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

WEDNESDAY, JULY 1, 2026

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.

The regular public open meeting will begin at 6:30 p.m. and any reportable action taken during the Closed Session will be reported out at that time.

https://cityofsoledad.zoom.us/j/84962194176
Or Call:
1-669-900-6833 and use Meeting ID: 849 6219 4176

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

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

I. CALL TO ORDER

II. ROLL CALL

III. PUBLIC COMMENT - CLOSED SESSION

At this time, any member of the public may address the Council/Agency on Closed Session items appearing on the agenda. Speakers shall have limited time of three (3) minutes. Please be brief and to the point.

IV. CLOSED SESSION

1. The City Councill will recess to closed session to confer with its attorney regarding litigation pursuant to Government Code Section 54956.9(a)(d-4)- deciding whether to initiate litigation.

V. CLOSED SESSION REPORT

VI. PLEDGE OF ALLEGIANCE

VII. ADDITIONS/MODIFICATIONS TO THE AGENDA

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

VIII. PUBLIC COMMENT

At this time any member of the public may address the City Council on items not appearing on the agenda and items of interest to the public that are within the jurisdiction of the Council. A public comment card should be filled out completely to ensure the speaker is called upon to give comment. Public comments are generally limited to three (3) minutes; the mayor may further limit the time for public comments depending on the agenda schedule. Please be brief and to the point. No action or discussion shall be taken on an item not appearing on the agenda.

IX. MINUTE MOTION

1. Minute Motion to Approve Proclamation Celebrating the 250th Anniversary of the United States of America, the 175th Anniversary of California Statehood, and the Proud Heritage of the City of Soledad

Attachments:
Staff Report
Draft 4th of July Proclamation

X. COUNCIL PRESENTATIONS

1. A Proclamation of the City Council of the City of Soledad Celebrating the 250th Anniversary of the United States of America, the 175th Anniversary of California Statehood, and the Proud Heritage of the City of Soledad

2. A Proclamation of the City Council of the City of Soledad Proclaiming the First Tuesday in August as National Night Out

3. A Proclamation of the City Council of the City of Soledad Recognizing the Month of July as Park and Recreation Month

4. A Proclamation of the City Council of the City of Soledad Proclaiming July 6th as "Mario Martinez Day" in Honor of Soledad Native and Olympic Weightlifter Mario Martinez

XI. CONSENT CALENDAR

All matters listed under the Consent Calendar are considered routine by the City Council and will

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

1. Minutes

Attachments:
Staff Report
Minutes of 06/17/2026

COUNCIL ACTION: _____

2. Warrants

Attachments:
Staff Report
06/11/2026 - 06/25/2026

COUNCIL ACTION: _____

3. Human Resources Activity Report

Attachments:
Staff Report

COUNCIL ACTION: _____

4. Community Engagement Activity Report June 2026

Attachments:
Staff Report
Community Engagement Activity Report 06/2026

COUNCIL ACTION: _____

5. Parks & Recreation Department Activity Report

Attachments:
Staff Report
Parks and Recreation Activity Report 06/2026

COUNCIL ACTION: _____

6. Community and Economic Development Department Activity Report

Attachments:
Staff Report
Building Permits Issued 06/2026

COUNCIL ACTION: _____

7. Public Works Activity Report

Attachments:

Staff Report
Public Works Activity Report

COUNCIL ACTION: _____

8. Police Department Activity Report

Attachments:
Staff Report
Police Department Activity Report 06/2026

COUNCIL ACTION: _____

9. Fire Department Activity Report

Attachments:
Staff Report
Soledad Activity Report 06/2026
Call Volume 06/2026

COUNCIL ACTION: _____

10. Resolution No. 6391, A Resolution of the City Council of the City of Soledad Receiving and Accepting FY 2024/2025 AB 1600 Impact Fee Report

Attachments:
Staff Report
Resolution No. 6391
Exhibit A - AB1600 Report Support
Exhibit A - Impact Funds

COUNCIL ACTION: _____

11. Resolution No. 6392, a Resolution of the City Council of the City of Soledad "Approving the Master Fee Schedule for Fiscal Year 2026-2027".

Attachments:
Staff Report
Resolution No. 6392
Exhibit A - Proposed Master Fee Schedule FY 2026-27

COUNCIL ACTION: _____

12. Resolution No. 6393, A Resolution of the City Council of the City of Soledad Approving a Non-Exclusive Professional Service Agreement with 4LEAF Inc. in an Amount not to Exceed $190,000 for Plan Review, Inspection, Building Official, and Related Services and Authorizing the City Manager to Execute Said Agreement

Attachments:
Staff Report
Resolution No. 6393
Exhibit A - 4LEAF Consulting Services Agreement FY 2026-27

COUNCIL ACTION: _____

13. Resolution No. 6394, A Resolution of the City Council of the City of Soledad Approving a Non-Exclusive Professional Service Agreement with CSG Consultants, Inc. in an Amount not to Exceed $50,000 for Plan Review, Inspection, Building Official, Planning and Related Services and Authorizing the City Manager to Execute Said Agreement

Attachments:
Staff Report
Resolution No. 6394
Exhibit A

COUNCIL ACTION: _____

14. Resolution No. 6395, A Resolution of the City Council of the City of Soledad Approving In-Kind City Services and the Temporary Street Closure of Acacia Street for the District 4 Back to School Block Party and Resource Fair

Attachments:
Staff Report
Resolution No. 6395
Street Closure Site Map

COUNCIL ACTION: _____

XII. PUBLIC HEARING NO. 1

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

1. Resolution No. 6375, A Resolution of the City Council of the City of Soledad Certifying an Environmental Impact Report, Adopting CEQA Findings and a Statement of Overriding Considerations and Mitigation Monitoring and Reporting Program for the Proposed Almond Acres Project, and

Adopt, Waive Reading and Read by Title Only, Ordinance No. 781, Ordinance of the City Council of the City of Soledad Announcing Findings and Approving a Planned Unit Development (PUD-24002) and Vesting Tentative Subdivision Map (TM-24003) for a 12.48-Acre Subdivision Located on the West Side of Orchard Lane and Cedar Lane (APN 022-281-005) in the R-1 (High Density Residential) Zoning District

Attachments:
Staff Report
Resolution No. 6375- Environmental Certification
Exhibit A to Resolution No. 6375 - Final EIR (SCH#2025030381)
Exhibit B to Resolution No. 6375 - CEQA Findings
Exhibit C to Resolution No. 6375 - MMRP
Ordinance No. 781- Almond Acres
Exhibit A to Ordinance No. 781 -Almond Acres COA
Exhibit B to Ordinance No. 781- Entitlement Package

Exhibit C to Ordinance No. 781 - Final VTM
Presentation- Almond Acres

COUNCIL ACTION: _____

XIII. BUSINESS

1. Resolution No. 6396, A Resolution of the City Council of the City of Soledad Approving an Agreement with The California Department of Forestry and Fire Protection ("CAL FIRE") for Services From July 1, 2026, to June 30, 2027, at a Not to Exceed Cost of $3,046,207 for the Duration of the Term, and Authorizing the City Manager to Execute Said Agreement on Behalf of the City of Soledad

Attachments:
Staff Report
Resolution No. 6396
FY26.27 CAL FIRE Soledad Agreement
CAL FIRE 6 Month Amendment Letter

COUNCIL ACTION: _____

2. Receive Soledad Police Department AB 481 Annual Report and Provide Direction

Attachments:
Staff Report
Revised AB 481 Annual Report

COUNCIL ACTION: _____

3. Ordinance No. 782, An Ordinance of the City Council of the City of Soledad Retroactively Authorizing the Purchase and Use of an Unmanned Aerial System (Drone) and Making Findings in Compliance with Soledad Police Department Policy Manual 709-Military Equipment

Attachments:
Staff Report
Ordinance No. 782
Policy 613 - Unmanned Aerial System

COUNCIL ACTION: _____

XIV. MAYOR'S REPORTS AND ACKNOWLEDGEMENTS

XV. COUNCILMEMBERS' REPORTS AND ACKNOWLEDGEMENTS

XVI. CITY MANAGER'S REPORT

XVII. FUTURE AGENDA ITEMS

XVIII. ADJOURNMENT

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

to this meeting. (RCRF 35.102-35.104).

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

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

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

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

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

CERTIFICATION

I, Megan Hunter, City Clerk of the City of Soledad, do hereby certify that a copy of the foregoing Joint City Council/Successor Agency Regular Meeting Agenda was posted at City Hall by Friday, June 26, 2026, at 5:00 p.m.

Megan Hunter _____ 06/26/2026

Megan Hunter, City Clerk/Manager

AGENDA ITEM NO. 1.

CITY OF SOLEDAD
STAFF REPORT

SUBJECT: **Minute Motion to Approve Proclamation Celebrating the 250th Anniversary of the United States of America, the 175th Anniversary of California Statehood, and the Proud Heritage of the City of Soledad**

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

FROM: **Megan Hunter, City Manager**

THROUGH:

MEETING DATE: **July 1, 2026**

Recommendation

It is recommended that the City Council of the City of Soledad approve a minute motion authorizing the issuance of a proclamation "Celebrating the 250th Anniversary of the United States of America, the 175th Anniversary of California Statehood, and the Proud Heritage of the City of Soledad."

Executive Summary

Although the City of Soledad does not typically issue proclamations for every federal holiday, 2026 marks an extraordinary milestone as the United States celebrates the 250th Anniversary of the Declaration of Independence and California commemorates the 175th Anniversary of its admission to the Union. These historic anniversaries provide a unique opportunity to recognize our nation's founding ideals, California's rich history, and the significant contributions of the City of Soledad and its residents including generations of veterans, agricultural workers, civic leaders, and families who have helped shape both our state and nation. In recognition of these milestones, staff has prepared a ceremonial proclamation for consideration by the City Council. Because the Council did not originally include this on the adopted proclamation list, it is recommended that the City Council authorize the addition to the July 1st agenda by Minute Order.

Background

In December 2025, the City Council approved the annual list of ceremonial proclamations for 2026. A Fourth of July proclamation was not included because Soledad traditionally recognizes Independence Day through community festivities at Chester Aaroe and Gallardo Parks. However, 2026 marks two significant anniversaries: the 250th Anniversary of the Declaration of Independence and the 175th Anniversary of California's admission to the Union. Staff recommends adding a ceremonial proclamation by Minute Order to the July 1, 2026, agenda to recognize these milestones and honor Soledad's history and residents. A draft proclamation is included as Exhibit A for Council consideration.

Review & Analysis

The 250th Anniversary of the Declaration of Independence and the 175th Anniversary of California's admission to the Union represent significant historic milestones. Communities across the nation are recognizing these anniversaries through special events and ceremonial proclamations. Given their importance, it is appropriate for the City Council to formally commemorate the occasion through a ceremonial proclamation.

The attached draft proclamation recognizes these national and state milestones while also honoring Soledad's local history and the contributions of residents, including veterans, agricultural workers, civic leaders, and generations of families who have helped shape the City and the nation. If the City Council approves the Minute Order, the proclamation may be added to the agenda for Council Presentations.

Financial Considerations

There is no fiscal impact associated with the issuance of this proclamation.

Strategic Plan Alignment

This aligns with Strategic Plan Objective 4.4.2 – Celebrate Soledad's cultural heritage. The attached draft proclamation recognizes these national and state milestones while also honoring Soledad's local history.

Alternatives

- Approve the minute motion authorizing the proclamation.
- Decline the request.
- Provide alternative direction to staff.

Planning/CEQA

This is not considered a project for the purposes of the California Environmental Quality Act.

Public Notice Requirements

Not required.

Attachment(s):
Draft 4th of July Proclamation

PROCLAMATION OF THE CITY COUNCIL OF THE CITY OF SOLEDAD

CELEBRATING THE 250TH ANNIVERSARY OF THE UNITED STATES OF AMERICA, THE 175TH ANNIVERSARY OF CALIFORNIA STATEHOOD, AND THE PROUD HERITAGE OF THE CITY OF SOLEDAD

WHEREAS, on July 4, 2026, the United States commemorates the 250th Anniversary of the Declaration of Independence, celebrating the enduring principles of liberty, democracy, and equality that have guided our Nation for two and a half centuries; and

WHEREAS, California celebrates the 175th Anniversary of its admission to the Union, recognizing the diverse people, cultures, and communities whose contributions have made our state a place of opportunity, innovation, and resilience; and

WHEREAS, the City of Soledad traces its history to the founding of Mission Nuestra Señora de la Soledad in 1791, and in 1873, Catalina Munras laid the foundation for the city by donating land for a church, school, cemetery, and the Southern Pacific Railroad, establishing Soledad as an important agricultural and transportation center for Monterey County; and

WHEREAS, since its incorporation in 1921, the City of Soledad has grown into a thriving and diverse community built on the values of hard work, family, public service, and agriculture, with generations of residents contributing to the economic vitality of California and helping feed communities throughout the Nation; and

WHEREAS, the City of Soledad recognizes our long tradition of service, including the World War I veterans who helped establish Soledad's volunteer fire department in 1925, as well as the generations of residents who have served in the armed forces during both world wars and every conflict since, defending the freedoms and ideals upon which our Nation was founded; and

WHEREAS, as we celebrate these historic milestones, we also acknowledge the contributions of the Indigenous peoples who first stewarded this land, the pioneers who built our community, and the educators, first responders, healthcare workers, business owners, farmers, and volunteers whose dedication continues to strengthen Soledad today;

NOW, THEREFORE, BE IT PROCLAIMED, that the City Council of the City of Soledad do hereby recognize July 4, 2026, as a day of celebration honoring the 250th Anniversary of the United States of America, the 175th Anniversary of California Statehood, and enduring legacy of Soledad's residents.

Dated on this 1st day of July, 2026

DRAFT

AGENDA ITEM NO. 1.

COUNCIL COMMUNICATION

SUBJECT: **Minutes**

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

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

THROUGH: **Megan Hunter, City Manager**

MEETING DATE: **July 1, 2026**

Minutes

City of Soledad
Joint City Council/Successor Agency/Housing Authority/Successor Housing Agency/
Regular Meeting
June 17, 2026

CALL TO ORDER

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

ROLL CALL

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

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

THE FOLLOWING COUNCILMEMBER WAS ABSENT

None

CLOSED SESSION

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

2. The City Council of the City of Soledad will recess to closed session to meet with its designated representatives regarding labor relations matters pursuant to Government Code Section 54957.6. The employee organization is certain executive employees.

CLOSED SESSION REPORTS

City Attorney Mike Rodriquez reported with respect to item no. 1, the item was continued to the Special meeting scheduled for 07/14/2026.

City Attorney Mike Rodriquez reported with respect to item no. 2, there was a general discussion regarding labor relations. Direction was provided to staff. No other reportable action was taken.

PLEDGE OF ALLEGIANCE

Ariana Mora led the Pledge of Allegiance.

ADDITIONS/MODIFICATIONS TO THE AGENDA

City Manager Hunter had two modifications:

1. The presentation listed on the agenda will not be presented in the current council meeting. Mayor Velazquez will discuss that further once we get to the presentation section.

2. The presentation of the Public Hearing No. 1 will be taken in reverse order than what is listed. The order in which the items will be taken is Resolution No. 6386, Resolution No. 6385, Resolution No. 6384, Resolution No. 6383, and Resolution No. 6382.

PUBLIC COMMENT

There was one public comment:

Sun Street Centers S.T.E.P.S. Program students Angelina Alcala and Yali Hinez gave public comment regarding the recent results of a storefront compliance check. They found that many signs do not comply with the codes. They also invited the public to their summer S.T.E.P.S. meeting on Tuesday, 06/23/2026, at 2:00, 157 Kidder Street, Soledad, CA 93960.

COUNCIL PRESENTATIONS

1. A Proclamation of the City Council of the City of Soledad Honoring Kate McKenna, AICP, upon her Retirement. This proclamation will be published on the City of Soledad website: https://www.cityofsoledad.com. No formal presentation was made during the meeting. This proclamation will be presented at a LAFCO meeting scheduled for June 22, 2026.

2. A Proclamation of the City Council of the City of Soledad Honoring Randy Bangs upon his Retirement. This proclamation will be published on the City of Soledad website: https://www.cityofsoledad.com. No formal presentation was made during the meeting. This proclamation will be presented at a Soledad Unified School District Board meeting scheduled for June 24, 2026.

3. A Proclamation of the City Council of the City of Soledad Proclaiming June 19, 2026, as Juneteenth. This proclamation will be published on the City of Soledad website: https://www.cityofsoledad.com. No formal presentation will be made during the meeting.

CONSENT CALENDAR

Councilmember Bañuelos requested separate discussion regarding Consent Item No. C-3.

Mayor Pro Tem Ansaldo-Sánchez requested to have separate discussion regarding Consent Item No. C-6.

Motion: Mayor Pro Tem Ansaldo-Sánchez motioned to approve items C-1, C-2, C-4, and C-5. Motion was seconded by Councilmember Bañuelos and passed by the following vote:

Action

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

C-1. Minutes of 06/10/2026

C-2. Warrants 05/30/2026 – 06/10/2026

C-4. Resolution No. 6378, A Resolution of the City Council of the City of Soledad, Ordering a General Municipal Election, Requesting the Monterey County Elections Department to Conduct the Election, Requesting

Consolidation of the Election with the Statewide General Election, and Authorizing the City Manager, to Enter into an Agreement with the Monterey County Registrar of Voters for Related Election Services

C-5. Resolution No. 6380, a Resolution of the City Council of the City of Soledad, Adopting a List of Projects for Fiscal Year 2026 - 2027 Funded by SB 1: The Road Repair and Accountability Act of 2017

Motion: Mayor Pro Tem Ansaldo-Sánchez motioned to approve items C-1, C-2, C-4, and C-5. Motion was seconded by Councilmember Bañuelos and passed by the following vote:

Action

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

C-3. Resolution No. 6377, A Resolution of the City Council of the City of Soledad Approving In-Kind City Services and the Street Closure of Monterey Street between Main Street and Encinal Street for the 40th Annual Our Lady of Solitude Fiesta

Senior Planner Ariana Mora provided clarification regarding what the city council is being asked to consider.

C-6. Resolution no. 6381, A Resolution of the City Council of the City of Soledad Approving a New Consulting Services Agreement with Robin Warbey in an Amount Not to Exceed $111,000 and Authorizing the City Manager to Execute Said Agreement

Mayor Pro Tem Ansaldo-Sánchez requested clarification regarding the scope of the City's Information Technology services and inquired whether alternative approaches had been considered to meet the City's information technology needs.

City Manager Hunter provided clarification and responded that the current consultant team has been performing very well and that our IT infrastructure was long overdue for replacement. Next fiscal year, the City will either hire a full-time IT Manager or initiate a RFP process of IT support.

PUBLIC HEARING NO. 1

PH-1. Resolution No. 6382, 6383, 6384, 6385, and 6386, Resolutions of the City Council of the City of Soledad Ordering the Levy and Collection of Assessments for Various Districts for Fiscal Year 2026/2027

Assistant Engineer Juna Huerta presented the staff report.

David Taussig and Associates Manager Kyle Martinez was present via Zoom and provided further information regarding the staff report and each Assessment District being presented.

- Opening the Public Hearing – 7:31 p.m.
- There were no public comments for any of the resolutions being presented.
- Closing of the Public Hearing – 7:32 p.m.

At this time, the council considered each Assessment District in the following order:

Resolution No. 6386, A Resolution of the City Council of the City of Soledad Ordering the Levy and Collection of Assessments within the Rancho San Vicente Parks and Open Spaces Maintenance Assessment District for Fiscal Year 2026/2027

Motion: Mayor Pro Tem Ansaldo-Sánchez motioned to approve Resolution No. 6386, Assessments within the Rancho San Vicente Parks and Open Spaces Maintenance Assessment District. Motion was seconded by Mayor Velazquez, and passed by the following vote:

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

At this time, Councilmember Cabrera recused himself from consideration of Resolution Nos. 6385, 6384, 6383, and 6382 due to a potential conflict.

