysis, arc flash analysis, and coordination analysis of the new and existing equipment. The scope will include preparing a model of the electrical system in SKM Power Tools power engineering software; running short circuit, arc flash and coordination studies of the system; analysis of the results and recommendations; and printing and applying labels on the equipment.

Cannon

Task 12. Monterey Bay Air Resources District (MBARD) Permitting

Cannon will coordinate with the local air quality control district (MBARD) for the permitting of the new generator. Cannon will prepare and assemble the necessary documentation for the permit application. The City will pay any fees for permitting and provide any signatures.

DELIVERABLES

- Preliminary Design Report
- Design Plans at 50%
- Design Plans and specifications for 90% and Final
- Opinion of Probable Construction Costs at 90%, and Final
- Structural Calculations
- Arc Flash labels

FEES

Project will be billed on a Time and Materials basis. Additional work not covered in the above scope of work will be billed as an addendum to this proposal on an Additional Services Agreement with prior written authorization from the Client. It is our understanding that this project qualifies for California Prevailing Wages.

Task 1 – Project Meetings and Coordination	$ 7,176.00
Task 2 – Vendor Coordination	$ 2,880.00
Task 3 – Preliminary Design Report	$ 3,882.00
Task 4 – PG&E Coordination	$ 2,160.00
Task 5 – Electrical Plans	$29,160.00
Task 6 – Electrical Technical Specifications	$ 3,860.00
Task 7 – Opinion of Probable Construction Costs	$ 1,930.00
Task 8 – Structural Plans and Calculations	$ 8,560.00
Task 9 – Bidding Assistance	$ 4,074.00
Task 10 – Construction Support	$13,388.00
Task 11 – Arc Flash Analysis	$ 8,180.00
Task 12 – MBARD Permitting	$ 1,930.00
Time and Materials, Not to exceed - **Total**	**$87,180.00**

SCHEDULE

The following schedule is based on the project details and estimates as understood at this time:

City Hall/Police Station Emergency Generator .....February 7th, 2024 – May 1st, 2025

Cannon

ASSUMPTIONS AND EXCLUSIONS

This proposal was based on the following assumptions related to the proposed project:

- We are assuming that the City will provide electronic as-built drawings, such as CAD files or PDFs, for the City Hall/Police Department site, and that these files are sufficient to use for background drawings for the project.
- The City will pay for any fees required by PG&E for providing arc flash analysis information.
- We are assuming the new generator will fit within the existing City owned land for the City Hall/Police Department site.
- The City will pay any fees required by PG&E and/or the local AQMD, and/or any other permitting fees.
- SCADA panel design/modifications, control narratives, programming and SCADA panel communication is not included. *A separate project is already in motion.*
- Survey services are not included. If it is determined that these services are required due to insufficient electronic background information for the drawings, then a change in the fees will be necessary.

Items not specifically identified in the scope of service sections of this proposal are to be excluded from this work effort and would be considered additional services.


LEGEND
Lights on by Generator
Active Outlets by Generator
LIGHTING PLAN
SCALE: 1/8" = 1'

CITY OF SOLEDAD
STAFF REPORT

SUBJECT: **Resolution No. 6065, Accepting the Orchard Lane Park Project as Completed by Monterey Peninsula Engineering and Authorizing the Release of Retention Payment**

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

FROM: **Donald T. Wilcox, Public Works Director**

THROUGH: **Megan Hunter, City Manager**

MEETING DATE: **April 3, 2024**

Recommendation

It is recommended that the City Council approve Resolution No. ____, "Accepting the Orchard Lane Park Project as Completed by Monterey Peninsula Engineering and Authorizing the Release of Retention Payment".

Executive Summary

In 2020, the City of Soledad applied for and received a grant from the California State Parks Program Prop 68 in the amount of $7,624,925 for the development and construction of Orchard Lane Park. The City Council approved an agreement with BFS Landscape for the park's design and a contract with MNS Engineering, Inc. for project management services. MNS Engineering, Inc. was also later retained to provide construction management services. In April 2022, the City Council awarded a contract to Monterey Peninsula Engineering to construct Orchard Lane Park.

The project is complete, and staff recommends that the City Council approve and accept the completion of Orchard Lane Park. In doing so, the City will release the retention payment to Monterey Peninsula Engineering, and a Notice of Completion will be filed with the Monterey County Recorder's office. In addition, after the Council accepts the park, a completion form must be submitted to the State to make the final payment reimbursement request and close out the project.

Background

On February 25, 2020, California State Parks Announced that $254.9 million in funding was awarded to 62 grants for 52 recipients Statewide, with the City of Soledad being one of those recipients. The City of Soledad received $7,624,925.00 for the Metz/Orchard Park Development Project. The City Council accepted the grant during its meeting on March 18, 2020, by adopting Resolution No. 5570, in which the council authorized the City Manager to execute the grant agreement for the development of Orchard Lane Park.

On May 6, 2020, the City Council approved an agreement for services between the City of Soledad and BFS Landscape Architects to help design Orchard Lane Park. During the same meeting, a contract for services was also approved with MNS Engineers Inc. for project management services.

In December 2021, the City Council approved the final plans and specifications for the park, and the staff was authorized to advertise the notice to bidders. Three bids were received by the bid due date of March 1, 2022. Monterey Peninsula Engineering (MPE) submitted the lowest responsible bid, and on April 6, 2022, the Council approved the Orchard Lane Park construction with MPE for $6,196,000 with a 5% contingency of $272,910. Consecutively, a deductive change order (CCO#1) of $755,910 was also approved. Alternate No. 5 for $15,000 was added to ensure the project conformed with prevailing wage labor compliance laws, resulting in a final contract amount of $5,455,090.

The project reached substantial completion in August 2023, and a Grand Opening/ribbon-cutting celebration was held on August 19, 2023. The Orchard Lane Park Project Delivery Team was awarded the APWA Monterey Bay Chapter Overall Project of the Year at the APWA Annual Awards Dinner on January 31, 2024. A video of the Grand Opening can be viewed at the link below:

https://bfsla.com/orchard-lane-park/

The project had a final inspection by State Park Program staff in November of 2023. The park has also been inspected by city staff, and it has been determined the project is now complete and ready for City Council approval and acceptance.

Review & Analysis

The work for Orchard Lane Park has been completed. During the construction process, modifications were made to reflect the project's needs, resulting in seventeen (17) change orders totaling $349,536.42, mostly covered by the approved contingency. The total project cost, including project management, landscape architecture, engineering services, playground equipment, shade structures, construction management, construction, and other costs, are as shown below:

$ 782,783.00 Design Costs - BFS Landscape
$ 306,080.00 Project Management - MNS Engineering
$5,455,090,00 Park Construction - Monterey Peninsula Engineering
$ 349,536.42 Park Construction Change Orders. No. 1-17
$ 564,228.00 Construction Management - MNS Engineering
$ 131,239.09 Shade Structures - Park Planet
$ 410,524.85 Playground Equipment – Kompan Inc.
$ 45,300.89 PG&E/Other Costs
$8,044,782.25 Total Project Cost

Orchard Lane Park has been inspected and completed according to the approved plans, specifications, and approved changes. Staff recommends that the City Council accept the construction of Orchard Lane Park as complete, thereby authorizing the issuance of the formal notice of completion, release of project labor and performance bonds, and release of MPE's retention payment. Project acceptance also begins the one-year warranty period.

Financial Considerations

The total construction cost of this project was $8,044,782.25. Contingency funds were used to fund

minor change orders and purchase additional playground equipment and shade structures initially cut from the project. Additional funds are being requested from the Park Impact Fees Fund 770-7100-5632 – Capital Projects to fund $37,458.25 of this project.

$7,624,925.00 Park Grant
$ 177,952.00 Per Capita Grant
$ 204,447.00 Park Impact Fees (previously approved allocation of funds)
$ 37,458.25 Shortage to be funded by Park Impact Fees
$8,044,782.25 Total Project Costs

Alternatives

- Approve the resolution as presented; or
- Approve the resolution with modifications; or
- Reject the proposed resolution. This is not recommended as it will delay final reimbursement from the State.

Planning/CEQA

Pursuant to the California Environmental Quality Act (CEQA), a Notice of Exemption was completed on July 18, 2019 for the development of Orchard Lane Park under Sections 15303 and 15304.

Categorical Exemption Section 15303 Class 3 - Class 3 consists of the construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure.

Categorical Exemption Section 15304 Class 4 - Class 4 consists of minor public or private alterations in the condition of land, water, and/or vegetation that do not involve removal of healthy, mature, scenic trees except for forestry and agricultural purposes.

Public Notice Requirements

None required.

Attachment(s):
1. Resolution No. 6065
2. Notice of Completion to be Recorded
3. CA State Parks - Project Completion Certification Form
4. CEQA Compliance Certification
5. Notice of Exemption

RESOLUTION NO. 6065

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOLEDAD ACCEPTING THE ORCHARD LANE PARK PROJECT AS COMPLETED BY MONTEREY PENINSULA ENGINEERING AND AUTHORIZING THE RELEASE OF RETENTION PAYMENT

WHEREAS, the City of Soledad applied for and received a grant from the Statewide Park Development and Community Revitalization Program for the Metz/Orchard Park Development Project for $7,624,925.00; and

WHEREAS, the City Council accepted the grant during its meeting on March 18, 2020, by adopting Resolution No. 5570, in which the council authorized the City Manager to execute the grant agreement for the development of Orchard Lane Park; and

WHEREAS, in December 2021, the City Council approved the final plans and specifications for the park, and the staff was authorized to advertise the notice to bidders; and

WHEREAS, three bids were received on the bid due date of March 1, 2022, with Monterey Peninsula Engineering (MPE) being the lowest responsible bidder; and

WHEREAS, on April 6, 2022, the Council awarded a contract to MPE for the construction of Orchard Lane Park for $6,196,000 with a 5% contingency of $272,910 and consecutively approved deductive Change Order No. 1 for $755,910; and

WHEREAS, Alternate No. 5 for $15,000 was added to the MPE contract for prevailing wage labor compliance monitoring, resulting in a final contract amount of $5,455,090; and

WHEREAS, during the construction process, modifications were made to reflect the project's needs, resulting in seventeen (17) change orders totaling $349,536.42 for a final Construction cost of $5,804,626.42; and

WHEREAS, contingency funds were used to purchase additional playground equipment and shade structures, resulting in a fund shortage in the amount of $37,458.25 to be paid out of available Park Impact Fees; and

WHEREAS, the Project has now been completed, all work done by MPE has been inspected and determined to be complete, and Staff is recommending that the Project be accepted and that the City release the retention payment to MPE.