Resolution No. 6385, A Resolution of the City Council of the City of Soledad Ordering the Levy and Collection of Assessments within the Benefit Assessments District No. 2 (Orchard Vallas/Miravale II) for Fiscal Year 2026/2027

Motion: Councilmember Bañuelos motioned to approve Resolution No. 6385, Ordering the Levy and Collection of Assessments within the Benefit Assessments District No. 2 (Orchard Vallas/Miravale II). Motion was seconded by Mayor Pro Tem Ansaldo-Sánchez and passed by the following vote:

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

Resolution No. 6384, A Resolution of the City Council of the City of Soledad Ordering the Levy and Collection of Assessments within the Parks and Open Space Maintenance Assessment District No. 1, Annexation No. 1 (Orchard Villas/Miravale II) for Fiscal Year 2026/2027

Motion: Councilmember Bañuelos motioned to approve Resolution No. 6384, Ordering the Levy and Collection of Assessments within the Parks and Open Space Maintenance Assessment District No. 1, Annexation No. 1 (Orchard Villas/Miravale II). Motion was seconded by Mayor Pro Tem Ansaldo-Sánchez and passed by the following vote:

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

At this time, Mayor Velazquez recused herself from consideration of Resolution No's. 6383 and 6382 due to potential conflict.

At this time, Mayor Pro Tem Ansaldo-Sánchez continued the meeting.

Resolution No. 6383, A Resolution of the City Council of the City of Soledad Ordering the Levy and Collection of Assessments within the Diamond Ridge Parks and Open Maintenance Assessment District No. 1 (Miravale I, Phase I) for Fiscal Year 2026/2027

Motion: Councilmember Bañuelos motioned to approve Resolution No. 6383, Ordering the Levy and Collection of Assessments within the Diamond Ridge Parks and Open Maintenance Assessment District No. 1 (Miravale I, Phase I). Motion was seconded by Councilmember Caldera and passed by the following vote:

Action

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

Resolution No. 6382, A Resolution of the City Council of the City of Soledad Ordering the Levy and Collection of Assessments within the Diamond Ridge Benefit Assessment District No. 1 (Diamond Ridge, Phase 1) for Fiscal Year 2026/2027

Motion: Councilmember Caldera motioned to approve Resolution No. 6382, Ordering the Levy and Collection of Assessments within the Diamond Ridge Benefit Assessment District No. 1 (Diamond Ridge, Phase 1). Motion was seconded by Councilmember Bañuelos and passed by the following vote:

Action

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

At this time, both Mayor Velazquez and Councilmember Cabrera returned to the meeting.

PUBLIC HEARING NO. 2

PH-2. Resolution No. 6375, A Resolution of the City Council of the City of Soledad Certifying an Environmental Impact Report, Adopting CEQA Findings and a Statement of Overriding Considerations and Mitigation Monitoring and Reporting Program for the Proposed Almond Acres Project, and

Ordinance No. 781, Ordinance of the City Council of the City of Soledad Announcing Findings and Approving a Planned Unit Development (PUD-24002) and Vesting Tentative Subdivision Map (TM-24003) for a 12.48-Acre Subdivision Located on the West Side of Orchard Lane and Cedar Lane (APN 022-281-005) in the R-1 (High Density Residential) Zoning District

Senior Planner Ariana Mora presented the staff report.

- Opening the Public Hearing – 8:07 p.m.
- There were no public comments.
- Closing of the Public Hearing – 8:23 p.m.

Motion: Mayor Pro Tem Ansaldo-Sánchez motioned to introduce Resolution No. 6375, and Ordinance No. 781, Announcing Findings and Approving a Planned Unit Development (PUD-24002) and Vesting Tentative Subdivision Map (TM-24003) for a 12.48-Acre Subdivision Located on the West Side of Orchard Lane and Cedar Lane (APN 022-281-005) in the R-1 (High Density Residential) Zoning District. Following initial consideration of the project, a second public hearing will be held on July 1, 2026, for final adoption of Resolution No. 6875 and Ordinance No. 781. Motion to introduce was seconded by Councilmember Bañuelos and passed by the following vote:

Action

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

Abstain: None
Absent: None

PUBLIC HEARING NO. 3

PH-3. Resolution No's. 6387 and 6388, Resolutions of the City Council of the City of Soledad Adopting the 2025 Urban Water Management Plan (2025 UWMP), and Separately, Adopting the 2025 Water Shortage Contingency Plan (2025 WSCP), and Ordering Both the 2025 UWMP and 2025 WSCP to be Filed with the California Department of Water Resources by July 1, 2026

Water Resources Manager Carla James presented the staff report.

- Opening the Public Hearing – 7:59 p.m.
- There were no public comments.
- Closing of the Public Hearing – 8:00 p.m.

Councilmembers had numerous questions and comments regarding the item.

Water Resources Manager Carla James provided clarification.

Motion: Councilmember Bañuelos motioned to approve Resolution No. 6387. Motion was seconded by Councilmember Cabrera and passed by the following vote:

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

Motion: Councilmember Bañuelos motioned to approve Resolution No. 6388. Motion was seconded by Mayor Pro Tem Ansaldo-Sánchez and passed by the following vote:

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

PUBLIC HEARING NO. 4

PH-4. Presentation and Acceptance of The City of Soledad's 2022 State Community Development Block Grant (CDBG) Award No. 22-CDBG-ED-30043 Business Assistance Loan Program Closeout Report to the California Department of Housing and Community Development (HCD)

Economic Development Coordinator Tencia Vargas presented the staff report.

- Opening the Public Hearing – 9:38 p.m.
- There were no public comments.

Consultant Angel Johnstone was present at the meeting via Zoom and was available to provide any further clarification needed. She also thanked the council for moving the program forward.

- Closing of the Public Hearing – 9:42 p.m.

Councilmembers had numerous comments.

Mayor Velazquez requested that more outreach be done regarding the program and the job creation it supports.

Motion: Mayor Velazquez motioned to approve and accept the City of Soledad's 2022 State Community Development Block Grant (CDBG) Award No. 22-CDBG-ED-30043 Business Assistance Loan Program Closeout Report to the California Department of Housing and Community Development (HCD). Motion was seconded by Councilmember Caldera and passed by the following vote:

Action

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

BUSINESS

B-1. Resolution No. 6389, a Resolution of the City Council of the City of Soledad to Receive a Presentation on the Active Transportation Program (ATP) Cycle 8 Grant for the Safe Streets for Soledad Project, and Provide Staff Feedback and Approve the Commitment of Funds for the Grant Application

Engineering Project Manager Alex Ramos presented the staff report and introduced Transportation Agency for Monterey County (TAMC) Principal Transportation Planner Ariana Green.

TAMC Principal Transportation Planner Ariana Green provided further details on the item and delivered a PowerPoint presentation to the Council.

One written public comment was received by Monterey-Salinas Transit Director of Planning and Innovation Michelle Overmeyer, and read into the minutes by Deputy City Clerk Darlene Noriega: the comment expressed support for the project. She also requested that MST continue to be included in discussions and design reviews.

Motion: Councilmember Banuelos motioned to approve Resolution No. 6389. Motion was seconded by Mayor Velazquez and passed by the following vote:

Action

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

B-2. Resolution No. 6390, A Resolution of the City Council of the City of Soledad Authorizing the City Manager to Execute an Agreement with the Coalition of Homeless Services Providers for HHAP 5 Youth Set-Aside Funding in an Amount Not to Exceed $181,825.17

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

There were no public comments.

Motion: Councilmember Banuelos motioned to approve Resolution No. 6389. Motion was seconded by Mayor Velazquez and passed by the following vote:

Action

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

MAYOR'S REPORTS AND ACKNOWLEDGEMENTS

Mayor Velazquez reported six items:
1. Last week, she attended the Adult School graduation and highlighted Mari Flores from the Civic Academy, who also graduated.
2. She attended the Soledad High School graduation, which had over 300 graduates. She congratulated all graduates and their families, and gave separate congratulations to the Soledad Youth Commissioners, Giovani Bravo, and Cindy Alcaraz.
3. She congratulated her niece, Mari Villareal, who also graduated.
4. On Monday, she met with City Manager Hunter to review the City Council meeting agenda.
5. On Friday, she attended the Music in the Park event.
6. She gave a shout-out to anyone watching the World Cup.

COUNCILMEMBERS' REPORTS AND ACKNOWLEDGEMENTS

Councilmember Caldera reported two items:
1. On 06/12, he attended Music in the Park.
2. He attended his Grandson's kindergarten graduation.

Councilmember Cabrera reported four items:
1. On 06/10, he attended the Main Street Middle School graduation.
2. He attended the Pinnacles High School graduation.
3. He attended the Soledad Adult School graduation. He gave special congratulations to Mari Flores from the Civic Academy, who also graduated.
4. He has been appointed to the Forebay Aquifer Subbasin committee.

Mayor Pro Tem Ansaldo-Sánchez reported five items:
1. On 06/03, he attended the Pride flag-raising event.
2. On 06/03, he attended the public meeting on the Hacienda project. He did give a public comment on his own behalf.
3. On 06/06, he attended the 20th Anniversary of the Alternative Violence Program at the Training Facility.
4. He recognized his cousin Hailey Arroyo, who graduated from Main Street Middle School.
5. He recognized himself because he attended the orientation for his educational Doctorate program, which he will be starting in August.

Councilmember Bañuelos reported fifteen items:
1. On 06/10, she attended the Main Street Middle School graduation.
2. She attended the Soledad Rotary meeting.
3. She attended the Soledad Pinnacles graduation. She highlighted Mr. Chu and the staff for organizing the event.
5. She attended the Soledad Adult School graduation. She gave special congratulations to Mari Flores from the Civic Academy, who also graduated.
6. She attended the Music in the Park event, and she gave highlight to the Parks & Recreation staff, the vendors, and Sol Band.
7. She attended Soledad High School graduation. She highlighted Cindy, Giovani, Carina, and Michael.
8. She MC'd the Sober Grad event.
9. She attended a meeting with the 4th of July Committee.
10. She attended an agenda briefing meeting with City Manager Hunter.

11. She congratulated all students who graduated from all grades.
12. She congratulated Superintendent Randy Bangs, who will be retiring soon.
13. She asked the public to support business owner April Liedtke at Benefit Fitness.
14. She reminded the public to attend the 4th of July event.
15. She said that any comments shared come from a place of practicality rather than personal feelings.

CITY MANAGER'S REPORT &

City Manager Hunter had five items to report:

1. Juneteenth is a holiday, and City Hall will be closed on Friday, 06/19/2026.
2. The City has many grants, all due on 06/22: the ATP grant, the Assistance for Fire Fighters grant, and the SAFER grant. She thanked the staff for their efforts in moving these forward.
3. She will be forwarding a report to the council regarding the Hacienda item.
4. She will be on vacation from 06/27 through 07/06. Assistant City Manager Mike Howard will be in charge during her absence and will attend the July 1st Council Meeting on her behalf..
5. The council will be hearing from the City very soon regarding a plan for Budget outreach.

FUTURE AGENDA ITEMS

Mayor Pro Tem Ansaldo-Sanchez had one request:
1. He would like to have a community engagement plan presented at the council meeting based on items and information presented to the council in the current meeting.

ADJOURNMENT

Meeting adjourned at 10:43 p.m.

Minutes Approved: July 01, 2026

_____
ANNA M. VELAZQUEZ, Mayor/Chair

_____
MEGAN HUNTER, City Clerk

AGENDA ITEM NO. 2.

COUNCIL COMMUNICATION

SUBJECT: **Warrants**

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

FROM: **Mike Howard, Assistant City Manager**

THROUGH: **Megan Hunter, City Manager**

MEETING DATE: **July 1, 2026**

Soledad, CA

Check Report

By Check Number

Date Range: 06/11/2026 - 06/25/2026

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Bank Code: APRAB-Mechanics Bank						
ADQUAL	A&D AGRICULTURAL & SAFETY SUPPLIES	06/16/2026	EFT	0.00	39.01	10583

Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**	
285600	Invoice	06/12/2026	Gloves	0.00	6.23
	100-2100-52052	SAFETY EQUIPMENT	Gloves	6.23	
285656	Invoice	06/12/2026	Bottled Water	0.00	32.78
	310-0000-52052	SAFETY EQUIPMENT	Bottled Water	32.78	

BENITEZ	BENITEZ SECURITY SERVICE INC	06/16/2026	EFT	0.00	7,808.00	10584

Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**	
3614	Invoice	06/12/2026	Sedero Security	0.00	2,304.00
	121-0000-52200	PROFESSIONAL SERVICES...	Sedero Security	2,304.00	
3628	Invoice	06/12/2026	Sendero Security	0.00	2,304.00
	121-0000-52200	PROFESSIONAL SERVICES...	Sendero Security	2,304.00	
3656	Invoice	06/12/2026	Sendero Security	0.00	3,200.00
	121-0000-52200	PROFESSIONAL SERVICES...	Sendero Security	3,200.00	

CANNOA	CANNON CORPORATION	06/16/2026	EFT	0.00	5,089.78	10585

Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**	
95508	Invoice	06/12/2026	Collection System Improvements	0.00	819.78
	310-0000-57000	CAPITAL OUTLAY - IMPR...	Collection System Improvements	819.78	
96046-R	Invoice	06/12/2026	Collection System Improvements	0.00	4,270.00
	310-0000-57000	CAPITAL OUTLAY - IMPR...	Collection System Improvements	4,270.00	

HAENER	FOUNDATION HA ENERGY GENERATION, LLC	06/16/2026	EFT	0.00	44,242.91	10586

Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**	
5028	Invoice	06/12/2026	Windpower WWTP May 2026	0.00	44,242.91
	310-0000-52400	UTILITIES	Windpower WWTP May 2026	44,242.91	

SOTOFR	FRANCISCO J SOTO	06/16/2026	EFT	0.00	250.00	10587

Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**	
060926	Invoice	06/12/2026	Musician Senior Social 6/9/26	0.00	250.00
	100-2200-52200	PROFESSIONAL SERVICES...	Musician Senior Social 6/9/26	250.00	

MISLAW	MISSION LAWN AND GARDEN CARE	06/16/2026	EFT	0.00	550.00	10588

Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**	
8961	Invoice	06/12/2026	Fire Dept Maintenance	0.00	150.00
	100-1450-52518	FACILITIES EXPENSE	Fire Dept Maintenance	150.00	
8962	Invoice	06/12/2026	Liberty Ct - Maintenance	0.00	400.00
	651-0000-52516	LANDSCAPE MAINT. (EAS...	Liberty Ct - Maintenance	400.00	

CULLIG	QUALITY WATER ENTERPRISES, INC.	06/16/2026	EFT	0.00	159.40	10589

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
1273063	Invoice	06/12/2026	DI P04 Rental Equipment	0.00	159.40	
	309-0000-52518	FACILITIES EXPENSE	DI P04 Rental Equipment	31.88		
	310-0000-52518	FACILITIES EXPENSE	DI P04 Rental Equipment	127.52		
ROBINWARBEYCON	ROBIN WARBEY CONSULTING	06/16/2026	EFT	0.00	9,000.00	10590
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
3915	Invoice	06/12/2026	May 2026 IT Services	0.00	9,000.00	
	100-1320-52200	PROFESSIONAL SERVICES...	May 2026 IT Services	9,000.00		
SAFEST	SAFESTORE, INC	06/16/2026	EFT	0.00	916.38	10591
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
SS3274	Invoice	06/12/2026	Property/Evidence Supplies	0.00	916.38	
	100-1400-52050	PROPERTY EVIDENCE RO...	Property/Evidence Supplies	916.38		
SHREDD	SHREDDING SOURCE SOLUTIONS	06/16/2026	EFT	0.00	550.00	10592
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
10495	Invoice	06/12/2026	City Hall Clean Up Day	0.00	440.00	
	100-8000-52200	PROFESSIONAL SERVICES...	City Hall Clean Up Day	440.00		
10546	Invoice	06/12/2026	Shredding Services	0.00	110.00	
	100-1310-52230	LEASE CONTRACTS	Shredding Services	110.00		
SIRCHI	SIRCHIE ACQUISITION COMPANY LLC	06/16/2026	EFT	0.00	30.75	10593
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
0740865-IN	Invoice	06/12/2026	Property/Evidence Supplies	0.00	30.75	
	100-1400-52050	PROPERTY EVIDENCE RO...	Property/Evidence Supplies	30.75		
WELBURNT	TESS WELBURN	06/16/2026	EFT	0.00	1,957.50	10594
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
S202605	Invoice	06/12/2026	May 2026 Payroll Processing	0.00	1,957.50	
	100-1300-52200	PROFESSIONAL SERVICES...	May 2026 Payroll Processing	783.00		
	309-0000-52200	PROFESSIONAL SERVICES...	May 2026 Payroll Processing	391.50		
	310-0000-52200	PROFESSIONAL SERVICES...	May 2026 Payroll Processing	391.50		
	311-0000-52200	PROFESSIONAL SERVICES...	May 2026 Payroll Processing	391.50		
USABLU	USABLUE BOOK	06/16/2026	EFT	0.00	532.33	10595
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
INV01056187	Invoice	06/12/2026	UVT Testing	0.00	532.33	
	213-0000-52200	PROFESSIONAL SERVICES...	UVT Testing	532.33		

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
AFLAC	AFLAC HEADQUARTERS	06/12/2026	Regular	0.00	2,349.98	60345

Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount
INV0001515	Invoice	06/12/2026	AFLAC CONTRIBUTION	0.00	965.79

Account Number	Account Name	Item Description	Distribution Amount
100-0000-21140	AFLAC PAYABLE	AFLAC CONTRIBUTION	277.69
213-0000-21140	AFLAC PAYABLE	AFLAC CONTRIBUTION	1.19
309-0000-21140	AFLAC PAYABLE	AFLAC CONTRIBUTION	201.26
310-0000-21140	AFLAC PAYABLE	AFLAC CONTRIBUTION	443.87
311-0000-21140	AFLAC PAYABLE	AFLAC CONTRIBUTION	31.76
312-0000-21140	AFLAC PAYABLE	AFLAC CONTRIBUTION	7.26
410-0000-21140	AFLAC PAYABLE	AFLAC CONTRIBUTION	2.76

Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount
INV0001516	Invoice	06/12/2026	AFLAC CONTRIBUTION	0.00	1,384.19

Account Number	Account Name	Item Description	Distribution Amount
100-0000-21140	AFLAC PAYABLE	AFLAC CONTRIBUTION	671.25
213-0000-21140	AFLAC PAYABLE	AFLAC CONTRIBUTION	0.22
309-0000-21140	AFLAC PAYABLE	AFLAC CONTRIBUTION	190.31
310-0000-21140	AFLAC PAYABLE	AFLAC CONTRIBUTION	468.94
311-0000-21140	AFLAC PAYABLE	AFLAC CONTRIBUTION	39.40
312-0000-21140	AFLAC PAYABLE	AFLAC CONTRIBUTION	7.25
410-0000-21140	AFLAC PAYABLE	AFLAC CONTRIBUTION	6.82

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
CALIFS	CALIFORNIA STATE DISBURSEMENT UNIT	06/12/2026	Regular	0.00	1,968.90	60346

Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount
INV0001519	Invoice	06/12/2026	CHILD SUPPORT CONTRIBUTION	0.00	1,968.90

Account Number	Account Name	Item Description	Distribution Amount
100-0000-21194	CHILD SUPPORT/GARNISH...	CHILD SUPPORT CONTRIBUTION	1,814.15
312-0000-21194	CHILD SUPPORT/GARNISH...	CHILD SUPPORT CONTRIBUTION	75.75
410-0000-21194	CHILD SUPPORT/GARNISH...	CHILD SUPPORT CONTRIBUTION	79.00

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
COMM F	COMMUNITY FOUNDATION FOR MONTEREY CC	06/12/2026	Regular	0.00	135.00	60347

Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount
INV0001518	Invoice	06/12/2026	CAPITAL CAMPAIGN DONATION	0.00	135.00

Account Number	Account Name	Item Description	Distribution Amount
100-0000-21195	MISC. PAYROLL DEDUCTI...	CAPITAL CAMPAIGN DONATION	99.31
309-0000-21195	MISC. PAYROLL DEDUCTI...	CAPITAL CAMPAIGN DONATION	14.28
310-0000-21195	MISC. PAYROLL DEDUCTI...	CAPITAL CAMPAIGN DONATION	14.28
311-0000-21195	MISC. PAYROLL DEDUCTI...	CAPITAL CAMPAIGN DONATION	7.13

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
FTB	FRANCHISE TAX BOARD	06/12/2026	Regular	0.00	200.00	60348

Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount
INV0001524	Invoice	06/12/2026	Franchise Tax Board	0.00	200.00

Account Number	Account Name	Item Description	Distribution Amount
100-0000-21194	CHILD SUPPORT/GARNISH...	Franchise Tax Board	200.00

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
VANTAG	MISSION SQUARE-303584	06/12/2026	Regular	0.00	13,715.84	60349

Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount
INV0001514	Invoice	06/12/2026	EMPLOYEE DEDUCTION	0.00	1,658.45

Account Number	Account Name	Item Description	Distribution Amount
100-0000-21210	ICMA PAYABLE	EMPLOYEE DEDUCTION	245.49
213-0000-21210	ICMA PAYABLE	EMPLOYEE DEDUCTION	14.72
309-0000-21210	ICMA PAYABLE	EMPLOYEE DEDUCTION	465.52
310-0000-21210	ICMA PAYABLE	EMPLOYEE DEDUCTION	879.85
311-0000-21210	ICMA PAYABLE	EMPLOYEE DEDUCTION	46.98
312-0000-21210	ICMA PAYABLE	EMPLOYEE DEDUCTION	5.89

Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount
INV0001520	Invoice	06/12/2026	Directors' 7% Ret. Contr.	0.00	990.39

Account Number	Account Name	Item Description	Distribution Amount
100-0000-21171	PERS	Directors' 7% Ret. Contr.	387.50
309-0000-21171	PERS	Directors' 7% Ret. Contr.	217.31
310-0000-21171	PERS	Directors' 7% Ret. Contr.	217.31
311-0000-21171	PERS	Directors' 7% Ret. Contr.	168.27

Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount
INV0001521	Invoice	06/12/2026	DEFERRED-EMPLOYEE PORTION	0.00	10,180.00

Account Number	Account Name	Item Description	Distribution Amount
100-0000-21145	DEFERRED COMP. PAYAB...	DEFERRED-EMPLOYEE PORTION	4,632.62

Vendor Number	Vendor Name		Payment Date	Payment Type	Discount Amount	Payment Amount	Number
	213-0000-21145	DEFERRED COMP. PAYAB...		DEFERRED-EMPLOYEE PORTION		37.96	
	309-0000-21145	DEFERRED COMP. PAYAB...		DEFERRED-EMPLOYEE PORTION		2,008.89	
	310-0000-21145	DEFERRED COMP. PAYAB...		DEFERRED-EMPLOYEE PORTION		2,409.06	
	311-0000-21145	DEFERRED COMP. PAYAB...		DEFERRED-EMPLOYEE PORTION		621.11	
	312-0000-21145	DEFERRED COMP. PAYAB...		DEFERRED-EMPLOYEE PORTION		135.98	
	410-0000-21145	DEFERRED COMP. PAYAB...		DEFERRED-EMPLOYEE PORTION		334.38	
INV0001522	Invoice		06/12/2026	DEFERRED-EMPLOYEE PORTION	0.00	887.00	
	100-0000-21145	DEFERRED COMP. PAYAB...		DEFERRED-EMPLOYEE PORTION		887.00	
PRINCI	PRINCIPAL LIFE INSURANCE COMPANY		06/12/2026	Regular	0.00	3,412.90	60350
Payable #	**Payable Type**	**Post Date**	**Payable Description**		**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**		**Item Description**	**Distribution Amount**		
INV0001523	Invoice		06/12/2026	DENTAL INSURANCE	0.00	3,412.90	
	100-0000-21160	MEDICAL INSURANCE PA...		DENTAL INSURANCE		1,953.70	
	121-0000-21160	MEDICAL INSURANCE PA...		DENTAL INSURANCE		48.74	
	213-0000-21160	MEDICAL INSURANCE PA...		DENTAL INSURANCE		8.49	
	309-0000-21160	MEDICAL INSURANCE PA...		DENTAL INSURANCE		450.73	
	310-0000-21160	MEDICAL INSURANCE PA...		DENTAL INSURANCE		791.25	
	311-0000-21160	MEDICAL INSURANCE PA...		DENTAL INSURANCE		52.27	
	312-0000-21160	MEDICAL INSURANCE PA...		DENTAL INSURANCE		37.17	
	410-0000-21160	MEDICAL INSURANCE PA...		DENTAL INSURANCE		70.53	
	531-0000-21160	MEDICAL INSURANCE PA...		DENTAL INSURANCE		0.02	
PRINCI	PRINCIPAL LIFE INSURANCE COMPANY		06/12/2026	Regular	0.00	542.35	60351
Payable #	**Payable Type**	**Post Date**	**Payable Description**		**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**		**Item Description**	**Distribution Amount**		
INV0001545	Invoice		06/12/2026	VISION INSURANCE	0.00	542.35	
	402-0000-48011	CITY EMPLOYEE CONTRIB...		VISION INSURANCE		542.35	
SEIU L	SEIU LOCAL 521		06/12/2026	Regular	0.00	1,356.59	60352
Payable #	**Payable Type**	**Post Date**	**Payable Description**		**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**		**Item Description**	**Distribution Amount**		
INV0001540	Invoice		06/12/2026	EMPLOYEE CONTRIBUTION	0.00	43.00	
	100-0000-21185	SEIU LOCAL 521		EMPLOYEE CONTRIBUTION		29.17	
	309-0000-21185	SEIU LOCAL 521		EMPLOYEE CONTRIBUTION		1.02	
	310-0000-21185	SEIU LOCAL 521		EMPLOYEE CONTRIBUTION		10.40	
	312-0000-21185	SEIU LOCAL 521		EMPLOYEE CONTRIBUTION		0.45	
	410-0000-21185	SEIU LOCAL 521		EMPLOYEE CONTRIBUTION		1.96	
INV0001541	Invoice		06/12/2026	EMPLOYEE CONTRIBUTION	0.00	1,313.59	
	100-0000-21185	SEIU LOCAL 521		EMPLOYEE CONTRIBUTION		504.20	
	213-0000-21185	SEIU LOCAL 521		EMPLOYEE CONTRIBUTION		0.71	
	309-0000-21185	SEIU LOCAL 521		EMPLOYEE CONTRIBUTION		272.46	
	310-0000-21185	SEIU LOCAL 521		EMPLOYEE CONTRIBUTION		490.52	
	311-0000-21185	SEIU LOCAL 521		EMPLOYEE CONTRIBUTION		9.04	
	312-0000-21185	SEIU LOCAL 521		EMPLOYEE CONTRIBUTION		11.22	
	410-0000-21185	SEIU LOCAL 521		EMPLOYEE CONTRIBUTION		25.44	
SPOA	SOLEDAD POLICE OFFICERS ASSOCIATION		06/12/2026	Regular	0.00	840.00	60353
Payable #	**Payable Type**	**Post Date**	**Payable Description**		**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**		**Item Description**	**Distribution Amount**		
INV0001544	Invoice		06/12/2026	POLICE OFFICERS CONTRIBUTIONS	0.00	840.00	
	100-0000-21190	SOLEDAD POLICE OFFICE...		POLICE OFFICERS CONTRIBUTIO...		840.00	
STPERS	STATE OF CALIFORNIA PERS		06/12/2026	Regular	0.00	63,895.72	60354
Payable #	**Payable Type**	**Post Date**	**Payable Description**		**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**		**Item Description**	**Distribution Amount**		
INV0001526	Invoice		06/12/2026	CHIEF & LIEUTENANT	0.00	3,229.46	
	100-0000-21171	PERS		CHIEF & LIEUTENANT		3,229.46	
INV0001527	Invoice		06/12/2026	City of Soledad Conf PEPRA	0.00	304.57	
	100-0000-21171	PERS		City of Soledad Conf PEPRA		152.30	

Vendor Number	Vendor Name		Payment Date	Payment Type	Discount Amount	Payment Amount	Number
	309-0000-21171	PERS		City of Soledad Conf PEPRA		60.92	
	310-0000-21171	PERS		City of Soledad Conf PEPRA		60.92	
	311-0000-21171	PERS		City of Soledad Conf PEPRA		30.43	
INV0001528	Invoice		06/12/2026	EMPLOYEE CONTRIBUTION	0.00	12,684.54	
	100-0000-21171	PERS		EMPLOYEE CONTRIBUTION		6,145.59	
	121-0000-21171	PERS		EMPLOYEE CONTRIBUTION		202.05	
	213-0000-21171	PERS		EMPLOYEE CONTRIBUTION		18.49	
	309-0000-21171	PERS		EMPLOYEE CONTRIBUTION		1,594.15	
	310-0000-21171	PERS		EMPLOYEE CONTRIBUTION		3,395.19	
	311-0000-21171	PERS		EMPLOYEE CONTRIBUTION		456.81	
	312-0000-21171	PERS		EMPLOYEE CONTRIBUTION		138.42	
	410-0000-21171	PERS		EMPLOYEE CONTRIBUTION		733.48	
	531-0000-21171	PERS		EMPLOYEE CONTRIBUTION		0.36	
INV0001529	Invoice		06/12/2026	City of Soledad Regular Empl	0.00	13,341.02	
	100-0000-21171	PERS		City of Soledad Regular Empl		6,468.53	
	121-0000-21171	PERS		City of Soledad Regular Empl		207.53	
	213-0000-21171	PERS		City of Soledad Regular Empl		18.99	
	309-0000-21171	PERS		City of Soledad Regular Empl		1,699.89	
	310-0000-21171	PERS		City of Soledad Regular Empl		3,549.70	
	311-0000-21171	PERS		City of Soledad Regular Empl		500.43	
	312-0000-21171	PERS		City of Soledad Regular Empl		142.28	
	410-0000-21171	PERS		City of Soledad Regular Empl		753.30	
	531-0000-21171	PERS		City of Soledad Regular Empl		0.37	
INV0001530	Invoice		06/12/2026	City of Soledad Police	0.00	9,671.10	
	100-0000-21171	PERS		City of Soledad Police		9,671.10	
INV0001531	Invoice		06/12/2026	City of Soledad Conf. Employee	0.00	341.53	
	100-0000-21171	PERS		City of Soledad Conf. Employee		174.12	
	309-0000-21171	PERS		City of Soledad Conf. Employee		83.72	
	310-0000-21171	PERS		City of Soledad Conf. Employee		83.69	
INV0001532	Invoice		06/12/2026	City of Soledad Reg Managers	0.00	592.51	
	100-0000-21171	PERS		City of Soledad Reg Managers		156.17	
	213-0000-21171	PERS		City of Soledad Reg Managers		14.11	
	309-0000-21171	PERS		City of Soledad Reg Managers		144.61	
	310-0000-21171	PERS		City of Soledad Reg Managers		144.61	
	311-0000-21171	PERS		City of Soledad Reg Managers		57.84	
	312-0000-21171	PERS		City of Soledad Reg Managers		28.92	
	410-0000-21171	PERS		City of Soledad Reg Managers		46.25	
INV0001533	Invoice		06/12/2026	City of Soledad Managers	0.00	862.52	
	100-0000-21171	PERS		City of Soledad Managers		227.34	
	213-0000-21171	PERS		City of Soledad Managers		20.54	
	309-0000-21171	PERS		City of Soledad Managers		210.50	
	310-0000-21171	PERS		City of Soledad Managers		210.50	
	311-0000-21171	PERS		City of Soledad Managers		84.20	
	312-0000-21171	PERS		City of Soledad Managers		42.10	
	410-0000-21171	PERS		City of Soledad Managers		67.34	
INV0001534	Invoice		06/12/2026	City of Soledad Police	0.00	1,249.34	
	100-0000-21171	PERS		City of Soledad Police		1,249.34	
INV0001535	Invoice		06/12/2026	City of Soledad Police	0.00	1,089.96	
	100-0000-21171	PERS		City of Soledad Police		1,089.96	
INV0001536	Invoice		06/12/2026	City of Soledad Police	0.00	644.64	
	100-0000-21171	PERS		City of Soledad Police		644.64	
INV0001537	Invoice		06/12/2026	City of Soledad Police	0.00	9,505.22	
	100-0000-21171	PERS		City of Soledad Police		9,505.22	
INV0001538	Invoice		06/12/2026	EMPLOYEE CONTRIBUTION	0.00	4,024.14	
	100-0000-21171	PERS		EMPLOYEE CONTRIBUTION		1,592.22	
	213-0000-21171	PERS		EMPLOYEE CONTRIBUTION		27.62	
	309-0000-21171	PERS		EMPLOYEE CONTRIBUTION		1,029.63	

Vendor Number	Vendor Name		Payment Date	Payment Type	Discount Amount	Payment Amount	Number
	310-0000-21171	PERS		EMPLOYEE CONTRIBUTION		939.45	
	311-0000-21171	PERS		EMPLOYEE CONTRIBUTION		67.48	
	312-0000-21171	PERS		EMPLOYEE CONTRIBUTION		110.76	
	410-0000-21171	PERS		EMPLOYEE CONTRIBUTION		256.98	
INV0001539	Invoice	06/12/2026	City of Soledad Regular Empl		0.00	6,355.17	
	100-0000-21171	PERS		City of Soledad Regular Empl		2,571.21	
	213-0000-21171	PERS		City of Soledad Regular Empl		40.21	
	309-0000-21171	PERS		City of Soledad Regular Empl		1,620.70	
	310-0000-21171	PERS		City of Soledad Regular Empl		1,489.41	
	311-0000-21171	PERS		City of Soledad Regular Empl		98.22	
	312-0000-21171	PERS		City of Soledad Regular Empl		161.25	
	410-0000-21171	PERS		City of Soledad Regular Empl		374.17	
	Void		06/12/2026	Regular	0.00	0.00	60355
SUNLIF	SUN LIFE ASSURANCE COMPANY OF CANADA		06/12/2026	Regular	0.00	2,544.72	60356
Payable #	**Payable Type**	**Post Date**	**Payable Description**		**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**		**Item Description**	**Distribution Amount**		
INV0001525	Invoice	06/12/2026	LIFE, AD&D, LTD		0.00	1,200.57	
	100-0000-21150	INSURANCE PAYABLE		LIFE, AD&D, LTD		737.52	
	121-0000-21150	INSURANCE PAYABLE		LIFE, AD&D, LTD		9.32	
	213-0000-21150	INSURANCE PAYABLE		LIFE, AD&D, LTD		3.22	
	309-0000-21150	INSURANCE PAYABLE		LIFE, AD&D, LTD		142.27	
	310-0000-21150	INSURANCE PAYABLE		LIFE, AD&D, LTD		219.10	
	311-0000-21150	INSUARNCE PAYABLE		LIFE, AD&D, LTD		21.68	
	312-0000-21150	INSURANCE PAYABLE		LIFE, AD&D, LTD		14.37	
	410-0000-21150	INSURANCE PAYABLE		LIFE, AD&D, LTD		53.07	
	531-0000-21150	INSURANCE PAYABLE		LIFE, AD&D, LTD		0.02	
INV0001542	Invoice	06/12/2026	LIFE, AD&D, LTD		0.00	1,001.55	
	100-0000-21150	INSURANCE PAYABLE		LIFE, AD&D, LTD		602.15	
	121-0000-21150	INSURANCE PAYABLE		LIFE, AD&D, LTD		8.88	
	213-0000-21150	INSURANCE PAYABLE		LIFE, AD&D, LTD		2.10	
	309-0000-21150	INSURANCE PAYABLE		LIFE, AD&D, LTD		117.44	
	310-0000-21150	INSURANCE PAYABLE		LIFE, AD&D, LTD		188.76	
	311-0000-21150	INSUARNCE PAYABLE		LIFE, AD&D, LTD		17.20	
	312-0000-21150	INSURANCE PAYABLE		LIFE, AD&D, LTD		13.36	
	410-0000-21150	INSURANCE PAYABLE		LIFE, AD&D, LTD		51.64	
	531-0000-21150	INSURANCE PAYABLE		LIFE, AD&D, LTD		0.02	
INV0001543	Invoice	06/12/2026	SUPPLEMENTAL		0.00	342.60	
	100-0000-21150	INSURANCE PAYABLE		SUPPLEMENTAL		197.49	
	121-0000-21150	INSURANCE PAYABLE		SUPPLEMENTAL		0.98	
	213-0000-21150	INSURANCE PAYABLE		SUPPLEMENTAL		2.10	
	309-0000-21150	INSURANCE PAYABLE		SUPPLEMENTAL		43.63	
	310-0000-21150	INSURANCE PAYABLE		SUPPLEMENTAL		61.81	
	311-0000-21150	INSUARNCE PAYABLE		SUPPLEMENTAL		11.17	
	312-0000-21150	INSURANCE PAYABLE		SUPPLEMENTAL		4.50	
	410-0000-21150	INSURANCE PAYABLE		SUPPLEMENTAL		20.92	
AZCARES	Support Payment Clearinghouse		06/12/2026	Regular	0.00	601.38	60357
Payable #	**Payable Type**	**Post Date**	**Payable Description**		**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**		**Item Description**	**Distribution Amount**		
INV0001517	Invoice	06/12/2026	CHILD SUPPORT CONTRIBUTION		0.00	601.38	
	100-0000-21194	CHILD SUPPORT/GARNISH...		CHILD SUPPORT CONTRIBUTION		601.38	
4LEAF	4LEAF, INC.		06/16/2026	Regular	0.00	50,545.16	60358
Payable #	**Payable Type**	**Post Date**	**Payable Description**		**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**		**Item Description**	**Distribution Amount**		
J4364E	Invoice	06/12/2026	Prof. Services - November 2025		0.00	16,335.00	
	100-1250-52200	PROFESSIONAL SERVICES...		Prof. Services - November 2025		16,335.00	
J4364F	Invoice	06/12/2026	Prof. Services - December 2025		0.00	19,780.16	