NOW THEREFORE, BE IT HEREBY RESOLVED, by the City Council of the City of Soledad, that the City Council hereby accepts the construction of the Orchard Lane Park Project by MPE as complete and authorizes release of the retention payment.

PASSED AND ADOPTED by the City Council of the City of Soledad at a regular meeting duly held on the 3rd day of April 2024 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

Recording requested by:
City of Soledad

After recording, return to:
City of Soledad
Public Works Department
248 Main Street
Soledad, CA 93960

NOTICE OF COMPLETION
(Public Works – Civil Code 3093)

NOTICE IS HEREBY GIVEN that the public work described as the construction of the ORCHARD LANE PARK DEVELOPMENT PROJECT was constructed or undertaken pursuant to a contract between the CITY OF SOLEDAD, a public entity, whose address is 248 Main Street, Soledad, California 93960, and Monterey Peninsula Engineering, whose address is 192 Healy Avenue, Monterey, CA 93933, and the date of completion of said work was _____, 2024, which was the date said public entity accepted said work or structure.

CITY OF SOLEDAD

Donald T. Wilcox
Public Works Director
Dated: _____, 2024

VERIFICATION

I, Donald T. Wilcox, do hereby certify that I am the Public Works Director of the Public entity named above; and that I am authorized to verify the foregoing Notice of Completion. I have read said Notice of Completion and know the contents thereof; the same is true of my own knowledge.

I certify under penalty of perjury under the laws of the state of California that the foregoing is true and correct.

Executed on _____, 2024, at Soledad, California.

Donald T. Wilcox
Public Works Director

State of California – The Natural Resources Agency
DEPARTMENT OF PARKS AND RECREATION

Project Completion Certification Form

Grantee: City of Soledad **Project Number:** SW-27-004
18-27-010

Grantee contact for audit purposes

Name: Don Wilcox

Address: 248 Main Street, Soledad, CA 93960

Phone: (831) 223-5124 Email: dwilcox@cityofsoledad.com

Project completion – list the grant scope items:

Construct a new inclusive playground which includes equipment, fencing, surfacing, and shade structures. Construct a new splashpad which includes pumps, water recirculation equipment, infrastructure, surfacing, features, and shade structures.

Provide revised Funding Sources Form

Interest earned on advanced funds: **$** 0

Interest spent on eligible costs: **$** 0

Was a Notice of Completion filed with the County Recorder or other appropriate entity?

☑ Yes ☐ No

Certification:

I hereby certify that all Grant funds were expended on the above named Project and that the Project is complete and we have made final payment for all work done.
I have read California Penal Code §118 and understand that every person who testifies, declares, deposes, or certifies under penalty of perjury and willfully states as true any material matter which he or she knows to be false, is guilty of perjury, which is a felony punishable by imprisonment in state prison for two, three, or four years.

Furthermore, I have read California Penal Code §72 and understand that every person who, with the intent to defraud, presents for allowance or for payment to any state board or officer, or to any county, city, or District board or officer, authorized to allow or pay the same if genuine, any false or fraudulent claim, bill, account, voucher, or writing, is guilty of a felony-misdemeanor punishable either by imprisonment in county jail for a period of not more than one year, by a fine not exceeding one thousand dollars, or both, or by imprisonment in state prison, by a fine not exceeding ten thousand dollars, or both.

I represent and warrant that I have full authority to execute this Project Completion Certification on behalf of the Grantee. I declare under penalty of perjury that the foregoing certification of Project Completion for the above-mentioned Grant is true and correct.

AUTHORIZED REPRESENTATIVE Signature Date

Print Name and Title

State of California – The Natural Resources Agency
DEPARTMENT OF PARKS AND RECREATION

CEQA Compliance Certification

Grantee: City of Soledad

Project Name: Metz and Orchard Park Project

Project Address: 3.714 acre site near NE corner of Orchard Ln/Metz Rd

Is the CEQA analysis complete? ☑ Yes ☐ No

What document was filed, or is expected to be filed for this project's CEQA analysis:

(check one)	Date complete/expected to be completed
☑ Notice of Exemption (attach recorded copy if filed)	07/19
☐ Notice of Determination (attach recorded copy if filed)	

If CEQA is complete, and a Notice of Exemption or Notice of Determination was not filed, attach a letter from the Lead Agency explaining why, certifying the project has complied with CEQA and noting the date that the project was approved by the Lead Agency.

Lead Agency Contact Information

Agency Name: City of Soledad

Contact Person: Brent Slama, AICP

Mailing Address: 248 Main Street

Phone: (831) 223-5043 Email: BSlama@cityofsoledad.com

Certification

I hereby certify that the above referenced Lead Agency has complied or will comply with the California Environmental Quality Act (CEQA) and that the project is described in adequate and sufficient detail to allow the project's construction or acquisition.

I further certify that the CEQA analysis for this project encompasses all aspects of the work to be completed with grant funds.

AUTHORIZED REPRESENTATIVE (Signature)	Date	AUTHORIZED REPRESENTATIVE (Printed Name and Title)
	7/18/19	Brent Slama, AICP

FOR OGALS USE ONLY		
CEQA Document	**Date Received**	**PO Initials**
☐NOE ☐NOD		

Notice of Exemption

Appendix E

To: Office of Planning and Research
P.O. Box 3044, Room 113
Sacramento, CA 95812-3044

County Clerk
County of: Monterey
168 W. Alisal Street
Salinas, CA

From: (Public Agency): City of Soledad
248 Main Street
Soledad, CA 93960
(Address)

Project Title: Metz and Orchard Park Project

Project Applicant: City of Soledad

Project Location - Specific:
A 3.714 Acre site - near NE corner of Orchard Ln and Metz Rd - APN: 022-522-036

Project Location - City: Soledad Project Location - County: Monterey

Description of Nature, Purpose and Beneficiaries of Project:

Proposed 3.7 Acre community park to benefit residents of Soledad.

Name of Public Agency Approving Project: City of Soledad

Name of Person or Agency Carrying Out Project: City of Soledad

Exempt Status: **(check one):**

- ☐ Ministerial (Sec. 21080(b)(1); 15268);
- ☐ Declared Emergency (Sec. 21080(b)(3); 15269(a));
- ☐ Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
- ☒ Categorical Exemption. State type and section number: 15303 (Class 3) & 15304 (Class 4)
- ☐ Statutory Exemptions. State code number: _____

Reasons why project is exempt:

15303 (Class 3) & 15304 (Class 4)

Lead Agency Contact Person: Brent Slama, AICP Area Code/Telephone/Extension: 831-223-5043

If filed by applicant:

1. Attach certified document of exemption finding.
2. Has a Notice of Exemption been filed by the public agency approving the project? ☐ Yes ☐ No

Signature: _____ Date: July 15, 2019 Title: Com. Dev. Director

☒ Signed by Lead Agency ☐ Signed by Applicant

Authority cited: Sections 21083 and 21110, Public Resources Code.
Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.

Date Received for filing at OPR: _____

CITY OF SOLEDAD
STAFF REPORT

SUBJECT: **Resolution No. 6066, A Resolution of the City Council of the City of Soledad Authorizing the City Manager to Execute Agreements with Four Organizations Deemed Eligible under the City's Mini Grants Program in an Amount not to Exceed $16,100**

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

FROM: **Jesus Valenzuela, Community Engagement Manager**

THROUGH: **Megan Hunter, City Manager**

MEETING DATE: **April 3, 2024**

Recommendation

It is recommended that the City Council of the City of Soledad approve Resolution No. 6066 "Authorizing the City Manager to Execute Agreements with Four Organizations Deemed Eligible under the City's Mini Grants Program in an Amount not to Exceed $16,100."

Executive Summary

The City of Soledad City Council allocated $50,000 to create the Soledad Mini Grants Program to support local organizations working to make Soledad a better place with a maximum grant of $5,000 per organization. After reviewing nine applications for funding on June 21, 2023, the City Council decided to reject all applications and develop more specific criteria for grantees. This criteria was approved on September 20, 2023. After a slow start in promoting the Mini-Grants Program due to workload and staff capacity, four (4) information sessions were held. The City received four (4) applications by the deadline of March 1st at 5:00 pm. After reviewing the applications, it was determined that all four (4) organizations met the criteria to receive full or partial funding totaling $16,100. Upon approval of the mini-grants, Staff will work with grantees to purchase requested materials or seek reimbursement. Staff is also seeking direction on whether Council wants to conduct another round of Mini Grants before the end of the fiscal year to disburse up to $33,900, the remaining balance of the $50,000 allocated.

Background

On April 6, 2022, the City Council received a presentation regarding the allocation of $50,000 for a mini grants program for eligible nonprofits in accordance with Policy No. 480 and Resolution No. 3660 (Soledad City Council April 17, 2005). The item was brought back on March 1, 2023, to support non-profit organizations that are improving Soledad and helping increase resident participation in the community. On April 5, 2023, the Council approved the program.

Staff conducted significant outreach ultimately receiving nine (9) timely applications. On June 21, 2023, Staff recommended that City Council approve all nine (9) applications explaining that all met the minimal criteria that was established on April 5, 2023. During the presentation, Staff conceded that the criteria for receiving an award was so basic that it was difficult to distinguish between proposals. After reviewing the proposed recipients, Council expressed concern that the types of projects and programs recommended for funding, such as a college scholarship program, were not what was anticipated for the Mini Grants Program. As a result, City Council voted to reject the full slate of applications and directed staff to return with more concrete criteria for Council consideration.

After researching several cities with similar small grants programs, Staff recommended that City Council adopt criteria similar to the City of Gonzales' Community Action Grant Program. Gonzales' Program is well structured and has a simple, but more detailed application process that includes a scoring rubric that will allow the rating and ranking of applications. On September 20, 2023, Council approved a revamped set of criteria for the approval of the mini-grants.

Staff prepared the application materials to launch the program, but due to workload began promoting the opportunity in 2024. Staff hosted four (4) information sessions via Zoom:

- January 30th at 3:00 pm held in English.
- February 1st at 3:00 pm held in English.
- February 1st at 4:00 pm held in Spanish.
- February 6th at 4:00 pm held in Spanish.

Staff also made it available so that any organization that needed a session outside of those four (4) could have a one-on-one meeting. These sessions were mandatory to apply for funding.