Vendor Number	Vendor Name		Payment Date	Payment Type	Discount Amount	Payment Amount	Number
	100-1250-52200	PROFESSIONAL SERVICES...		Consulting Services - Building		19,780.16	
J4364H	Invoice	06/12/2026	Prof. Services February 2026		0.00	14,430.00	
	100-1250-52200	PROFESSIONAL SERVICES...		Prof. Services February 2026		14,430.00	
ACCBUS	ACC BUSINESS		06/16/2026	Regular	0.00	1,030.64	60359
Payable #	**Payable Type**	**Post Date**	**Payable Description**		**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**		**Item Description**	**Distribution Amount**		
0479106116	Invoice	06/12/2026	Gateway Internet		0.00	1,030.64	
	100-1200-52200	PROFESSIONAL SERVICES...		Gateway Internet		1,030.64	
ACCBUS	ACC BUSINESS		06/16/2026	Regular	0.00	4,096.98	60360
Payable #	**Payable Type**	**Post Date**	**Payable Description**		**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**		**Item Description**	**Distribution Amount**		
6587975112	Invoice	06/12/2026	City Hall Internet		0.00	4,096.98	
	100-8000-52400	UTILITIES		City Hall Internet		4,096.98	
ALCANA	ALCANTAR ACE HARDWARE		06/16/2026	Regular	0.00	1,092.01	60361
Payable #	**Payable Type**	**Post Date**	**Payable Description**		**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**		**Item Description**	**Distribution Amount**		
12973/1	Invoice	06/12/2026	Staple Gun		0.00	55.89	
	100-1400-52051	TOOLS & MINOR EQUIPM...		Staple Gun		55.89	
14391/1	Invoice	06/12/2026	CTF Valve Repairs		0.00	19.64	
	310-0000-52525	REPAIRS & MAINTENANCE..		CTF Valve Repairs		19.64	
14655/1	Invoice	06/12/2026	Visitor Center Fac. Repairs		0.00	29.01	
	100-1200-52518	FACILITIES EXPENSE		Visitor Center Fac. Repairs		29.01	
14815/1	Invoice	06/12/2026	Concrete Mix		0.00	15.27	
	309-0000-52525	REPAIRS & MAINTENANCE..		Concrete Mix		15.27	
14902/1	Invoice	06/12/2026	Spash Pad Chemical - Orchard Villas		0.00	74.25	
	651-0000-52522	PARK MAINTENANCE		Spash Pad Chemical - Orchard Vil..		74.25	
14903/1	Invoice	06/12/2026	Sign Name Removal		0.00	59.63	
	100-2100-52525	REPAIRS & MAINTENANCE..		Sign Name Removal		59.63	
14927/1	Invoice	06/12/2026	Nuts and Bolts		0.00	5.00	
	100-2100-52525	REPAIRS & MAINTENANCE..		Nuts and Bolts		5.00	
14930/1	Invoice	06/12/2026	Electrical Spade Terminals		0.00	9.37	
	310-0000-52051	TOOLS & MINOR EQUIPM...		Electrical Spade Terminals		9.37	
14934/1	Invoice	06/12/2026	Smoke Detector		0.00	30.58	
	100-2100-52518	FACILITIES EXPENSE		Smoke Detector		30.58	
14937/1	Invoice	06/12/2026	Grit Station - Fastners		0.00	3.55	
	310-0000-52525	REPAIRS & MAINTENANCE..		Grit Station - Fastners		3.55	
14940/1	Invoice	06/12/2026	Gopher Traps - Orchard Villas		0.00	61.14	
	651-0000-52522	PARK MAINTENANCE		Gopher Traps - Orchard Villas		61.14	
14952/1	Invoice	06/12/2026	Facility Supplies		0.00	3.92	
	100-2200-52518	FACILITIES EXPENSE		Facility Supplies		3.92	
14961/1	Invoice	06/12/2026	BBQ Pit Oils		0.00	61.97	
	651-0000-52522	PARK MAINTENANCE		BBQ Pit Oils - Orchard Villas		61.97	
14966/1	Invoice	06/12/2026	Vosti-Sewer Cap		0.00	9.38	
	310-0000-52134	COLLECTION SYSTEM MA...		Vosti-Sewer Cap		9.38	
14988/1	Invoice	06/12/2026	Restroom Floor Painting		0.00	30.49	
	100-2100-52525	REPAIRS & MAINTENANCE..		Restroom Floor Painting		30.49	
14999/1	Invoice	06/12/2026	Irrigation Repairs		0.00	18.32	
	100-2100-52525	REPAIRS & MAINTENANCE..		Irrigation Repairs		18.32	
15024/1	Invoice	06/12/2026	Chainsaw Chain		0.00	69.90	
	100-2100-52525	REPAIRS & MAINTENANCE..		69.90		69.90	
15041/1	Invoice	06/12/2026	Irrigation Repairs		0.00	10.66	

Vendor Number	Vendor Name		Payment Date	Payment Type	Discount Amount	Payment Amount	Number
	100-2100-52525	REPAIRS & MAINTENANCE..		Irrigation Repairs		10.66	
15047/1	Invoice	06/12/2026	Pride Flag Clips and Paint		0.00	125.57	
	100-8000-52518	FACILITIES EXPENSE		Pride Flag Clips and Paint		125.57	
15056/1	Invoice	06/12/2026	Restroom Hinge Bolts		0.00	8.45	
	100-2100-52525	REPAIRS & MAINTENANCE..		Restroom Hing Bolts		8.45	
15061/1	Invoice	06/12/2026	Irrigation Parts		0.00	34.93	
	100-2100-52525	REPAIRS & MAINTENANCE..		Irrigation Parts		34.93	
15062/1	Invoice	06/12/2026	Event Trash Cans		0.00	63.34	
	100-1200-52525	REPAIRS & MAINTENANCE..		Event Trash Cans		63.34	
15074/1	Invoice	06/12/2026	Flag Pole Rope		0.00	136.67	
	100-8000-52518	FACILITIES EXPENSE		Flag Pole Rope		136.67	
15077/1	Invoice	06/12/2026	Gorilla Glue		0.00	21.83	
	100-8000-52518	FACILITIES EXPENSE		Gorilla Glue		21.83	
15102/1	Invoice	06/12/2026	Door Stopper - M Building		0.00	7.64	
	310-0000-52518	FACILITIES EXPENSE		Door Stopper - M Building		7.64	
15118/1	Invoice	06/12/2026	Water Leak Repairs (Lab)		0.00	16.38	
	310-0000-52518	FACILITIES EXPENSE		Water Leak Repairs (Lab)		16.38	
15171/1	Invoice	06/12/2026	Socket Set		0.00	109.23	
	309-0000-52051	TOOLS & MINOR EQUIPM...		Socket Set		109.23	
ALLINS	ALLIANT INSURANCE SERVICES, INC-NPB MAIN		06/16/2026	Regular	0.00	395.00	60362
Payable #	**Payable Type**	**Post Date**	**Payable Description**		**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**		**Item Description**	**Distribution Amount**		
3564618	Invoice	06/12/2026	Event Insurance		0.00	395.00	
	100-2200-52105	SPECIAL EVENTS		Event Insurance		395.00	
AMAZON	AMAZON CAPITAL SERVICES		06/16/2026	Regular	0.00	2,349.22	60363
Payable #	**Payable Type**	**Post Date**	**Payable Description**		**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**		**Item Description**	**Distribution Amount**		
13JP-XKJP-KP6J	Invoice	06/12/2026	HVAC Filters		0.00	199.01	
	309-0000-52518	FACILITIES EXPENSE		HVAC Filters		39.80	
	310-0000-52518	FACILITIES EXPENSE		HVAC Filters		159.21	
16RN-Q67T-YRKC	Invoice	06/12/2026	Boots - Stg. Contreras		0.00	196.60	
	100-1400-52048	UNIFORM PURCHASE		Boots - Stg. Contreras		196.60	
16YD-J61W-QK7H	Invoice	06/12/2026	WRF Conf Room Video System		0.00	512.38	
	309-0000-52518	FACILITIES EXPENSE		512.38		128.17	
	310-0000-52518	FACILITIES EXPENSE		512.38		384.21	
17X9-7GMG-RQ...	Invoice	06/12/2026	Sprinkler Tool		0.00	19.65	
	100-2100-52525	REPAIRS & MAINTENANCE..		Sprinkler Tool		19.65	
19GH-HPXM-TR39	Invoice	06/12/2026	Desk Fan PW Dept		0.00	9.82	
	100-1500-52040	OFFICE SUPPLIES		Desk Fan PW Dept		9.82	
19P3-GX63-6N6D	Invoice	06/12/2026	Office Supplies - Presenation Remote/Mar...		0.00	192.46	
	100-1500-52040	OFFICE SUPPLIES		Office Supplies - Presenation R...		192.46	
1DL4-6H4H-LGML	Invoice	06/12/2026	Portable Outlets		0.00	229.41	
	100-2200-52518	FACILITIES EXPENSE		Portable Outlets		229.41	
1DXV-P3JT-RC4X	Invoice	06/12/2026	Window Film - Copy Room Window		0.00	50.96	
	100-8000-52518	FACILITIES EXPENSE		Window Film - Copy Room Wind...		50.96	
1JLT-3Q74-F3QC	Invoice	06/12/2026	WRF Gate Remotes		0.00	153.65	
	310-0000-57000	CAPITAL OUTLAY - IMPR...		WRF Gate Remotes		153.65	
1N4D-6LNW-1R...	Invoice	06/12/2026	Office Supplies - Fan		0.00	39.01	
	100-1400-52051	TOOLS & MINOR EQUIPM...		Office Supplies - Fan		39.01	
1P7R-N3DH-JGR4	Invoice	06/12/2026	Batteries		0.00	10.79	
	100-1400-52043	AMMUNITION/WEAPON ...		Batteries		10.79	
1V33-WQ3F-4YTG	Invoice	06/12/2026	Batteries		0.00	45.13	

Vendor Number	Vendor Name		Payment Date	Payment Type	Discount Amount	Payment Amount	Number
	100-1400-52043		AMMUNITION/WEAPON ...	Batteries		45.13	
1VHK-KD66-FN4P	Invoice	06/12/2026	Server Room Monitor		0.00	120.16	
	100-1320-52051		TOOLS & MINOR EQUIPM...	Server Room Monitor		120.16	
1WGF-7GTD-KM...	Invoice	06/12/2026	Armory Suppiles		0.00	570.19	
	100-1400-52043		AMMUNITION/WEAPON ...	Armory Suppiles		570.19	
AMESUP	AMERICAN SUPPLY COMPANY		06/16/2026	Regular	0.00	510.03	60364
Payable #	**Payable Type**	**Post Date**	**Payable Description**		**Discount Amount**	**Payable Amount**	
	Account Number		**Account Name**	**Item Description**	**Distribution Amount**		
3086856	Invoice	06/12/2026	Sendero Cleaning Supplies		0.00	342.63	
	121-0000-52525		REPAIRS & MAINTENANCE..	Sendero Cleaning Supplies		342.63	
3091886	Invoice	06/12/2026	Janitorial Supplies		0.00	167.40	
	310-0000-52518		FACILITIES EXPENSE	Janitorial Supplies		167.40	
ANIMAL	ANIMAL DAMAGE MANAGEMENT, INC.		06/16/2026	Regular	0.00	200.00	60365
Payable #	**Payable Type**	**Post Date**	**Payable Description**		**Discount Amount**	**Payable Amount**	
	Account Number		**Account Name**	**Item Description**	**Distribution Amount**		
448262	Invoice	06/12/2026	Rodent Control/Chavez/Vosti		0.00	200.00	
	100-2100-52518		FACILITIES EXPENSE	Rodent Control/Chavez/Vosti		200.00	
ASAP	ASAP SIGNS & PRINTING		06/16/2026	Regular	0.00	68.59	60366
Payable #	**Payable Type**	**Post Date**	**Payable Description**		**Discount Amount**	**Payable Amount**	
	Account Number		**Account Name**	**Item Description**	**Distribution Amount**		
27222	Invoice	06/12/2026	Office Supplies - Name Plates for Dais		0.00	68.59	
	100-1100-52040		OFFICE SUPPLIES	Office Supplies - Name Plates for...		68.59	
ATTONENET	AT&T (OneNet Service)		06/16/2026	Regular	0.00	2.00	60367
Payable #	**Payable Type**	**Post Date**	**Payable Description**		**Discount Amount**	**Payable Amount**	
	Account Number		**Account Name**	**Item Description**	**Distribution Amount**		
0283460407	Invoice	06/12/2026	PD DIspatch Phone		0.00	2.00	
	100-1400-52410		TELEPHONE/DATA/PAGER	PD DIspatch Phone		2.00	
AUTOZO	AUTOZONE LLC		06/16/2026	Regular	0.00	634.63	60368
Payable #	**Payable Type**	**Post Date**	**Payable Description**		**Discount Amount**	**Payable Amount**	
	Account Number		**Account Name**	**Item Description**	**Distribution Amount**		
06290293025	Credit Memo	06/12/2026	Credit - Fluid Reservoir Coolant		0.00	-81.80	
	100-1400-52080		FLEET SERVICES	Credit - Fluid Reservoir Coolant		-81.80	
06290293056	Credit Memo	06/12/2026	Credit - Unite 52		0.00	-81.80	
	100-1400-52080		FLEET SERVICES	Credit - Unite 52		-81.80	
06290298037	Invoice	06/12/2026	Silicone and Surface Pads PW 33		0.00	33.71	
	100-2100-52080		FLEET SERVICES	Silicone and Surface Pads PW 33		33.71	
06290298113	Invoice	06/12/2026	Distributor Cap and Rotor - PW 33		0.00	40.41	
	100-2100-52080		FLEET SERVICES	Distributor Cap and Rotor - PW ...		40.41	
06290298668	Invoice	06/12/2026	Rental Tool Damage		0.00	43.70	
	100-2100-52080		FLEET SERVICES	Rental Tool Damage		43.70	
06290299180	Invoice	06/12/2026	Engine Service Traffic Unit		0.00	51.35	
	100-1400-52080		FLEET SERVICES	Engine Service Traffic Unit		51.35	
06290302784	Invoice	06/12/2026	Engine Service LT Durango		0.00	55.40	
	100-1400-52080		FLEET SERVICES	Engine Service LT Durango		55.40	
06290302785	Invoice	06/12/2026	Drive Belt Tensioner - Traffic Unit		0.00	126.07	
	100-1400-52080		FLEET SERVICES	Drive Belt Tensioner - Traffic Unit		126.07	
06290302818	Invoice	06/12/2026	Alternator Traffic Unit		0.00	305.58	
	100-1400-52080		FLEET SERVICES	Alternator Traffic Unit		305.58	
06290303629	Invoice	06/12/2026	Driver Side Mirror		0.00	142.01	
	100-2100-52080		FLEET SERVICES	Driver Side Mirror		142.01	
CONEXW	BIZON GROUP INC.		06/16/2026	Regular	0.00	662.48	60369

Vendor Number / Payable #	Vendor Name / Payable Type / Account Number	Post Date / Account Name	Payment Date / Payable Description / Item Description	Payment Type	Discount Amount / Distribution Amount	Payment Amount / Payable Amount	Number
INV-424454	Invoice	06/12/2026	Storage Container		0.00	304.81	
	121-0000-52200	PROFESSIONAL SERVICES...	Storage Container		304.81		
INV-456095	Invoice	06/12/2026	Storage Container		0.00	304.81	
	121-0000-52200	PROFESSIONAL SERVICES...	Storage Container		304.81		
INV-459346	Invoice	06/12/2026	Storage Container		0.00	22.86	
	121-0000-52200	PROFESSIONAL SERVICES...	Storage Container		22.86		
INV-468149	Invoice	06/12/2026	Storage Container - Sendero		0.00	30.00	
	121-0000-52200	PROFESSIONAL SERVICES...	Storage Container - Sendero		30.00		
BLUESTRIKE	BLUE STRIKE ENVIRONMENTAL	06/16/2026		Regular	0.00	1,416.00	60370
605202605	Invoice	06/12/2026	Food Recovery Insp. FY 25/26		0.00	1,416.00	
	311-0000-52230	LEASE CONTRACTS	Food Recovery Insp. FY 25/26		1,416.00		
PRIMO	BLUE TRITON BRANDS INC	06/16/2026		Regular	0.00	11.11	60371
06E8720131987	Invoice	06/12/2026	Gateway Water		0.00	11.11	
	100-1200-52200	PROFESSIONAL SERVICES...	Gateway Water		11.11		
BPSTACTICAL	BPS TACTICAL INC	06/16/2026		Regular	0.00	1,985.58	60372
26021108	Invoice	06/12/2026	Vests - Negron/Godinez		0.00	1,985.58	
	100-1400-52048	UNIFORM PURCHASE	Vests - Negron/Godinez		1,985.58		
HRSHEET	CARLOS HERNANDEZ	06/16/2026		Regular	0.00	3,995.00	60373
000550	Invoice	06/12/2026	Comm. Ctr HVAC Retention		0.00	3,995.00	
	201-0000-52200	PROFESSIONAL SERVICES...	Comm. Ctr HVAC Retention		3,995.00		
RIPLEY	CELESTINA MARIA RIPLEY	06/16/2026		Regular	0.00	264.69	60374
052626	Invoice	06/12/2026	Reimbursement for Theater Supplies		0.00	264.69	
	100-2200-52031	PROGRAM SUPPLIES	Reimbursement for Theater Sup...		264.69		
CINTAS	CINTAS CORPORATION NO. 3	06/16/2026		Regular	0.00	1,464.42	60375
4265754766	Invoice	06/12/2026	WW/Water Uniforms		0.00	265.16	
	309-0000-52520	MAINTENANCE AGREEM...	Water Uniforms		43.97		
	310-0000-52520	MAINTENANCE AGREEM...	WW Uniforms		221.19		
4266565451	Invoice	06/12/2026	WW/Water Uniforms		0.00	236.67	
	309-0000-52520	MAINTENANCE AGREEM...	Water Uniforms		38.56		
	310-0000-52520	MAINTENANCE AGREEM...	WW Uniforms		198.11		
4268012302	Invoice	06/12/2026	WW/Water Uniforms		0.00	236.67	
	309-0000-52520	MAINTENANCE AGREEM...	WW/Water Uniforms		38.56		
	310-0000-52520	MAINTENANCE AGREEM...	WW Uniforms		198.11		
4271027447	Invoice	06/12/2026	Park/St Uniforms		0.00	100.65	
	100-1400-52520	MAINTENANCE AGREEM...	Park/St Uniforms		7.63		
	100-1500-52520	MAINTENANCE AGREEM...	Park/St Uniforms		2.47		
	100-2100-52520	MAINTENANCE AGREEM...	Park/St Uniforms		48.86		
	311-0000-52520	MAINTENANCE AGREEM...	Park/St Uniforms		0.84		
	312-0000-52520	MAINTENANCE AGREEM...	Park/St Uniforms		9.23		