Review & Analysis

All four organizations submitted applications by the March 1, 5:00 pm deadline. A couple of days before the deadline the Soledad Mission Recreation District requested an information session to be eligible to apply. However, it was too late to schedule the pre-application session and adhere to the application deadline. Applicants who did not apply in time were informed that Council could authorize another proposal round if funds were not all were expended.

In developing the program, the City Council expressed a desire to support local groups and organizations that wanted to make Soledad a better place but lacked the funding to do so.

After the Office of Community Engagement conducted the four (4) workshops, seven (7) organizations expressed interest in submitting. Out of these, four (4) organizations submitted complete applications.

These applications were rated on a 1-5 scale based upon the following criteria:

- ***Community Benefit:*** To what extent does the project benefit the community, especially related to improving residents' health, well-being, and quality of life in Soledad, and achieving Soledad's mission.
- ***Leadership***: Is there significant Soledad resident leadership in devising the project and ongoing throughout the project?
  Reach: How many residents will benefit from the project? Is there to be involvement, collaboration, and/or partnership with other organizations/groups?
- ***Cost Effective:*** Are the projected expenditures reasonable for the project scope, including number of residents involved and to benefit?

- ***Leveraging of Resources:*** What resources has the group secured or will seek to support the project's success beyond this program's funding? What are the sources of in-kind support (e.g., volunteers, donated supplies/materials, etc.)?
- ***Completeness of Application***: Is the application complete? Does the group clearly communicate why it should be awarded a grant and how it will ensure stewardship of the grant award?

The following four organizations applied in a timely manner and met the minimum score of 3.5 to receive funding.

- ***The Methodist Church of Soledad*** - $3,600 - This organization will build a community garden. Funds will be used to purchase garden and irrigation materials. The City will purchase the requested materials on behalf of the Methodist Church and will support the project through promotion. Rating: 4.3
- ***South County Animal Rescue (SCAR)*** - $5,000. This organization will provide access to spay and neuter services to sixty (60) pets through their voucher program named SNAP. The City will reimburse SCAR for any cost up to $5,000. Rating: 4.3
- ***Soledad Little League*** - $5,000. This project will support equipment expense for youth to participate in the Soledad Little League. Funding will be used to purchase field bases and equipment. Rating: 4.3
- ***Our Neighborhood Pet Project (ONPP)*** - This project will provide low-income families in Soledad with vouchers for spay and neuter services. Given that this is a newer organization with an unproven track record, staff is recommending $2,500 to evaluate their success first. Rating: 3.57

If the City Council approves this recommendation, staff will organize an informational session for the approved grantees. Staff will quickly prepare a media advisory and press kit to announce the awards and promote the work further. Staff will coordinate with the Finance Department to ensure that all expenditures are documented and in line with the intent of the Mini-Grants Program.

Financial Considerations

City of Soledad Mini-Grants Program Funding Recommendations FY 2023-2024		
Agency	**Activity**	**Staff Recommendation**
Misión Metodista Hispana de Soledad	Community Garden	$3,600
SCAR	Spaying and neutering services	$5,000
Soledad Little League	Equipment	$5,000
Our Neighborhood Pet Project	Spaying and neutering services	$2,500
	Total	**$16,100**

Alternatives

- Approve the resolution as presented; or
- Approve the resolution with modifications; or
- Reject the proposed resolution.

Planning/CEQA

The City of Soledad has determined that the proposed action of providing mini grants for non-profit programming and scholarships is not a project as defined by the California Environmental Quality Act

(CEQA) per Guidelines Section 15378. Because the proposed action and this matter have no potential to cause any effect on the environment, or because it falls within a category of activities excluded as projects pursuant to CEQA Guidelines section 15378.

Public Notice Requirements

Not required.

Attachment(s):
1. Resolution No. 6066
2. City of Soledad Mini Grants Application 2024
Flyer 1
Flyer 2

RESOLUTION NO. 6066
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOLEDAD AUTHORIZING THE CITY MANAGER TO EXECUTE AGREEMENTS WITH FOUR ORGANIZATIONS DEEMED ELIGIBLE UNDER THE MINI GRANTS PROGRAM IN AN AMOUNT NOT TO EXCEED $16,100

WHEREAS, on April 6, 2022 the City Council received a presentation regarding the allocation of $50,000 for a mini grants program for eligible nonprofits; and

WHEREAS, on April 5, 2023, the City Council allocated $50,000 for the implementation of the Mini-Grants Program, providing up to $5,000 for non-profit organizations or organizations with a non-profit sponsor that conduct activities that benefit Soledad residents; and

WHEREAS, on June 21, 2023, the City Council voted to reject the slate of the first round of applications, citing a lack of solid criteria; and

WHEREAS, on September 20, 2023, the City Council approved a new set of criteria and directed the Community Engagement Manager to host more information sessions; and

WHEREAS Community Engagement Staff coordinated four informational sessions to nonprofits interested in learning more about the program; and

WHEREAS, four applications were submitted for the Mini-Grants Program by the March 1st deadline; and

WHEREAS, it was determined that the four proposals would benefit Soledad residents and met the eligibility criteria established by Council achieving an average rating above the minimum requirement of 3.5; and

WHEREAS, given that there is enough funding to support all applications, it is recommended that the City fund all four organizations, totaling $16,100; and

WHEREAS, upon completion of the Mini-Grants Program, Community Engagement Staff will complete a summary report outlining the outcomes of the funded projects.