Vendor Number	Vendor Name		Payment Date	Payment Type	Discount Amount	Payment Amount	Number
	410-0000-52200		PROFESSIONAL SERVICES...	Park/St Uniforms		31.62	
4271027644	Invoice	06/12/2026	WW/Water Uniforms		0.00	244.67	
	309-0000-52520		MAINTENANCE AGREEM...	Water Uniforms		39.72	
	310-0000-52520		MAINTENANCE AGREEM...	WW Uniforms		204.95	
4271782027	Invoice	06/12/2026	WW/Water Uniforms		0.00	272.52	
	309-0000-52520		MAINTENANCE AGREEM...	Water Uniforms		45.29	
	310-0000-52520		MAINTENANCE AGREEM...	WW Uniforms		227.23	
4271782222	Invoice	06/12/2026	Parks/St Uniforms		0.00	108.08	
	100-1400-52520		MAINTENANCE AGREEM...	Parks/St Uniforms		8.20	
	100-1500-52520		MAINTENANCE AGREEM...	Parks/St Uniforms		2.66	
	100-2100-52520		MAINTENANCE AGREEM...	Parks/St Uniforms		52.46	
	311-0000-52520		MAINTENANCE AGREEM...	Parks/St Uniforms		0.90	
	312-0000-52520		MAINTENANCE AGREEM...	Parks/St Uniforms		9.90	
	410-0000-52520		MAINTENANCE AGREEM...	Parks/St Uniforms		33.96	
CISO	CITY OF SOLEDAD		06/16/2026	Regular	0.00	27,920.98	60376
Payable #	**Payable Type**	**Post Date**	**Payable Description**		**Discount Amount**	**Payable Amount**	
	Account Number		**Account Name**	**Item Description**	**Distribution Amount**		
051526	Invoice	06/12/2026	Water Services		0.00	27,920.98	
	100-1200-52400		UTILITIES	Water - Gateway Center		239.05	
	100-1400-52400		UTILITIES	Water/Facilities (PD)		468.16	
	100-1450-52400		UTILITIES	Water - FD		226.23	
	100-2100-52400		UTILITIES	Water/Parks		14,793.85	
	100-2200-52400		UTILITIES	Water - Community Center		454.73	
	100-8000-52400		UTILITIES	Water/Facilities		871.25	
	410-0000-52400		UTILITIES	Water/Landscaping		1,872.74	
	410-0000-52400		UTILITIES	Water/Sweeper		319.94	
	647-0000-52430		PARK WATER CHARGES	Water/Rancho San Vicente		385.45	
	647-0000-52431		PARKWAY WATER CHARG...	Water/Rancho San Vicente		354.88	
	650-0000-52430		PARK WATER CHARGES	Water/Dimond Ridget		3,309.91	
	651-0000-52516		LANDSCAPE MAINT. (EAS...	Water/Orchard		4,624.79	
CISO	CITY OF SOLEDAD		06/16/2026	Regular	0.00	145.91	60377
Payable #	**Payable Type**	**Post Date**	**Payable Description**		**Discount Amount**	**Payable Amount**	
	Account Number		**Account Name**	**Item Description**	**Distribution Amount**		
041526A	Invoice	06/12/2026	Workforce Housing - 858 Mora Circle		0.00	145.91	
	100-1200-52400		UTILITIES	Workforce Housing - 858 Mora C..		145.91	
CISO	CITY OF SOLEDAD		06/16/2026	Regular	0.00	443.51	60378
Payable #	**Payable Type**	**Post Date**	**Payable Description**		**Discount Amount**	**Payable Amount**	
	Account Number		**Account Name**	**Item Description**	**Distribution Amount**		
041526B	Invoice	06/12/2026	Water - Sendero		0.00	443.51	
	121-0000-52200		PROFESSIONAL SERVICES...	Water - Sendero		443.51	
CORE&M	CORE & MAIN LP		06/16/2026	Regular	0.00	242.54	60379
Payable #	**Payable Type**	**Post Date**	**Payable Description**		**Discount Amount**	**Payable Amount**	
	Account Number		**Account Name**	**Item Description**	**Distribution Amount**		
Z140602	Invoice	06/12/2026	Poly Pipe 1"		0.00	242.54	
	309-0000-52525		REPAIRS & MAINTENANCE..	Poly Pipe 1"		242.54	
COMOEM	COUNTY OF MONTEREY DEPT OF EMERGENCY (		06/16/2026	Regular	0.00	5,354.00	60380
Payable #	**Payable Type**	**Post Date**	**Payable Description**		**Discount Amount**	**Payable Amount**	
	Account Number		**Account Name**	**Item Description**	**Distribution Amount**		
CTYA&W2025-14	Invoice	06/12/2026	Alert and Warning System - Annual Billing		0.00	5,354.00	
	100-1400-52065		911 DISPATCH FEES	Alert and Warning System - Ann...		5,354.00	
CSG CO	CSG CONSULTANTS, INC.		06/16/2026	Regular	0.00	4,425.00	60381

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65970	Invoice	06/12/2026	General Services		0.00	3,008.75	
	100-1250-52200	PROFESSIONAL SERVICES...	General Services		2,328.75		
	100-1250-52200	PROFESSIONAL SERVICES...	General Services		170.00		
	121-0000-52200	PROFESSIONAL SERVICES...	General Services - ERF Sendero		510.00		
66183	Invoice	06/12/2026	General Services		0.00	1,116.25	
	100-1250-52200	PROFESSIONAL SERVICES...	General Services		235.00		
	120-0000-52200	PROFESSIONAL SERVICES...	General Services - Miramonte		881.25		
F260343	Invoice	06/12/2026	Fire Plan Review Services		0.00	300.00	
	100-1250-52200	PROFESSIONAL SERVICES...	Fire Plan Review Services - April ...		300.00		
GUERR	DAMIAN GUERRERO		06/16/2026	Regular	0.00	250.00	60382
381	Invoice	06/12/2026	Serra Cul-de-Sac Maintenance		0.00	250.00	
	651-0000-52516	LANDSCAPE MAINT. (EAS...	Serra Cul-de-Sac Maintenance		250.00		
PRECISIONAUTO	DAVID P AMEZCUA		06/16/2026	Regular	0.00	6,485.00	60383
004	Invoice	06/12/2026	Router/Antenna Installation		0.00	6,485.00	
	100-1400-52080	FLEET SERVICES	Router/Antenna Installation		6,485.00		
EDGES	EDGES ELECTRICAL GROUP, LLC		06/16/2026	Regular	0.00	289.79	60384
S6724526.001	Invoice	06/12/2026	Transfer Pump - Shop		0.00	289.79	
	310-0000-52051	TOOLS & MINOR EQUIPM...	Transfer Pump - Shop		289.79		
EMCPLA	EMC PLANNING GROUP INC.		06/16/2026	Regular	0.00	877.06	60385
16-001-101	Invoice	06/12/2026	Miramonte Staff Support		0.00	566.10	
	120-0000-52200	PROFESSIONAL SERVICES...	Miramonte Staff Support		566.10		
25-017-12	Invoice	06/12/2026	Almond Acres - Prof Svcs		0.00	310.96	
	120-0000-52200	PROFESSIONAL SERVICES...	EMC Almond Acres - Prof Svcs		310.96		
GUZMANF	FABIAN GUZMAN		06/16/2026	Regular	0.00	25.00	60386
061226	Invoice	06/12/2026	Reimbursement for Live Scan Fees		0.00	25.00	
	100-1310-52200	PROFESSIONAL SERVICES...	Reimbursement for Live Scan Fe...		25.00		
FEDPAS	FEDEX		06/16/2026	Regular	0.00	87.26	60387
9-269-12256	Invoice	06/12/2026	Shipping Streamlight Service		0.00	15.26	
	310-0000-52042	POSTAGE, SHIPPING & FR...	Shipping Streamlight Service		15.26		
9-326-63121	Invoice	06/12/2026	Shipping Fees		0.00	68.06	
	100-1400-52042	POSTAGE, SHIPPING & FR...	100140052042		68.06		
9-720-48001	Invoice	06/12/2026	Shipping Fees		0.00	3.94	
	100-1400-52042	POSTAGE, SHIPPING & FR...	Shipping Fees		2.43		
	310-0000-52042	POSTAGE, SHIPPING & FR...	Shipping Fees		1.51		
GRAINE	GRAINGER		06/16/2026	Regular	0.00	840.25	60388

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9927411281	Invoice	06/12/2026	Headworks - Shaft Seal		0.00	28.23	
	310-0000-52525	REPAIRS & MAINTENANCE..	Headworks - Shaft Seal			28.23	
9930669560	Invoice	06/12/2026	Screw Set - Shop		0.00	9.09	
	310-0000-52051	TOOLS & MINOR EQUIPM...	Screw Set - Shop			9.09	
9931795521	Invoice	06/12/2026	UV Station Screws		0.00	160.82	
	310-0000-52525	REPAIRS & MAINTENANCE..	UV Station Screws			160.82	
9932893044	Invoice	06/12/2026	UV Station - Screws		0.00	289.46	
	310-0000-52525	REPAIRS & MAINTENANCE..	UV Station - Screws			289.46	
9934465999	Invoice	06/12/2026	Shaft Seal - Grit		0.00	21.15	
	310-0000-52525	REPAIRS & MAINTENANCE..	Shaft Seal - Grit			21.15	
9937354737	Invoice	06/12/2026	Composite Sampler Compressor		0.00	291.15	
	310-0000-52051	TOOLS & MINOR EQUIPM...	Composite Sampler Compressor			291.15	
9940721013	Invoice	06/12/2026	Saw Blade - Collections		0.00	40.35	
	310-0000-52134	COLLECTION SYSTEM MA...	Saw Blade - Collections			40.35	
GREENR	GREEN RUBBER-KENNEDY AG		06/16/2026	Regular	0.00	81.77	60389
S-830756	Invoice	06/12/2026	Grit Station Parts		0.00	81.77	
	310-0000-52525	REPAIRS & MAINTENANCE..	Grit Station Parts			81.77	
HOMEDE	HOME DEPOT CREDIT SERVICES		06/16/2026	Regular	0.00	167.01	60390
052126	Invoice	06/12/2026	Credit Card Charges		0.00	167.01	
	310-0000-52051	TOOLS & MINOR EQUIPM...	Charging Cord			57.83	
	310-0000-52051	TOOLS & MINOR EQUIPM...	Pump Sprayer			109.18	
INFOSE	INFOSEND, INC		06/16/2026	Regular	0.00	3,753.50	60391
311313	Invoice	06/12/2026	Utility Billing Mailing		0.00	3,753.50	
	309-0000-52042	POSTAGE, SHIPPING & FR...	Utility Billing Mailing			1,251.17	
	310-0000-52042	POSTAGE, SHIPPING & FR...	Utility Billing Mailing			1,251.17	
	311-0000-52042	POSTAGE, SHIPPING & FR...	Utility Billing Mailing			1,251.16	
JARFAY	JARVIS FAY LLP		06/16/2026	Regular	0.00	12,558.00	60392
21905	Invoice	06/12/2026	Attorney Svcs/Legal General		0.00	11,286.00	
	100-1150-52215	ATTORNEY SERVICES	Attorney Svcs/Legal General			11,286.00	
21906	Invoice	06/12/2026	Legal - Miramonte		0.00	954.00	
	120-0000-52200	PROFESSIONAL SERVICES...	Legal - Miramonte			954.00	
21907	Invoice	06/12/2026	Legal Svcs - Amond Acres		0.00	318.00	
	120-0000-52200	PROFESSIONAL SERVICES...	Legal Svcs - Amond Acres			318.00	
JIMETI	JIMENEZ TIRE SERVICE, INC.		06/16/2026	Regular	0.00	346.89	60393
12307	Invoice	06/12/2026	Speed Trailer - Tires		0.00	311.89	
	100-1400-52080	FLEET SERVICES	Speed Trailer - Tires			311.89	
12308	Invoice	06/12/2026	Tire Repair - PW 34		0.00	35.00	
	100-2100-52080	FLEET SERVICES	Tire Repair - PW 34			35.00	
MENAJO	JOHN ANTHONY MENA JR		06/16/2026	Regular	0.00	2,549.75	60394

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9099929346	Invoice	06/12/2026	Volleyball Jerseys		0.00	2,549.75	
	100-2200-52031	PROGRAM SUPPLIES	Volleyball Jerseys		2,549.75		
LCACTI	L.C. ACTION POLICE SUPPLY, LTD.		06/16/2026	Regular	0.00	332.14	60395
488227	Invoice	06/12/2026	Light - Cadet Escarsega		0.00	332.14	
	100-1400-52043	AMMUNITION/WEAPON ...	Light - Cadet Escarsega		332.14		
LASVIVIENDAS	LAS VIVIENDAS, INC		06/16/2026	Regular	0.00	166.49	60396
060126	Invoice	06/12/2026	HOA Workforce Housing		0.00	166.49	
	100-1200-52400	UTILITIES	HOA Workforce Housing		166.49		
LAWPRO	LAWSON PRODUCTS		06/16/2026	Regular	0.00	663.78	60397
9313511641	Invoice	06/12/2026	Gloves - Shop/Operations		0.00	351.41	
	310-0000-52052	SAFETY EQUIPMENT	Gloves - Shop/Operations		351.41		
9313515877	Invoice	06/12/2026	Safety Glasses		0.00	19.97	
	309-0000-52052	SAFETY EQUIPMENT	Safety Glasses		19.97		
9313528533	Invoice	06/12/2026	Shop Tools - Restock		0.00	292.40	
	310-0000-52051	TOOLS & MINOR EQUIPM...	Shop Tools - Restock		292.40		
LEYTOW	LEYVA'S TOWING, INC.		06/16/2026	Regular	0.00	400.00	60398
14364	Invoice	06/12/2026	Evidence Tow		0.00	200.00	
	100-1400-52200	PROFESSIONAL SERVICES...	Evidence Tow		200.00		
14365	Invoice	06/12/2026	Evidence Tow		0.00	200.00	
	100-1400-52200	PROFESSIONAL SERVICES...	Evidence Tow		200.00		
MARIMO	MARISELA MORENO		06/16/2026	Regular	0.00	18.79	60399
061226	Invoice	06/12/2026	Replacement Check for Uncashed FSA Che...		0.00	18.79	
	402-1300-51238	MEDICAL, DENTAL & RX C...	Replacement Check for Uncashe...		18.79		
MBASIA	MBASIA		06/16/2026	Regular	0.00	10,350.16	60400
GHC0083509-4	Invoice	06/12/2026	Liability Insurance		0.00	1,430.00	
	100-8000-52310	LIABILITY INSURANCE	Liability Insurance		1,430.00		
GHC0091173-1	Invoice	06/12/2026	Liability Insurance		0.00	8,920.16	
	100-8000-52310	LIABILITY INSURANCE	Liability Insurance		8,920.16		
SAAVED	MIGUEL SAAVEDRA		06/16/2026	Regular	0.00	20.00	60401
060226A	Invoice	06/12/2026	Mich's Cert Cross Connection Training		0.00	20.00	
	309-0000-52091	TRAVEL, MEETINGS & TRA...	Mich's Cert Cross Connection Tra..		20.00		
MIKESI	MIKESIGNS		06/16/2026	Regular	0.00	218.50	60402

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3205	Invoice	06/12/2026	Recycled Water Information Sign		0.00	218.50	
	213-0000-52200	PROFESSIONAL SERVICES...	Recycled Water Information Sign			218.50	
MOBAAN	MONTEREY BAY ANALYTICAL SERVICES		06/16/2026	Regular	0.00	4,425.50	60403
260414_106	Invoice	06/12/2026	2nd Qtr Disinfection By-Producs (DBP)		0.00	1,180.00	
	309-0000-52053	LAB ANALYSIS & TESTING	309000052053			1,180.00	
260506_090	Invoice	06/12/2026	WRF Lab Testing 5/6/26		0.00	454.50	
	310-0000-52053	LAB ANALYSIS & TESTING	WRF Lab Testing 5/6/26			454.50	
260514_097	Invoice	06/12/2026	WW Wells Testing 5/14/26		0.00	181.80	
	309-0000-52053	LAB ANALYSIS & TESTING	WW Wells Testing 5/14/26			181.80	
260522_032	Invoice	06/12/2026	WW Daily UV 5/22/26		0.00	146.00	
	310-0000-52053	LAB ANALYSIS & TESTING	WW Daily UV 5/22/26			146.00	
260523_014	Invoice	06/12/2026	WW Daily UV 5/23/26		0.00	146.00	
	310-0000-52053	LAB ANALYSIS & TESTING	WW Daily UV 5/23/26			146.00	
260524_013	Invoice	06/12/2026	WW Daily UV 5/24/26		0.00	146.00	
	310-0000-52053	LAB ANALYSIS & TESTING	WW Daily UV 5/24/26			146.00	
260525_018	Invoice	06/12/2026	WW Daily UV 5/25/26		0.00	146.00	
	310-0000-52053	LAB ANALYSIS & TESTING	WW Daily UV 5/25/26			146.00	
260526_102	Invoice	06/12/2026	WW Daily UV 5/26/26		0.00	125.60	
	310-0000-52053	LAB ANALYSIS & TESTING	WW Daily UV 5/26/26			125.60	
260526_103	Invoice	06/12/2026	Week #4 Coliform (P/A) - E. Coli Test		0.00	135.00	
	309-0000-52053	LAB ANALYSIS & TESTING	Week #4 Coliform (P/A) - E. Coli			135.00	
260527_075	Invoice	06/12/2026	WW Daily UV 5/27/26		0.00	125.60	
	310-0000-52053	LAB ANALYSIS & TESTING	WW Daily UV 5/27/26			125.60	
260528_119	Invoice	06/12/2026	WW Daily UV 5/28/26		0.00	125.60	
	310-0000-52053	LAB ANALYSIS & TESTING	WW Daily UV 5/28/26			125.60	
260529_037	Invoice	06/12/2026	WW Daily UV 5/29/26		0.00	146.00	
	310-0000-52053	LAB ANALYSIS & TESTING	WW Daily UV 5/29/26			146.00	
260530_007	Invoice	06/12/2026	WW Daily UV 5/30/26		0.00	146.00	
	310-0000-52053	LAB ANALYSIS & TESTING	WW Daily UV 5/30/26			146.00	
260531_010	Invoice	06/12/2026	WW Daily UV 5/31/26		0.00	146.00	
	310-0000-52053	LAB ANALYSIS & TESTING	WW Daily UV 5/31/26			146.00	
260601_039	Invoice	06/12/2026	WW Daily UV 6/1/26		0.00	125.60	
	310-0000-52053	LAB ANALYSIS & TESTING	WW Daily UV 6/1/26			125.60	
260602_080	Invoice	06/12/2026	WW Daily UV 6/2/26		0.00	125.60	
	310-0000-52053	LAB ANALYSIS & TESTING	WW Daily UV 6/2/26			125.60	
260602_098	Invoice	06/12/2026	June Week #1 Bacti Test		0.00	135.00	
	309-0000-52053	LAB ANALYSIS & TESTING	June Week #1 Bacti Test			135.00	
260603_039	Invoice	06/12/2026	WW Daily UV 6/3/26		0.00	125.60	
	310-0000-52053	LAB ANALYSIS & TESTING	WW Daily UV 6/3/26			125.60	
260604_071	Invoice	06/12/2026	WW Daily UV 6/4/26		0.00	125.60	
	310-0000-52053	LAB ANALYSIS & TESTING	WW Daily UV 6/4/26			125.60	
260605_029	Invoice	06/12/2026	WW Daily UV 6/5/26		0.00	146.00	
	310-0000-52053	LAB ANALYSIS & TESTING	WW Daily UV 6/5/26			146.00	
260606_011	Invoice	06/12/2026	WW Daily UV 6/6/26		0.00	146.00	
	310-0000-52053	LAB ANALYSIS & TESTING	WW Daily UV 6/6/26			146.00	
260607_011	Invoice	06/12/2026	WW Daily UV 6/7/26		0.00	146.00	
	310-0000-52053	LAB ANALYSIS & TESTING	WW Daily UV 6/7/26			146.00	
MCHDAB	MONTEREY COUNTY HEALTH DEPARTMENT		06/16/2026	Regular	0.00	52.00	60404

Vendor Number / Payable #	Vendor Name / Payable Type / Account Number	Post Date / Account Name	Payment Date / Payable Description / Item Description	Payment Type	Discount Amount / Discount Amount / Distribution Amount	Payment Amount / Payable Amount	Number
SOL-PD 26-8	Invoice	06/12/2026	SART Exam		0.00	52.00	
	100-1400-52200	PROFESSIONAL SERVICES...	SART Exam		52.00		
MOTIND	MOTION INDUSTRIES, INC.		06/16/2026	Regular	0.00	110.68	60405
CA19-00809857	Invoice	06/12/2026	Headworks - Seal		0.00	110.68	
	310-0000-52525	REPAIRS & MAINTENANCE..	Headworks - Seal		110.68		
HERNANDEZS	NATHAN S HERNANDEZ		06/16/2026	Regular	0.00	20.00	60406
052926	Invoice	06/16/2026	Live Scan Reimbursement		0.00	20.00	
	100-1310-52200	PROFESSIONAL SERVICES...	Live Scan Reimbursement		20.00		
NATIVI	NATIVIDAD MEDICAL CENTER		06/16/2026	Regular	0.00	31.00	60407
050626	Invoice	06/12/2026	DUI Blood Test		0.00	31.00	
	100-1400-52200	PROFESSIONAL SERVICES...	DUI Blood Test		31.00		
NEWSV	NEWSV MEDIA		06/16/2026	Regular	0.00	1,171.62	60408
178225	Invoice	06/12/2026	Publishing - CDBG		0.00	816.50	
	100-1200-52030	ORDINANCE & PUBLISHI...	Publishing - CDBG		816.50		
178226	Invoice	06/12/2026	Public Notice - Assessments		0.00	355.12	
	647-0000-52200	PROFESSIONAL SERVICES...	Public Notice - Assessments		71.02		
	649-0000-52200	PROFESSIONAL SERVICES...	Public Notice - Assessments		71.02		
	650-0000-52200	PROFESSIONAL SERVICES...	Public Notice - Assessments		71.02		
	651-0000-52200	PROFESSIONAL SERVICES...	Public Notice - Assessments		71.03		
	652-0000-52200	PROFESSIONAL SERVICES...	Public Notice - Assessments		71.03		
OREAUT	O'REILLY AUTO PARTS		06/16/2026	Regular	0.00	59.76	60409
3566-302679	Invoice	06/12/2026	Oil Filter - 95 GMC PW 41		0.00	5.78	
	310-0000-52080	FLEET SERVICES	Oil Filter - 95 GMC PW 41		5.78		
3566-303465	Invoice	06/12/2026	Epoxy for Restroom Hinge		0.00	12.01	
	100-2100-52525	REPAIRS & MAINTENANCE..	Epoxy for Restroom Hinge		12.01		
3566-303474	Invoice	06/12/2026	UV Hydraulic Filters		0.00	18.66	
	310-0000-52525	REPAIRS & MAINTENANCE..	UV Hydraulic Filters		18.66		
3566-304319	Invoice	06/12/2026	Fan Relay Mowers		0.00	10.83	
	100-2100-52525	REPAIRS & MAINTENANCE..	Fan Relay Mowers		10.83		
3566-304344	Invoice	06/12/2026	Fan Relay Mowers		0.00	12.48	
	100-2100-52525	REPAIRS & MAINTENANCE..	Fan Relay Mowers		12.48		
P.G.E.	PACIFIC GAS & ELECTRIC		06/16/2026	Regular	0.00	31,899.31	60410
051426I	Invoice	06/12/2026	PGE Charges		0.00	7,057.00	
	121-0000-52400	UTILITIES	ERF		2,304.31		
	309-0000-52400	UTILITIES	Water		4,752.69		
051826C	Invoice	06/12/2026	Workforce Housing - PGE Charges		0.00	54.94	
	100-1200-52400	UTILITIES	Workforce Housing - PGE Charges		54.94		
052026	Invoice	06/12/2026	PGE Charges		0.00	3,262.52	

Vendor Number	Vendor Name		Payment Date	Payment Type	Discount Amount	Payment Amount	Number
	100-1450-52400	UTILITIES		Fire Department		603.87	
	410-0000-52400	UTILITIES		Lights		2,188.22	
	651-0000-52400	UTILITIES		Orchard Villas		470.43	
052126	Invoice	06/12/2026	Comm Ctr - PGE Charges		0.00	3,356.22	
	100-2200-52400	UTILITIES		Comm Ctr - PGE Charges		3,356.22	
052226	Invoice	06/12/2026	WWTP - PGE Charges		0.00	18,168.63	
	310-0000-52400	UTILITIES		WWTP - PGE Charges		18,168.63	
PENINS	PENINSULA WELDING & MEDICAL SUPPLY, INC.		06/16/2026	Regular	0.00	132.00	60411
Payable #	**Payable Type**	**Post Date**	**Payable Description**		**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**		**Item Description**	**Distribution Amount**		
298382	Invoice	06/12/2026	Cylinder Tanks Rental		0.00	132.00	
	310-0000-52525	REPAIRS & MAINTENANCE..		Cylinder Tanks Rental		132.00	
PLACEW	PLACEWORKS, INC.		06/16/2026	Regular	0.00	5,820.00	60412
Payable #	**Payable Type**	**Post Date**	**Payable Description**		**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**		**Item Description**	**Distribution Amount**		
SOLE-04.0-18	Invoice	06/12/2026	General Plan - April 2026 Svcs		0.00	5,820.00	
	100-1200-52200	PROFESSIONAL SERVICES...		General Plan - April 2026 Svcs		5,820.00	
PRINCI	PRINCIPAL LIFE INSURANCE COMPANY		06/16/2026	Regular	0.00	221.55	60413
Payable #	**Payable Type**	**Post Date**	**Payable Description**		**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**		**Item Description**	**Distribution Amount**		
05312026	Invoice	06/12/2026	COBRA Dental - May		0.00	221.55	
	402-1300-51238	MEDICAL, DENTAL & RX C...		COBRA Dental - May		221.55	
QUICOM	QUINN COMPANY		06/16/2026	Regular	0.00	410.27	60414
Payable #	**Payable Type**	**Post Date**	**Payable Description**		**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**		**Item Description**	**Distribution Amount**		
PC020318506	Invoice	06/12/2026	QCAT Skid Loader Repairs		0.00	410.27	
	310-0000-52525	REPAIRS & MAINTENANCE..		QCAT Skid Loader Repairs		410.27	
SALSOL	SALINAS VALLEY SOLID WASTE AUTHORITY		06/16/2026	Regular	0.00	74,496.05	60415
Payable #	**Payable Type**	**Post Date**	**Payable Description**		**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**		**Item Description**	**Distribution Amount**		
26661	Invoice	06/12/2026	Solid Waste Fees/May 2026		0.00	22,616.00	
	311-0000-52230	LEASE CONTRACTS		Solid Waste Fees/May 2026		22,616.00	
26770	Invoice	06/12/2026	Solid Waste Fees/May 2026		0.00	51,880.05	
	311-0000-52230	LEASE CONTRACTS		Solid Waste Fees/May 2026		51,880.05	
MEDCLE	SANDRA LOPEZ MEDINA		06/16/2026	Regular	0.00	7,622.50	60416
Payable #	**Payable Type**	**Post Date**	**Payable Description**		**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**		**Item Description**	**Distribution Amount**		
02100	Invoice	06/12/2026	Janitorial Svcs - Sendero		0.00	4,200.00	
	121-0000-52200	PROFESSIONAL SERVICES...		Janitorial Svcs - Sendero		4,200.00	
20104	Invoice	06/12/2026	Janitorial Svcs - Gateway Ctr		0.00	1,110.00	
	100-1200-52520	MAINTENANCE AGREEM...		Janitorial Svcs - Gateway Ctr		1,110.00	
20110	Invoice	06/12/2026	Janitorial Svcs - PD		0.00	1,937.50	
	100-1400-52518	FACILITIES EXPENSE		Janitorial Svcs - PD		1,937.50	
20116	Invoice	06/12/2026	Car Interior/Exterior Cleaning		0.00	375.00	
	100-1400-52080	FLEET SERVICES		Car Interior/Exterior Cleaning		375.00	
SCHWHE	SCHAAF & WHEELER		06/16/2026	Regular	0.00	4,810.00	60417
Payable #	**Payable Type**	**Post Date**	**Payable Description**		**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**		**Item Description**	**Distribution Amount**		
43349	Invoice	06/12/2026	Nestles Rd Stormwater Proj		0.00	4,810.00	
	310-0000-57000	CAPITAL OUTLAY - IMPR...		Nestles Rd Stormwater Proj		4,810.00	
SNJAA	SNJAA ENTERPRISES INC		06/16/2026	Regular	0.00	1,201.75	60418

Vendor Number / Payable #	Vendor Name / Payable Type	Post Date	Payment Date / Payable Description	Payment Type	Discount Amount / Discount Amount	Payment Amount / Payable Amount	Number
	Account Number		**Account Name**	**Item Description**	**Distribution Amount**		
I-26-1205	Invoice	06/12/2026	CED Window Tint at City Hall		0.00	1,201.75	
	100-1250-52518		FACILITIES EXPENSES	CED Window Tint at City Hall	1,201.75		
SOLTRU	SOLEDAD TRUE VALUE		06/16/2026	Regular	0.00	100.52	60419
36618	Invoice	06/12/2026	Event Trash Cans		0.00	65.53	
	100-1200-52525		REPAIRS & MAINTENANCE..	Event Trash Cans	65.53		
373008	Invoice	06/12/2026	Fuel Tank Removal Grinding Wheels		0.00	27.26	
	100-1400-52518		FACILITIES EXPENSE	Fuel Tank Removal Grinding Wh...	27.26		
375693	Invoice	06/12/2026	Facility Supplies		0.00	7.73	
	100-2200-52518		FACILITIES EXPENSE	Facility Supplies	7.73		
SPCAMO	SPCA OF MONTEREY COUNTY		06/16/2026	Regular	0.00	7,800.00	60420
5-26	Invoice	06/12/2026	ACO Fees		0.00	7,800.00	
	312-0000-52235		ANIMAL SERVICES	ACO Fees	7,800.00		
SPECT	SPECTRUM		06/16/2026	Regular	0.00	300.00	60421
107895501050726	Invoice	06/12/2026	Corp Yard Internet		0.00	300.00	
	100-2100-52520		MAINTENANCE AGREEM...	Corp Yard Internet	300.00		
SPECT	SPECTRUM		06/16/2026	Regular	0.00	260.00	60422
156875601050726	Invoice	06/12/2026	City Hall Backup Internet		0.00	260.00	
	100-1320-52520		MAINTENANCE AGREEM...	City Hall Backup Internet	260.00		
STAPLE	STAPLES BUSINESS CREDIT		06/16/2026	Regular	0.00	132.18	60423
6064516229	Invoice	06/12/2026	Ink Cartridge		0.00	132.18	
	100-2100-52040		OFFICE SUPPLIES	Ink Cartridge	132.18		
CAJUST	STATE OF CALIFORNIA JUSTICE DEPARTMENT		06/16/2026	Regular	0.00	354.00	60424
051165	Invoice	06/12/2026	Live Scans		0.00	354.00	
	100-1310-52110		RECRUITMENT & ADVERT...	HR Live Scans	256.00		
	100-1400-52200		PROFESSIONAL SERVICES...	PD Live Scans	98.00		
TMOBIL	T-MOBILE USA, INC		06/16/2026	Regular	0.00	349.90	60425
051226A	Invoice	06/12/2026	CED Cell Phones		0.00	349.90	
	100-1200-52400		UTILITIES	CED Cell Phones	349.90		
TMOBIL	T-MOBILE USA, INC		06/16/2026	Regular	0.00	475.75	60426
051226	Invoice	06/12/2026	Phone Charges		0.00	475.75	
	100-1000-52415		CELLULAR PHONE	Phones - Council	231.85		
	100-1100-52415		CELLULAR PHONE	Phones - CM	188.09		
	100-1100-52415		CELLULAR PHONE	Phones - HR	55.81		

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
TMOBIL	T-MOBILE USA, INC	06/16/2026	Regular	0.00	146.88	60427

Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount
052126A	Invoice	06/12/2026	Cellular Svcs	0.00	146.88

Account Number	Account Name	Item Description	Distribution Amount
100-2200-52415	CELLULAR PHONE	Cellular Svcs	146.88

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
TMOBIL	T-MOBILE USA, INC	06/16/2026	Regular	0.00	902.00	60428

Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount
052126B	Invoice	06/12/2026	ERF Cell Phones	0.00	902.00

Account Number	Account Name	Item Description	Distribution Amount
121-0000-52200	PROFESSIONAL SERVICES...	ERF Cell Phones	902.00

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
TMOBIL	T-MOBILE USA, INC	06/16/2026	Regular	0.00	1,329.46	60429

Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount
052126	Invoice	06/12/2026	Cell Phone Charges	0.00	1,329.46

Account Number	Account Name	Item Description	Distribution Amount
100-1400-52415	CELLULAR PHONE	Admin/Parks Cell	28.68
100-1500-52415	CELLULAR PHONE	Admin/Parks Cell	33.76
100-2100-52415	CELLULAR PHONE	Admin/Parks Cell	200.19
309-0000-52415	CELLULAR PHONE	Water Dept Cell	244.44
309-0000-52415	CELLULAR PHONE	Admin/Parks Cell	29.33
310-0000-52415	CELLULAR PHONE	WWTP Dept Cell	602.23
310-0000-52415	CELLULAR PHONE	Admin/Parks Cell	29.33
311-0000-52415	CELLULAR PHONE	Admin/Parks Cell	9.69
312-0000-52415	CELLULAR PHONE	Admin/Parks Cell	34.94
410-0000-52415	CELLULAR PHONE	Admin/Parks Cell	116.87

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
TRICIT	TRI-CITIES DISPOSAL AND RECYCLING, INC.	06/16/2026	Regular	0.00	203,209.56	60430

Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount
0001201381	Invoice	06/12/2026	Sendero Garbage	0.00	4,417.02

Account Number	Account Name	Item Description	Distribution Amount
121-0000-52200	PROFESSIONAL SERVICES...	Sendero Garbage	4,417.02

Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount
0001209696	Invoice	06/12/2026	Corp Yard Landfill Fees	0.00	2,311.52

Account Number	Account Name	Item Description	Distribution Amount
410-0000-52531	STREET MAINTENANCE	Corp Yard Landfill Fees	1,826.10
647-0000-52532	STREET SWEEPING	Corp Yard Landfill Fees	46.23
649-0000-52532	STREET SWEEPING	Corp Yard Landfill Fees	138.69
651-0000-52532	STREET SWEEPING	Corp Yard Landfill Fees	300.50

Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount
2026-05	Invoice	06/12/2026	Garbage Fees/May 2026	0.00	196,481.02

Account Number	Account Name	Item Description	Distribution Amount
311-0000-52230	LEASE CONTRACTS	Garbage Fees/May 2026	196,481.02

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
USBANP	U.S. BANK CORPORATE PAYMENT SYSTEM	06/16/2026	Regular	0.00	1,509.52	60431

Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount
050626BT	Invoice	06/12/2026	Credit Card Purchases	0.00	583.50

Account Number	Account Name	Item Description	Distribution Amount
100-1200-52091	TRAVEL, MEETINGS & TRA...	Admission - Dia del Empresario T..	30.00
121-0000-52200	PROFESSIONAL SERVICES...	Container Rental	358.51
121-0000-52200	PROFESSIONAL SERVICES...	Streaming Service	19.99
121-0000-52200	PROFESSIONAL SERVICES...	Storage Rental	175.00

Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount
050626REC	Invoice	06/12/2026	Credit Card Purchases	0.00	926.02

Account Number	Account Name	Item Description	Distribution Amount
100-2200-52031	PROGRAM SUPPLIES	Easy Baking Program - Food Ite...	13.09
100-2200-52031	PROGRAM SUPPLIES	Tiny Chefs Program - Food Item	19.66
100-2200-52031	PROGRAM SUPPLIES	Tiny Chefs Program - Food Item	19.25
100-2200-52031	PROGRAM SUPPLIES	Theatre Concessions	10.79
100-2200-52031	PROGRAM SUPPLIES	Easy Baking Program - Food Ite...	18.09
100-2200-52031	PROGRAM SUPPLIES	Tiny Chefs Program - Food Items	62.49
100-2200-52031	PROGRAM SUPPLIES	Threatre Concessions	121.80
100-2200-52031	PROGRAM SUPPLIES	Easy Baking Program - Food Ite...	20.97
100-2200-52031	PROGRAM SUPPLIES	Theatre Program - Cast Photos	41.95
100-2200-52031	PROGRAM SUPPLIES	Senior Travel Club - Coffee	63.62
100-2200-52031	PROGRAM SUPPLIES	Senior Travel Club - Food Items	15.59

Vendor Number	Vendor Name		Payment Date	Payment Type	Discount Amount	Payment Amount	Number
	100-2200-52031	PROGRAM SUPPLIES		Senior Travel Club - Food Items		47.20	
	100-2200-52031	PROGRAM SUPPLIES		Threatre Program- Show Supplies		45.44	
	100-2200-52049	PRINTING & ADVERTISING		Meta Sports Promo - Boost		10.15	
	100-2200-52049	PRINTING & ADVERTISING		Banners - MIP Event		165.03	
	100-2200-52115	SUNDRY		Easy Baking Program - Food Ite…		34.06	
	100-2200-52115	SUNDRY		Water Bottles for Sale		41.94	
	100-2200-52115	SUNDRY		Youth Council - Summit Gift Car…		75.00	
	100-2200-52115	SUNDRY		Youth Council Meeting - Food		37.25	
	100-2200-52115	SUNDRY		Youth Council - Food		49.66	
	100-2200-52518	FACILITIES EXPENSE		Spotify - Music Subscription		12.99	
USPOST	UNITED STATES POST OFFICE		06/16/2026	Regular	0.00	276.00	60432
Payable #	**Payable Type**	**Post Date**	**Payable Description**		**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**		**Item Description**	**Distribution Amount**		
063026	Invoice	06/12/2026	PO Box 606 Annual Fee		0.00	276.00	
	100-1400-52200	PROFESSIONAL SERVICES…		PO Box 606 Annual Fee	276.00		
UTILTE	UTILITY TELECOM GROUP, LLC		06/16/2026	Regular	0.00	4,316.19	60433
Payable #	**Payable Type**	**Post Date**	**Payable Description**		**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**		**Item Description**	**Distribution Amount**		
90239000000026…	Invoice	06/12/2026	Telephones		0.00	4,316.19	
	100-8000-52410	TELEPHONE/DATA/PAGER		Telephones	4,316.19		
VALELE	VALLEY ELECTRIC MOTOR SERVICE, INC.		06/16/2026	Regular	0.00	14,339.78	60434
Payable #	**Payable Type**	**Post Date**	**Payable Description**		**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**		**Item Description**	**Distribution Amount**		
34863	Invoice	06/12/2026	SSB #1 Motor Replacement		0.00	14,339.78	
	310-0000-52525	REPAIRS & MAINTENANCE..		SSB #1 Motor Replacement	14,339.78		
VERIZO	VERIZON WIRELESS		06/16/2026	Regular	0.00	1,740.92	60435
Payable #	**Payable Type**	**Post Date**	**Payable Description**		**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**		**Item Description**	**Distribution Amount**		
6144220804	Invoice	06/12/2026	Aircards		0.00	80.04	
	310-0000-52415	CELLULAR PHONE		Aircards	80.04		
6144220805	Invoice	06/12/2026	Phone Service		0.00	1,660.88	
	100-1400-52410	TELEPHONE/DATA/PAGER		Phone Service	1,660.88		
EFTPS	EFTPS		06/12/2026	Bank Draft	0.00	10,237.42	DFT0000173
Payable #	**Payable Type**	**Post Date**	**Payable Description**		**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**		**Item Description**	**Distribution Amount**		
INV0001546	Invoice	06/12/2026	MEDICARE W/H		0.00	10,237.42	
	100-0000-21110	FICA/MEDICARE PAYABLE		MEDICARE W/H	6,371.74		
	121-0000-21110	FICA/MEDICARE PAYABLE		MEDICARE W/H	71.68		
	213-0000-21110	FICA/MEDICARE PAYABLE		MEDICARE W/H	22.94		
	309-0000-21110	FICA/MEDICARE PAYABLE		MEDICARE W/H	1,129.32		
	310-0000-21110	FICA/MEDICARE PAYABLE		MEDICARE W/H	1,844.28		
	311-0000-21110	FICA/MEDICARE PAYABLE		MEDICARE W/H	232.92		
	312-0000-21110	FICA/MEDICARE PAYABLE		MEDICARE W/H	106.60		
	410-0000-21110	FICA/MEDICARE PAYABLE		MEDICARE W/H	457.82		
	531-0000-21110	FICA/MEDICARE PAYABLE		MEDICARE W/H	0.12		
EFTPS	EFTPS		06/12/2026	Bank Draft	0.00	43,773.36	DFT0000174