NOW THEREFORE, BE IT RESOLVED, that the City Council of the City of Soledad approve the recommendation authorizing the City Manager to execute agreements with four organizations deemed eligible under the City's Mini Grants Program in an amount not to exceed $16,100.

PASSED AND ADOPTED by the City Council of the City of Soledad at a regular meeting duly held on the 3rd day of April 2024 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

City of Soledad
Mini-Grants Program
Application

Group Name:

What is the Purpose of the Group?

What activities or events has the group organized in the past:

What year did the group begin?

Website?

Is your group affiliated with a non-profit or other organization?

Core group leaders:

What is your group proposing to do to improve Soledad residents' well-being and quality of life? Be sure to include likely dates of key activities, including start and end dates.

Which Soledad residents are most likely to benefit from this project? How many?

Why is this project needed?

What is the total funding needed, and what is the total funding requested?

How will your group use a grant award from this program? Please list specific items your group is requesting funds for, the cost of each item, and the likely source.

How will you make sure grant funding is used for only the purpose of this project?

Provide additional information you would like considered.

Soledad

SESIÓNES DE INGLÉS:
30 DE ENERO Y 1 DE FEBRERO - 3:00 PM

SESIÓNES EN ESPAÑOL:
1 Y 6 DE FEBRERO - 4:00 PM

¿Es usted un grupo u organización comunitaria deseoso de marcar la diferencia? ¡Las Mini Becas Soledad están aquí para ti!

Las mini becase son su oportunidad de lograr un impacto real. ¿Tiene algún proyecto especial en mente al que le vendría bien un pequeño impulso financiero? Ya sea plantar jardines comunitarios, organizar eventos artísticos o cualquier otra cosa, estas becas están listas para convertir sus sueños en realidad.

La fecha límite para presentar la solicitud es el 1 de marzo a las 5 pm, pero primero debe asistir a una sesión informativa.

Para más información contactar: jvalenzuela@cityofsoledad.com

Mini Becas

Soledad

ENGLISH SESSION:
JANUARY 30 AND FEBRUARY 1 - 3:00 PM

SPANISH SESSION:
FEBRUARY 1 AND FEBRUARY 6 - 4:00 PM

Are you a community group or organization eager to make an difference? The Soledad Mini Grants are here for you!

The mini grants are your golden ticket to making a real impact. Have a special project in mind that could use a little financial boost? Whether it's planting community gardens, hosting artsy events, or anything in between, these grants are ready to turn your dreams into reality.

Deadline to apply is March 1st at 5 pm but you must attend an information session first.

For more information contact: jvalenzuela@cityofsoledad.com

Mini Grants

AGENDA ITEM NO. 10.

CITY OF SOLEDAD
STAFF REPORT

SUBJECT: **City Council Consideration and Direction Concerning Post-Referendum Action on By-District Voting**

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

FROM: **Mike Rodriquez, City Attorney**

THROUGH: **Megan Hunter, City Mnaager**

MEETING DATE: **April 3, 2024**

Recommendation

It is recommended that the City Council of the City of Soledad receive the staff report and provide direction to staff regarding by-districting voting after the loss of Measure P.

Executive Summary

On October 30, 2023, the Soledad City Clerk's office received a referendum petition against Ordinance No. 765, an ordinance adopted on October 4, 2023, by which the City Council established a by-district voting plan in the City. The referendum on Ordinance No. 765, designated "Measure P" by the Monterey County Elections Department, was placed on the ballot for a Special Election on March 5, 2024. Although at the time of this writing the election results have not been certified, it is clear that Measure P, which asked whether Ordinance No. 765 should be adopted, was easily defeated by a vote of 1673 to 204. As a result, Ordinance No. 765 is of no force and effect. The City Council must now determine what steps if any it desires to take with respect to establishing a by-district voting plan in the City of Soledad. Options are 1) consider and adopt one of the four-district maps previously developed and presented to the Council and the public during last year's districting efforts; 2) start the districting process anew with new hearings and the preparation of new four-district maps; or 3) do nothing and continue with at-large elections. If the Council wishes to have a by-district voting plan in place for the November 2024 election it must act quickly as the approved map would need to be submitted to the County by the end of May.

Background

In 2022, under threat of litigation, the City Council commenced the process of transitioning from at-large to by-district voting. The process included five public hearings, held from October 25, 2022, through September 6, 2023, a series of community workshops to educate the public on districting and to explain how to use mapping tools in the event a member of the public desired to prepare a map for Council consideration, and the formation of The City of Soledad Advisory Community Districting Committee, which met to discuss the districting process, the means by which maps are prepared, and to

review and make recommendations on maps that had been prepared for or submitted to the City for consideration. All of these efforts were guided and overseen by the City's transition consultant, National Demographics Corporation ("NDC").

A total of eight four and five-district maps were prepared for Council consideration, five of which were prepared by NDC, two of which were prepared by members of the public, and one of which was a map prepared by a member of the public modified by NDC at the Council's request and direction. NDC verified that all of the maps were prepared in compliance with the criteria established by the Fair Maps Act- Elections Code Section 21601, and the City and NDC verified that the maps were available for public review for the requisite period required by law before they were subject to final consideration.