Vendor Number / Payable #	Vendor Name / Payable Type / Account Number	Post Date / Account Name	Payment Date / Payable Description / Item Description	Payment Type	Discount Amount / Distribution Amount	Payment Amount / Payable Amount	Number
					Discount Amount	Payment Amount	Number
Payable #	Payable Type	Post Date	Payable Description		Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description		Distribution Amount		
INV0001547	Invoice	06/12/2026	FICA W/H		0.00	43,773.36	
	100-0000-21110	FICA/MEDICARE PAYABLE	FICA W/H		27,243.50		
	121-0000-21110	FICA/MEDICARE PAYABLE	FICA W/H		306.46		
	213-0000-21110	FICA/MEDICARE PAYABLE	FICA W/H		98.06		
	309-0000-21110	FICA/MEDICARE PAYABLE	FICA W/H		4,828.64		
	310-0000-21110	FICA/MEDICARE PAYABLE	FICA W/H		7,885.60		
	311-0000-21110	FICA/MEDICARE PAYABLE	FICA W/H		996.94		
	312-0000-21110	FICA/MEDICARE PAYABLE	FICA W/H		455.64		
	410-0000-21110	FICA/MEDICARE PAYABLE	FICA W/H		1,957.96		
	531-0000-21110	FICA/MEDICARE PAYABLE	FICA W/H		0.56		
STAEDD	STATE OF CALIFORNIA E.D.D.		06/12/2026	Bank Draft	0.00	14,408.17	DFT0000175
Payable #	Payable Type	Post Date	Payable Description		Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description		Distribution Amount		
INV0001548	Invoice	06/12/2026	STATE TAX W/H		0.00	14,408.17	
	100-0000-21130	STATE TAX PAYABLE	STATE TAX W/H		9,638.45		
	121-0000-21130	STATE TAX PAYABLE	STATE TAX W/H		84.41		
	213-0000-21130	STATE TAX PAYABLE	STATE TAX W/H		38.64		
	309-0000-21130	STATE TAX PAYABLE	STATE TAX W/H		1,482.05		
	310-0000-21130	STATE TAX PAYABLE	STATE TAX W/H		2,218.73		
	311-0000-21130	STATE TAX PAYABLE	STATE TAX W/H		337.45		
	312-0000-21130	STATE TAX PAYABLE	STATE TAX W/H		111.45		
	410-0000-21130	STATE TAX PAYABLE	STATE TAX W/H		496.78		
	531-0000-21130	STATE TAX PAYABLE	STATE TAX W/H		0.21		
EFTPS	EFTPS		06/12/2026	Bank Draft	0.00	33,685.86	DFT0000176
Payable #	Payable Type	Post Date	Payable Description		Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description		Distribution Amount		
INV0001549	Invoice	06/12/2026	FEDERAL TAX		0.00	33,685.86	
	100-0000-21120	FEDERAL TAX PAYABLE	FEDERAL TAX		22,365.13		
	121-0000-21120	FEDERAL TAX PAYABLE	FEDERAL TAX		198.04		
	213-0000-21120	FEDERAL TAX PAYABLE	FEDERAL TAX		81.55		
	309-0000-21120	FEDERAL TAX PAYABLE	FEDERAL TAX		3,301.44		
	310-0000-21120	FEDERAL TAX PAYABLE	FEDERAL TAX		5,701.82		
	311-0000-21120	FEDERAL TAX PAYABLE	FEDERAL TAX		802.32		
	312-0000-21120	FEDERAL TAX PAYABLE	FEDERAL TAX		269.08		
	410-0000-21120	FEDERAL TAX PAYABLE	FEDERAL TAX		965.97		
	531-0000-21120	FEDERAL TAX PAYABLE	FEDERAL TAX		0.51		
EFTPS	EFTPS		06/12/2026	Bank Draft	0.00	188.30	DFT0000177
Payable #	Payable Type	Post Date	Payable Description		Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description		Distribution Amount		
INV0001550	Invoice	06/12/2026	MEDICARE W/H		0.00	188.30	
	100-0000-21110	FICA/MEDICARE PAYABLE	MEDICARE W/H		188.30		
EFTPS	EFTPS		06/12/2026	Bank Draft	0.00	805.14	DFT0000178
Payable #	Payable Type	Post Date	Payable Description		Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description		Distribution Amount		
INV0001551	Invoice	06/12/2026	FICA W/H		0.00	805.14	
	100-0000-21110	FICA/MEDICARE PAYABLE	FICA W/H		805.14		
STAEDD	STATE OF CALIFORNIA E.D.D.		06/12/2026	Bank Draft	0.00	484.65	DFT0000179
Payable #	Payable Type	Post Date	Payable Description		Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description		Distribution Amount		
INV0001552	Invoice	06/12/2026	STATE TAX W/H		0.00	484.65	
	100-0000-21130	STATE TAX PAYABLE	STATE TAX W/H		484.65		
EFTPS	EFTPS		06/12/2026	Bank Draft	0.00	1,125.03	DFT0000180

Vendor Number / Payable #	Vendor Name / Payable Type / Account Number	Post Date	Payment Date / Payable Description / Account Name	Payment Type / Item Description	Discount Amount / Discount Amount / Distribution Amount	Payment Amount / Payable Amount	Number
INV0001553	Invoice	06/12/2026	FEDERAL TAX		0.00	1,125.03	
	100-0000-21120		FEDERAL TAX PAYABLE	FEDERAL TAX		1,125.03	

Bank Code APRAB Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	228	90	0.00	611,326.65
Manual Checks	0	0	0.00	0.00
Voided Checks	0	1	0.00	0.00
Bank Drafts	8	8	0.00	104,707.93
EFT's	19	13	0.00	71,126.06
	255	**112**	**0.00**	**787,160.64**

All Bank Codes Check Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	228	90	0.00	611,326.65
Manual Checks	0	0	0.00	0.00
Voided Checks	0	1	0.00	0.00
Bank Drafts	8	8	0.00	104,707.93
EFT's	19	13	0.00	71,126.06
	255	**112**	**0.00**	**787,160.64**

Fund Summary

Fund	Name	Period	Amount
999	POOLED CASH	6/2026	787,160.64
			787,160.64

AGENDA ITEM NO. 3.

COUNCIL COMMUNICATION

SUBJECT: **Human Resources Activity Report**

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

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

THROUGH: **Megan Hunter, City Manager**

MEETING DATE: **July 1, 2026**

Open Recruitment:
N/A

Recruitment/Vacancy Status Update:
Community Engagement Coordinator - Position will remain vacant until further notice.
Community Services Officer - Position will remain vacant until further notice.
Information Technology Manager - Position will remain vacant until further notice.
Police Officer - Position will remain vacant until further notice.
Water Reclamation Shift Supervisor - Position will remain vacant until further notice.

New Hire:
Promoted (1) Temp Utility Maintenance Mechanic to Water Reclamation Operator-In-Training

Temporary Staffing:
(2) Administrative Assistant (Police Department) – Peak workload in the Records Division
(1) Maintenance Worker – Parks Maintenance – Backfill for WC injury
(2) Office Specialist (Community and Economic Development) – (1) Peak workload in the Planning and Building Division, (1) Grant Funded - ERF
(1) Utility Maintenance Mechanic – (1) Backfill for vacant WR Shift Supervisor

AGENDA ITEM NO. 4.

COUNCIL COMMUNICATION

SUBJECT: **Community Engagement Activity Report June 2026**

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

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

THROUGH: **Megan Hunter, City Manager**

MEETING DATE: **July 1, 2026**

COUNCIL COMMUNICATION

SUBJECT: Community Engagement Activity Report, June 2026

TO: The Honorable Mayor Anna Velazquez and Soledad City Council

FROM: Eric Mora, Community Engagement Manager

THROUGH: Megan Hunter, City Manager

MEETING DATE: July 1, 2026

Below are a couple of highlights from Community Engagement's work in the month of June 2026:

Youth Council Support (Strategic Plan 7.2.2 Reinvigorate the Youth Council to Strengthen the Youth Voice and Civic Impact)

As the year concluded for the current Soledad Youth Council, Community Engagement worked with the Parks and Recreation Department to recruit a new cohort of members for the Council. Community Engagement released a press release announcing that the application process was open which yielded mentions in Salinas Valley Now as well as the Salinas Tribune. Social media videos to remind area youth to apply to serve on the Youth Council yielded 15K and 11K impressions each.

Economic Development Activity Communication Support (Strategic Plan Goal 1.1 Build a Resilient and Diverse Local Economy by Supporting Business Attraction, Retention and Expansion)

In the month of June, the Community Engagement team supported several economic development activities including promotions for El Mercadito's June 6nd event as well as promotions for El Mercadito's July 2026 event (the July 2026 Mercadito is a collaboration with Hot Summer Days).

Civics Academy June Meeting (Strategic Plan 4.6.2 – Strengthen community participation and civic engagement.)

The Community Engagement Manager met with the Civics Academy in June. To help expand attendance, the group is meeting twice in-person, once in the morning and once in the evening. June's featured speaker was Parks Director Ana Ambriz who talked with the group about the Clean CA Grant that the City of Soledad was recently awarded. The Civics Academy helped identify areas in town that need additional clean up support and agreed to be part of the citizens' committee required per the grant's guidelines.

Public Works Support (Strategic Plan 10.2.2 – Increase transparency, open communication, and public access)

The Community Engagement team created bilingual (English/Spanish) posts to notify residents about road closures, including 5 individual posts alerting residents about construction related to the Recycled Water Conveyance Project. In addtion, the Community Engagement team worked with the Public Works team to begin public education around the importance of disposing of wipes properly. The video garnered 13.1K impressions online.

Professional Development (Strategic Plan 10.3.1 – Strengthen leadership development and organizational coaching)

In the month of June, the Community Engagement Manager was one of four professionals statewide who were awarded a scholarship from Cal ICMA to attend ICMA "Day with ICMA" conference in Issaquah, WA. The event focused on the meaning of community in an increasingly digital age and included an update from ICMA CEO Julia Novak on the state of local government and ICMA's work.

The Community Engagement Manager applied and was selected by the County of Santa Clara's Office of LGBTQ Affairs to receive a free 15 hour training through the Transformative Teaching Collective to become a certified trained on gender justice education for the workplace with the end goal of developing and sustaining an inclusive workplace culture for transgender, gender expansive and intersex individuals.

AGENDA ITEM NO. 5.

COUNCIL COMMUNICATION

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

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

FROM: **Ana Ambriz, Parks and Recreation Director**

THROUGH: **Megan Hunter, City Manager**

MEETING DATE: **July 1, 2026**

COUNCIL COMMUNICATION

SUBJECT: Parks & Recreation Department Activity Report

TO: Honorable Mayor Velazquez and City Council

FROM: Ana Ambriz, Parks and Recreation Director

THROUGH: Megan Hunter, City Manager

MEETING DATE: July 1, 2026

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1. Executive Summary

The Soledad Community Center continues to thrive, providing residents of all ages with diverse recreational activities, vital resources, and spaces to celebrate major milestones. Engagement remained steady throughout June, tracking 461 active memberships, 2,958 total visits, and 358 program registrations.

2. Program Highlights

- **Youth and Adult Sports:** During the month of June, sports programs experienced robust engagement across both youth and adult groups, with a total of 203 participants enrolling across basketball, volleyball, and karate. This reflects a continued community interest in team-based and physical sports. While the Youth Basketball and Adult Volleyball leagues have officially started their seasons, registration for the upcoming Adult Basketball league remains open. Interested participants are being directed to register online through the city's official catalog at https://secure.rec1.com/CA/soledad-ca/catalog or to visit the Community Center in person for enrollment assistance.

- **Adult and Senior Programs:** The SOCO Social continues to serve as a cornerstone program for community members aged 60 and older. During the month of June, the program hosted 60 seniors, providing them with live music, a hearty meal, take-home vegetable boxes, and direct access to valuable community resources.

3. Youth Council and Commissioner Program

- The Youth Council officially concluded its program year in late May with a successful presentation of their Year-End Project to the City Council. Recruitment for the upcoming cohort is currently underway, with applications open to Soledad high school students (grades 9–12) who are eager to

develop leadership skills and engage in civic service. The application period closes on June 19th, and interested youth can apply online at Youth Council Application Form.

4. Events

- In June, Soledad Parks and Recreation successfully hosted the first concert of its three-month Music in the Park series. The community event featured a live performance by the SOL Band, alongside local food vendors and family-friendly lawn games. While exact attendance numbers are difficult to gauge, the event drew an enthusiastic crowd and generated highly positive community feedback. The second concert in the series is scheduled for July 10th and will feature TNT & The Explosions.

- The Orchard Lane Splash Pad season is well underway, with young residents taking full advantage of the facility, particularly during the peak heatwaves experienced this month. Park Attendants remain on-site to monitor the area, ensure safe and proper use of the space, and provide family-friendly lawn games to enhance the visitor experience.

Partnerships and Collaboration

- The City's annual 4th of July Celebration is scheduled for July 4 from 12:00 p.m. to 6:00 p.m. at Little League Park. The event will feature food vendors, live musical entertainment, and recreational activities designed for residents of all ages. City staff have been actively engaged in the planning and working collaboratively with the Fourth of July Committee to ensure a safe and successful celebration for the community.

- The City is proud to participate in Monterey County's Dolly Parton Imagination Library, a globally recognized early literacy program dedicated to fostering a lifelong love of reading and learning. Through this initiative, children from birth to age five receive one free, age-appropriate, high-quality book each month, delivered directly to them at no cost to their families.

  As a community partner, the City will play an active role in supporting the program's success by conducting outreach and awareness efforts, assisting families with enrollment and registration, and serving as a book distribution site for children whose families may not have a permanent mailing address. By helping connect local families to this valuable resource, the City is investing in early childhood literacy, school readiness, and the long-term educational success of our youngest residents.

5. Facilities & Rentals

	Council Waiver	**City/SPR Use**	**Rented**
Sports Fields	0	0	88
SCC Facility	9	5	1
Park Reservations	2	1	3

AGENDA ITEM NO. 6.

COUNCIL COMMUNICATION

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

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

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

THROUGH: **Megan Hunter, City Manager**

MEETING DATE: **July 1, 2026**

ECONOMIC DEVELOPMENT DIVISION UPDATES:

CDBG BUSINESS ASSISTANCE LOAN PROGRAM

On June 17, 2026, staff presented the Close-Out of Grant No. 22-CDBG-ED-30043 to the Soledad City Council and requested acceptance of the program closeout. The City Council accepted the Close-Out Report, and staff will now proceed with submitting the final Close-Out Package to the California Department of Housing and Community Development (HCD).

Grant No. 22-CDBG-ED-30043 was the City's last active Economic Development grant. Following the closeout, approximately $100,000 in Program Income funds remain available and have been designated for economic development initiatives.

Staff intends to continue supporting the Small Business Loan Program through the use of the Program Income funds while actively pursuing additional grant and funding opportunities. Continued investment in economic development programs remain an important component of the City's Strategic Plan, supporting local business growth, job creation and retention and economic vitality within the community.

BUSINESS ENGAGEMENT

On June 6, 2026, the city hosted the third El Mercadito community market of the season at Cesar Chavez Park. The event featured sixteen (16) vendors, two (2) local agencies, live entertainment provided by DJ Audrix and the Costa de America Folklorico Dance Group, and complimentary face painting by Face Painting by Emy.

The event provided residents and visitors with an opportunity to enjoy a variety of food, retail vendors, cultural entertainment, and family-friendly activities. The event continues to demonstrate the value of El Mercadito as a platform for supporting local businesses and fostering community engagement.

The next El Mercadito market will be incorporated into the upcoming 5th Annual Soledad Hot Summer Days Car Show, scheduled for July 11, 2026, in Downtown Soledad. Staff continue to lead vendor recruitment and outreach efforts, process applications, and ensure that all participants comply with applicable business licensing, health permit and

regulatory requirements.

CITY PARTNERSHIPS
Staff continue to advance the City's economic development goals through strategic partnerships with El Pajaro Community Development Corporation (CDC) and the Monterey County Business Council (MCBC). Through these collaborations, local businesses and entrepreneurs are provided with access to business development resources, technical assistance, and training opportunities designed to support business growth and long-term economic sustainability. Staff remain actively engaged and committed to help promote programs and workshops that benefit Soledad's business community while strengthening the City's overall economic development efforts

SOLEDAD CONTAINER VILLAGE PROJECT
Staff is currently in the final stages of preparing the application for the U.S. Economic Development Administration (EDA) for the Container Village Project.

HOUSING DIVISION UPDATES:

ENCAMPEMENT RESOLUTION
Sendero, our modular housing site, remains fully operational and is currently serving 14 participants. Each participant resides in an individual modular unit and continues to receive comprehensive wraparound services through Step Up to help address barriers, access behavioral health services, and prepare for their transition to permanent housing.

We currently have two participants receiving services through Sun Street as part of a three-month residential treatment program. Both participants continue to make progress and are expected to return to Sendero upon completion of the program to continue working toward their permanent housing goals.

In addition, City staff have worked closely with Casa de Esperanza in King City to submit housing applications for five Sendero participants. To date, one participant has been approved for placement. If all remaining steps are completed successfully, the participant is anticipated to move into permanent housing within the next month. The City will continue collaborating with Casa de Esperanza to identify additional housing opportunities for eligible participants.

Step Up also continues assisting participants with obtaining essential personal documents needed for housing and supportive services. Staff are currently helping several clients secure replacement identification cards for those that have been lost or misplaced.

Contractors continue to complete the remaining site improvements, as well as necessary repairs and corrections required for the project's final inspection. The final outstanding item is the replacement of the A/C unit, after which the project will proceed with the final building inspection.

All work continues to be completed without disrupting participant services or occupancy. Security remains on-site during overnight hours, while Step Up staff continue providing daily on-site support and wraparound services to address participant needs and assist them on their path toward permanent housing.

YOUTH PROGRAM DEMONSTRATION PROGRAM
During the month of May, the city continued to work closely with the U.S. Department of Housing and Urban Development (HUD) regarding Youth Homelessness Demonstration Program (YHDP) funding for Fiscal Year 2026–2027. Throughout this period, City staff collaborated with HUD to compile and submit all additional required documentation in support of the application process. If awarded funding, the city is prepared to immediately reinstate the program, continue implementation efforts, and resume providing services to youth in South County.

In collaboration with the Coalition of Homeless Services, City staff have successfully submitted all required documentation to HUD. Currently, no further action is pending from the city. The City remains in regular communication with both the Coalition and HUD regarding the potential transfer of funds. Upon approval, YHDP services will resume.

HOMELESS HOUSING, ASSISTANCE, AND PREVENTION PROGRAM
The city has been awarded HHAP funding to provide case management and wraparound services for transitional-aged youth, ages 18–24. This initiative is a collaborative effort between the city and the Coalition of Homeless Services. The City anticipates receiving the contract for execution before the end of the month. Upon receipt of the funds and City Council approval, services will immediately begin at the Gateway Center. The city has staff in place and is prepared to implement the program promptly.

WORKFORCE HOUSING
City staff is finalizing the appropriate lease agreement and program guidelines. Once completed, staff will work diligently to select city staff who will reside in the unit.

PLANNING & BUILDING DIVISION UPDATES:

SOLEDAD GENERAL PLAN
As part of the ongoing 2045 General Plan Update, the City of Soledad is working closely with the planning consultant PlaceWorks, Inc. and the General Plan Steering Committee to develop a long-term vision for growth, mobility, and land use in the community. Following the completion of the Land Use Alternatives and the initiation of the Environmental Impact Report (EIR) process, the next major phase of the General Plan Update will involve producing an Administrative General Plan.