In addition to the above-referenced efforts, the City posted information concerning the transition to by-district elections on its website, including copies of proposed maps and a link to mapping tools, and various notices concerning the process and meetings were posted on the website, the City Facebook page, and at various locations around City Hall.

On September 6, 2023, at the fifth Public Hearing concerning the by-district transition, the Council met to decide between two maps it had expressed a preference for at the fourth districting Public Hearing on August 2, 2023: the four-district Tan Map and the five-district Map 501B. The Council received extensive public comment on the matter, the majority of which favored the four-district map whereby the Mayor would continue to be elected at-large. After public comment the Council discussed its options and positions at length, ultimately selecting the five-district Map 501B as the preferred map by a split 3-2 vote. Thereafter, the Council adopted Ordinance No 765 "Establishing and Implementing By District Elections" in the City of Soledad. The ordinance was to take effect on November 4, 2023.

However, on October 30, 2023, the City Clerk's Office received a referendum petition against Ordinance No. 765. The referendum process, established in Election Code Sections 9235-9247, provides citizens with a means by which to refer an ordinance passed by the Council to the vote of the people. The primary objection to Ordinance No. 765 was the fact that the approved five-district voting plan resulted in the loss of the right to vote for the mayor. By contrast, with a four-district voting plan, the Mayor's position continues to be selected by at-large City-wide voting.

The Referendum Petition ("Referendum") was determined to be complete following the City Clerk's initial intake review and was thereafter certified by the Monterey County Registrar of Voters as exceeding the minimum number of valid signatures necessary to qualify the Referendum for consideration by the City Council. Per California Election Code Section 9237, the effective date of Ordinance No. 765 was postponed pending the outcome of the referendum process. Thereafter, the Council chose the option of placing the Referendum before the voters at a special election. The referendum question on the ballot, which was prepared in accordance with the law and designated Measure P by the County, read "Shall City of Soledad Ordinance No. 765- Establishing and Implementing By-District Elections, by which all City council members shall be selected from newly established voting districts and the Mayor's position shall no longer be elected at-large by the public but rather, shall be selected from among the seated council members, be adopted?"

Although at the time of this writing the City has not received the certified results of the election, it appears Measure P was defeated by a vote of 1673 No to 204 Yes. As a result of this vote Ordinance No. 765 was not adopted and is of no force and effect. The City Council must now determine what steps if any it desires to take with respect to establishing a by-district voting plan in the City of Soledad

Review & Analysis

With the defeat of Measure P, the Council now has several options with respect to by-district voting in the City.

1. Consider Approval of a Previously Prepared Four District Map. The Council can simply pick up where it left off back on September 6, 2023 and choose one of the previously vetted four-district maps. Although the Council had selected the Tan Map as its preferred four-district map, any of the four-district maps up for consideration on this date, which had previously been determined to have been prepared in accordance with the law, would be acceptable for establishing a four-district voting plan. This would be the most time and cost-efficient option, would not require additional costs associated with preparation of maps or related hearings, and if immediately acted upon, would ensure that a by-districting voting plan was in place in time for the November 2024 elections. An ordinance approving the four-district map was already prepared back in 2024 and could be updated for first and second readings at the next two Council meetings.

2. Commence a New Districting Map Preparation Process. The Council could engage its consultant, NDC, to start a new process for the preparation of four-district maps. In speaking with Consultant Doug Johnson last week, it appears that based on its previous efforts, the Council may be able to employ a hybrid process with fewer public hearings than were required before. The process would in all likelihood be expedited because only four-district maps could be considered and all of the material necessary for preparation of maps has already been made available to the public and the consultant. Before taking this option, the Council needs to really consider whether there is any reason to believe that a new mapping process will result in any significant difference in the maps that had previously been prepared. In addition, it is unlikely that this process could be completed in time for the November 2024 election.

3. Take No Action and Continue At-Large Elections. The Council could choose to do nothing and allow at-large elections to continue in the City. This action would of course expose the City to the original risk of potential litigation for failing to transition to by-district voting.

Staff is looking for direction in order to provide the Council with the means to take appropriate action. If the Council wishes to have a by-district voting plan in place in time for the November 4 election, time is of the essence.

Financial Considerations

The City will incur costs if we reengage NDC for a new mapping process. The initial estimate would be a cost of between $10,000-15,000.

Alternatives

Alternatives are outlined in the Review and Analysis section of this report.

Planning/CEQA

All of the proposed options are exempt from the California Environmental Quality Act ("CEQA"). None of the actions are "projects" within the meaning of Section 15378 of the State CEQA Guidelines, since there is no potential for the actions to result in direct or indirect physical change to the environment. In addition, none of the actions are subject to CEQA pursuant to State CEQA Guidelines Section 15061, as it can be seen with certainty that there is no possibility they may have a significant

effect on the environment.

Public Notice Requirements

None.

CITY OF SOLEDAD
STAFF REPORT

SUBJECT: **Filling a Council Vacancy**

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

FROM: **Mike Rodriquez, City Attorney**

THROUGH: **Megan Hunter, City Manager**

MEETING DATE: **April 3, 2024**

Recommendation

Receive staff report on filling a council vacancy and provide direction.

Executive Summary

With the resignation of Councilmember Ben Jimenez on March 31, 2024, the City Council must now fill a vacancy on the Council. Councilmember Jimenez' term was set to expire in November of 2024, so the vacancy is only for a period of 7 months. Because of the timing of the resignation, the only option the Council has for filling the vacancy is via appointment within 60 days from the date the vacancy occurs. Staff is seeking direction on how to facilitate the appointment process.

Background

Councilmember Ben Jimenez has submitted a letter announcing his resignation from the City Council, with an effective date of March 31, 2024. The Council now needs to decide how they wish to fill the vacancy. Pursuant to Government Code Section 36512(b)(2)(B), since the vacancy has occurred in the second half of Councilmember Jimenez' term, the appointee will only serve for the unexpired term of the former incumbent, through November of 2024.

Review & Analysis

The law and process for filling a vacancy on the City Council is as follows:

In accordance with Government Code Section 36512, once a vacancy commences the Council has 60 days to either fill the vacancy by appointment or to call a special election. This time period comports with the time period for filling vacancies established in City Council Rules, Policies and Procedures, Article I, Section 4, as amended in 2022.

Under the circumstances of the involved resignation, the election option is not available. Special elections have to be held on regularly established election dates set by statute not less than 114 days

from the call of the special election. (Regular election dates in even numbered years are in March, April, November.) The next available date for a special election would not be until the local City election is consolidated with the national presidential election in November of 2024, which is when the term of the involved vacancy will expire. Voters in the City will be voting for the next four-year term of the seat held by former Councilmember Jimenez in November of 2024.

The Council has several choices for making an appointment. (Gov. Code Section 36512 does not provide specific procedures to be used for the appointment process.) Due to the fact that the appointment is for a very limited term, the Council may want to consider expediting the process by relying on previous applications for vacancies in City elected and appointed positions. This would avoid the time spent in advertising the vacancy and establishing a period in which to submit a Statement of Interest. The Council should have all the information it needs to make an appointment on the basis of previously submitted paperwork. An expedited process would also assist the Council in ensuring that it has a quorum for future meetings, something that has been difficult to achieve in recent months. Alternatively, the Council could employ the same procedure used to fill a Council vacancy in 2022. This would involve advertising the vacancy and establishing a period in which individuals may submit a Statement of Interest. Thereafter, the Council would invite the applicants to make a brief presentation and answer questions before the Council at an open meeting. The Council would then take nominations and vote to see whether any nominated appointee could gather enough votes for appointment.

Financial Considerations

Depending on whether the Council wishes to advertise the vacancy, the appointment process may result in advertising costs.

Alternatives

Direct Staff to move forward with an expedited process for selection of an appointee by bringing back previous Statements of Interest submitted by candidates for elected and appointed positions with the City.

Direct Staff to commence the formalized process for selecting an appointee to fill the Council vacancy, including advertising the vacancy and requesting the submission of Statements of Interest.

Suggest and agree upon some alternative means of selecting an appointee for the Council vacancy.

Planning/CEQA

The vacancy process is not a project or subject to analysis pursuant to provisions of the California Environmental Quality Act.

Public Notice Requirements

None.

AGENDA ITEM NO. 12.

CITY OF SOLEDAD
STAFF REPORT

SUBJECT: **Appointment to the Salinas Valley Waste Authority Board of Directors**

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

FROM: **Megan Hunter, City Manager**

THROUGH: **Megan Hunter, City Manager**

MEETING DATE: **April 3, 2024**

Recommendation

It is recommended that the Mayor and City Councilmembers take appropriate action to appoint a replacement on the Salinas Valley Solid Waste Authority Board of Directors due to Councilmember Jimenez's resignation.

Executive Summary

Councilmember Jimenez represents the City of Soledad on the Salinas Valley Waste Authority (SVWA) Board of Directors. He also is on the Executive Committee as the Vice President. This is an important appointment as the SVWA makes decisions that impact the recycling and trash services of Soledad's residents. With Councilmember Jimenez's resignation effective March 31st, it is critical to appoint a new representative ahead of the next meeting on April 18th.

Background

Councilmember currently serves as the Vice President of the Salinas Valley Solid Waste Authority (SVWA). His term expires in December of 2024. SVWA is a joint powers agency made up of the following local jurisdictions: Monterey County (eastern half of the unincorporated county), and the cities of Gonzales, Greenfield, King City, Salinas, and Soledad.

Review & Analysis

Maintaining Soledad representation on the SVWA is very important. SVWA is responsible for providing secure long-term solid waste disposal and resource recovery service to all of its members in an environmentally sound and cost-effective manner. To accomplish this goal, SVWA currently owns four landfills and two transfer stations, and oversees the operation of these facilities. SVWA is also responsible for overseeing future landfill siting or expansion to meet the area's long-term solid waste disposal needs.

Councilmember Jimenez was a consistent presence on the Board of Directors, serving as the Vice President on the Executive Committee. It is critical to appoint a replacement as soon as possible as the

next regular Board Meeting will be held on April 18th at 6:00 pm. Future meetings are held the 3rd Thursday of each month in Gonzales at 6:00 pm. Once the appointment is made, the Clerk will alert the Patrick Matthews, General Manager of the SVWA.

Financial Considerations

There is no impact to the General Fund. However, effective representation on the SVWA will help ensure rates for solid waste services remain reasonable.

Alternatives

The Council can either choose to appoint or not appoint a representative to the SVWA.

Planning/CEQA

This action is not subject to the California Environmental Quality Act (CEQA).

Public Notice Requirements

Not required.