In April 2026, staff received the first draft of the General Plan Update. However, Staff identified several areas that required significant improvements. As a result, the staff returned the draft to Placeworks for revisions and design modifications. Additionally, Environmental Analysis is still in progress. Due to the extra work required for these items, it is expected that a new budget amendment will be proposed for the existing contract as part of the FY 26/27 budget process to allocate additional funds for the completion of this document.

To ensure a transparent and community-led process, City staff will continue to coordinate with the Steering Committee, which is made up of community members and local stakeholders, as well as the Soledad Planning Commission and City Council. This coordination will facilitate public engagement once a draft of the general plan is available

for review and comment.
For more information about the General Plan Update, please visit the project website at www.soledadgeneralplan2045.com or obtain materials in person at City Hall.

SOLEDAD MARKETPLACE
The City of Soledad has approved the building application for Quick Quack Car Wash. The permit has been issued, and the applicant plans to begin construction in July 2026. No further applications have been submitted.

HOLIDAY INN
The application received deficiency comments, but no resubmittal has been provided to the planning department. Additionally, no further communication has been received from the applicant.

ALMOND ACRES SUBDIVISION
The City, as the lead agency, has prepared a Draft Environmental Impact Report (EIR) for a proposed residential subdivision consisting of 55 single-family and 12 multi-family housing units, located on a 12-acre site between Cedar and Orchard Lane. The project would retain the existing mobile home neighborhood and develop the remaining 9.16 acres.

The public comment period for the project began on June 27, 2025, and ended on August 7, 2025. During this time, public comments were collected from various County agencies, including the Air District and MST, as well as state agencies like the California Department of Fish and Wildlife. The project was presented at a public hearing before the Planning Commission on June 1, 2026. Following this hearing, it was introduced to the City Council for review on June 17, 2026. Consideration for approval is tentatively scheduled for July 1, 2026, pending the approval of the introduction.

SUHSD HOUSING PROJECT
Staff is actively collaborating with SUSD to advance the construction process. The building permit has been issued as of April 4th, 2025. The City is working closely with the applicant to ensure that the remaining deferred items are addressed.

MIRAMONTE (FORMER MIRAVALE III)
Staff is actively working with the Local Agency Formation Commission (LAFCO) to secure the Certification of Completion. City Manager Megan Hunter has been leading discussions with LAFCO regarding the agricultural conservation easement, and staff will continue coordinating to meet all requirements.

It is important to highlight that the project already benefits several key approvals, including a certified Environmental Impact Report, an adopted Specific Plan, and a Vesting Tentative Tract Map. While the Development Agreement remains under preparation, much of the overall development framework is already in place. The Development Agreement will primarily address infrastructure phasing, financing strategies, and the affordable housing program.

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

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

The Miramonte Ad Hoc Committee held its first meeting on December 15, 2025. At that meeting, the Committee requested to meet on a regular basis, specifically on the second Monday of each month, to receive updates related to new housing development. A special meeting was scheduled on May 20, 2026 and was also livestreamed via the City of Soledad YouTube Channel. During this meeting, the developer received feedback on the proposed housing plan and will need to make modifications based on the Ad-Hoc discussion. The next regular meeting is tentatively scheduled for July 13, 2026.

BUILDING AND PLANNING DIVISION PERMIT ISSUANCE LOG
The report is provided as Attachment 1.

Permit List

19 Records

Permit #	Issued	Any Parcel Number	Site Address	Type	Project Description	Valuation Totals
260030	05/27/2026	022026001000	183 SOLEDAD STREET	RESIDENTIAL FIRE SYSTEMS	INSTALLTION OF UNDERGROUND FIRE SYSTEM	$30,000.00
250277	05/28/2026	22251001000	501 ANDALUCIA DR	RESIDENTIAL ADDITION OR REMODEL	Site improvements for Jardines De Soledad Apartments. Upgrade existing accessible parking locations. New concrete wall at existing BBQ area for accessibility access. New concrete walk. New Striped walkway.	$150,000.00
260102	06/01/2026	22516035000	614 ROBLEDO DR	SOLAR / PV SYSTEM	ROOF MOUNT SOLAR 8 MODULES, 3.6 KWS, 1 INVERTER, 1ESS	$21,018.24
B-26025	06/01/2026	22442061000	985 SAN MIGUEL	BUSINESS LICENSE ZONING REVIEW	HOME OCCUPIED BUSINESS- 985 SAN MIGUEL - VALLEY GROW HOME OFFICE ONLY, NO CLIENTS	
B-26027	06/01/2026	022-032-009	847 FRONT ST	BUSINESS LICENSE ZONING REVIEW	ZONING COMPLIANCE - 847 FRONT ST - PREMIER SMOGS	
260084	06/02/2026	22161016000	401 3RD ST	RESIDENTIAL ELECTRICAL	ELECTRICAL MAIN PANEL UPGRADE FROM 100AMP TO 200AMP	$4,000.00
260086	06/02/2026	22341015000	363 BLUERIDGE CT	SOLAR / PV SYSTEM	Install 7.98 kW PV System (19 modules) + 27 kWH Energy Storage System (2)	$23,643.75
260093	06/03/2026	22061007000	243 6TH ST	RESIDENTIAL RE-ROOF	Removing & replacing w/New asphalt shingles, repair fascia	$27,618.08
260060	06/04/2026	22482068000	634 SAN LUIS REY	RESIDENTIAL PLUMBING	Water softener replacement in existing location	$4,873.00
260072	06/04/2026	022-517-064	570 CAMINO ARROYO	ACCESSORY STRUCTURES	Attached 24' L X 12 W Patio 288 sq. ft.	$6,000.00
260103	06/09/2026	22518021000	510 CALLE VALVERDE	RESIDENTIAL RE-ROOF	REMOVE EXISTING AND REPLACE WITH COMP. SHINGLES	$20,000.00

Permit #	Issued	Any Parcel Number	Site Address	Type	Project Description	Valuation Totals
260105	06/09/2026	22471080000	562 BURKE CIR	SOLAR / PV SYSTEM	ROOF MOUNT SOLAR 11 MODULES, 4.95 KWS, 1 INVERTER, 1ESS, 2 BUSBAR	$22,629.00
250283	06/10/2026	022-014-011-000	415-A Front Street	COMMERCIAL TENANT IMPROVEMENT	Existing commercial building to be converted into a water store & installation of two new self-serve potable water stations outside. Two new parking spaces (ADA included) & new concrete in place.	$25,000.00
260050	06/10/2026	22251001000	501 ANDALUCIA DR	COMMERCIAL EVCS	Install and electrically connect (2) Level 2 Zerova AX48 EV Chargers for parking spaces	$35,560.00
260106	06/10/2026	22517030000	591 CAMINO ARROYO	SOLAR / PV SYSTEM	ROOF MOUNT SOLAR 9 MODULES, 4.05 KWS, 1 INVERTER, 1ESS	$22,617.00
260107	06/10/2026	022483053000	1234 Carmelo	SOLAR / PV SYSTEM	ROOF MOUNT SOLAR 9 MODULES, 4.05 KWS, 1 INVERTER, 1ESS	$19,000.00
260031	06/15/2026	022022022000	254 SOLEDAD STREET	NEW SINGLE FAMILY DWELLING	NEW SFD 933 SQ. FT. W/ATTACHED GARAGE 257 SQ. FT.	$177,253.88
260042	06/15/2026	022022022000	254-A Soledad St	ACCESSORY DWELLING UNIT	NEW DETACHED ADU 933 SQ. FT.	$159,356.40
260098	06/15/2026	22303015000	1445 MADERA ST	RESIDENTIAL ELECTRICAL	2.615 kW PV System (9 modules) Removal and Reinstallation in reference to permit 150113 project is in relation to reroof; no change to layout or roof line.	$499.00

AGENDA ITEM NO. 7.

COUNCIL COMMUNICATION

SUBJECT: **Public Works Activity Report**

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

FROM: **Don Wilcox, Public Works Director**

THROUGH: **Megan Hunter, City Manager**

MEETING DATE: **July 1, 2026**

PUBLIC WORKS DEPARTMENT ACTIVITY REPORT
COUNCIL MEETING DATE: July 1, 2026

Projects and Activities

- **RW Conveyance Project**
  - The RW project has completed the 5.5 miles of city-wide pipe-laying construction. The focus will now shift to the school sites and the pump station construction at the city's wastewater treatment plant.
  - The ancillary sewer main project on Main Street has also completed the replacement of the old sewer main pipes that have plagued the City with numerous clogs and associated costs.

- **West Street Road Diet**
  - The West Street Road Diet project continues to proceed and is expected to begin construction beginning in July 2026.

- **City Sponsored Events Planning**
  - Public Works Staff coordinated with other City Departments to provide traffic control plans/setup, restrooms, refuse (garbage/recycle), electrical and maintenance services during the upcoming City's Music in the Park, 4th of July, Hot Summer Days, Church Fiesta, Spookfest and Holiday events

- **USDOT Safe Streets & Roads Grant Application**
  - Staff successfully submitted a grant application in the amount of $3,782,000 for miscellaneous concept road safety improvements in alignment of the City's commitment to Vision Zero Road Safety (no serious or fatal traffic accidents) with award notification anticipated in November 2026. This is a very competitive grant with a local match of 20% ($756.000) that would be spread over FY 27-31. Award would be brought to Council for acceptance and prior to proceeding with detailed engineered design and construction contracts.

- **Active Transportation Plan Grant Application**
  - Staff successfully submitted a grant application in the amount of $33,043,000 for miscellaneous concept road safety improvements in alignment of the City's commitment to Vision Zero Road Safety (no serious or fatal traffic accidents) with award notification anticipated in December 2026. This grant anticipated a no cash match from the city other than TAMC $400K (RSTP Reserves) that would be spread out over FY 27-31. Award would be brought to Council for acceptance and prior to proceeding with detailed engineered design and construction contracts.

- **Interns**
  - Staff have entertained 3 local interns, resulting in significant engagement in training and resulting benefitting work regarding streetlight infill, fire hydrant infill, and speed limit signage review towards improvement projects

Water Resources

Drinking Water Distribution System Operation and Maintenance

- Cross-Connection Control Program
  - Backflow Prevention Assembly (BPA) annual testing ~90% complete; test reports/results processed; staff is focusing efforts on delinquent premises using hand-delivered second and third notices
  - New BPA installation to be installed at Corp Yard (for mechanic shop area)
- Asphalt repairs needed at five sites; estimates/quotes received
- Hydrants Flushing Program – Cal Fire continuing inspections for stuck caps, gasket replacements, height requirements, and possible replacements
- Hydrant(s) Repairs/Replacements – Hydrant on the corner of Monterey/Oak returned to service
- Main Leak(s) – None
- Service Leak(s) – 1100 Palm Ave; multiple copper line pinhole leaks
- New/Replaced Service(s) – Replaced service line at 1100 Palm Ave with polyethylene (PE) tubing
- Pressure Reducing Valves (PRVs)
  - 3-inch ClaVal (valve) repair at Metz/Orchard PRV nearing completion; need to upsize wiring
  - Flowmeter installations pending at Metz/Orchard and Serra Lane PRVs

Drinking Water Quality Monitoring

- Weekly Revised Total Coliform Rule (RTCR) Bacteriological sample collection – Distribution System (treated/disinfected water) – Total Coliform and E. coli monitoring (all results Not Detected, ND)

Drinking Water State Monitoring and Reporting – June 2026

- CA State Water Resources Control Board (SWRCB), Division of Drinking Water (DDW) Submittals
  DDW Monthly Reporting (covers May 2026) – *Submitted June 04, 2026*
  - Revised Total Coliform Rule – Monthly compilation of Weekly sampling
  - Well 09 Treatment Plant field monitoring data
  - Well 09 Effluent (Iron and Manganese)
  - Wells and Tanks Status
  - Well Production (Pumping Volumes)

- CA SWRCB PFAS Monitoring (General Order No. DW-2025-0002-DDW)
  - 2026 Q3 sample to be collected in July; will complete initial monitoring requirement

- CA SWRCB, Safe and Affordable Funding for Equity and Resilience (SAFER) Clearinghouse Submittals
  SAFER Monthly Report (covers May 2026) – *Submitted June 10, 2026*
  - Drought and Conservation Report – includes information on water shortage, source (well) reporting, potable supply (groundwater production) and demand (customer consumption), residential and non-residential demand, estimated water loss, maximum day demand (MDD), supply augmentation, and demand reduction

- CA Department of Water Resources (DWR) Water Use Efficiency (WUE) Data
  - Annual Water Shortage Assessment Report (Shortage Report)
    - Due July 01, 2026; *Submitted June 22, 2026*

WRF Operation and Maintenance Activities

Wastewater Treatment

- WRF solids build-up/age from mid-May now cleared out
  - Weekly Total Suspended Solids (TSS) result exceedance; Monthly Average within compliance
  - Ammonia and Nitrogen results within compliance limits
- Headworks
  - Screen #1 roller brush and gear drive work continues
  - Conveyor belt jumping; awaiting gearbox replacement
  - Auger Liner inside conveyor leading to the compactor – replacement complete
- Aeration Blower Replacement PLC programmed and placed on Blower #3; under 90-day warranty
- Aerator #4 equipment installation into Sludge Stabilization Basin (SSB) #1 complete
- Splitter Box 1&2 vacuumed out after the post anoxic zones
- Clarifier #1 out of service
  - Main central gear drive purchase from SPS Engineering (City Council approved May 20, 2026)
  - Request for Bids (RFB) in progress for clarifier equipment installation
  - Limitorque actuator to be purchased separately; part of installation project
- Equalization (EQ) Basin – vacuumed out debris using VACCON truck
  - Coordination with RW contractor to use EQ as temporary W-3 water source; will need Water Board approval
- Fuzzy Filters – deferred maintenance due to low staffing
  - Filters 1&2 need quarterly cleaning
  - Filters 3&4 cleaned with chlorine and detergent
  - Filter 4 strainers cleaned out; Filter 3 strainer to be cleaned out next
- UV Channel Maintenance – weekly maintenance skipped Week 3 due to low staffing

Rapid Infiltration Basins (RIBs)

- Weed abatement (spraying) and mechanical brush clearance along levee – ongoing maintenance
  - Possibility of contracting maintenance work; benefit/cost analysis needed
- Discing within RIBs continues (for better infiltration/percolation)

Sludge (Biosolids) Processing

- Polymer pump mechanism disassembled and cleaned; supply line to press flushed
- Screw Press #1 needs chain repair; running Screw Press #2 only

Vehicle/Tractor Maintenance and Repairs

Water and WW trucks/vehicles - Maintenance Team continues routine maintenance and repairs

- Tractor – Disc set bearings, spacers, and disc replacements have been sourced; need to install
- CAT Loader – Back in service; damaged sensor replaced and bucket controls repaired
- Crane Truck – crane non-functional; replacement crane identified; awaiting new budget year
- Dump Truck – needs assessment/evaluation (3-yard size for Water Team preferred)

Wastewater Quality Monitoring

- Sample Collection for Certified Laboratory Analysis
  - Daily Grabs – UV Channel Effluent (Total Coliform and E. coli)
  - Weekly Grabs and Composites – Influent (City and Prison); UV Channel Effluent
  - Monthly Grabs and Composites – Influent (City and Prison); UV Channel Effluent; RIB Influent

- Sample Collection for Process Control
  - 2-3x/week (Ammonia and Nitrate, Total Suspended Solids, Settled Sludge Volume Index, etc.)

- UV Transmittance (UVT) Testing
  - Completed Week 1 (2x/day; 12 hours apart) and Weeks 2-4 (2x/day; 8 hours apart)
  - Will transition to 1x/day for the next three months

Wastewater State Reporting – May 2026

- CA SWRCB, Central Coast Regional Water Quality Control Board (CCRWCB) Submittals for Master Water Reclamation Requirements (Order R3-2008-0042)
  CCRWQCB Quarterly Reporting (2026 Quarter 2 – Apr/May/June – due July 30, 2026)
  - Waste Discharge Requirements Self-Monitoring Report
  - Includes certified laboratory analytical data results

- CalRecycle Recycling and Disposal Reporting System (RDRS) – Biosolids Recycler/Composter RDRS #RD13269
  Quarterly Reporting (2026 Quarter 2 – Apr/May/Jun) – due September 01, 2026)
  - Tonnage recycled/composted: Tons (per certified scale weight tickets; Synagro)
  - Biosolids delivery to Liberty Composting

Collections (Sanitary Sewer)

- Weekly hot spots monitoring; jetting and cleaning (as needed)
  - Jetted and cleaned lines from Los Coches to Nestles Road
  - Focus on areas near Dutch Bros

- Mission Controls level floats being added to hot spots; alarm monitoring for high/low levels

Stormwater

- Storm drain cleaning has continued; manholes and inlets
  - San Vicente Road will require additional effort
- Outfall A sample(s) collected; need to repair grate and cut weeds back
- Save The Whales – Public Outreach and Public Education (PEPO) agreement – need status update

Other Water Resources Activities

- Water Reclamation Operator (Operator-In-Training, OIT) – candidate selected; starts July 06, 2026
- AMI Metering – Water and Energy Efficiency Grant (WEEG)
  - Progress Reports 01 and 02 submitted to Bureau of Reclamation; next report due Oct 2026
  - RFP in progress
- SCADA Servers (Water and Wastewater) Integration
  - upgrade running in parallel with existing; reliability testing is ongoing; bus being worked out
- Urban Water Management Plan (UWMP) and Water Shortage Contingency Plan (WSCP) complete
  - Adopted by City Council at the June 17, 2026, meeting
  - DWR Submittal (including DWR Tables) due by July 01, 2026
- Water System Facilities Reliability and Condition Assessment – Final document received and reviewed
- WRF Aeration System Evaluation and Optimization Study – Consultant site visit postponed
- Hacienda Septic to Sewer Project support – SWRCB Public Meeting held June 03, 2026
- Wastewater Permit – Central Coast Regional Water Quality Control Board (CCRWQCB)
  - Big Order (R3-2020-0020) – Discharges from Domestic Wastewater Systems with Flows Greater Than 100,000 Gallons Per Day
    - CCRWQCB edits received
    - Second review in progress
  - Recycled Water Order (WQ-2016-0068-DDW)
    - Awaiting CCRWQCB edits
- Recycled Water Use Areas
  - Request to add additional Recycled Water Use Areas (parks and schools)
    - Awaiting DDW response
- Source Control Program (Fats, Oils, and Grease – FOG)
  - Review of Food Service Establishment (FSE) list and FSE permitting process
  - Selection of FOG compliance software in progress

AGENDA ITEM NO. 8.

COUNCIL COMMUNICATION

SUBJECT: **Police Department Activity Report**

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

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

THROUGH: **Megan Hunter, City Manager**

MEETING DATE: **July 1, 2026**

SOLEDAD POLICE DEPARTMENT

Monthly Crime Date and Calls for Service 2026

Activity	Jan.	Feb.	March	April	May	June	July	Aug.	Sept.	Oct.	Nov.	Dec.
Murder/Attempted Murder	0	0	0	0	1	0						
Sexual Assault	1	1	0	1	0	0						
2025-Armed Robbery	0	0	0	0	0	0	1	0	0	0	1	0
Armed Robbery	0	0	0	0	0	1						
2025-Strong Arm Robbery	0	0	0	0	0	0	0	0	1	0	0	0
Strong Arm Robbery	0	0	0	0	0	1						
Aggravated Assault	3	2	0	1	5	2						
Arson	0	0	0	0	0	0						
Burglary	0	2	0	3	0	1						
Auto Theft	1	1	1	3	1	1						
DUI Stops at checkpoint	0	0	0	0	0	0						
Minor ABC/TOBACCO Violations	0	0	0	0	0	0						
Youth Violence Related Incidents	1	2	4	2	4	5						
Traffic Citations/Warnings Issued	96	107	72	99	137	125						
Total Arrests	22	27	24	23	31	23						
Dogs Impounded	13	10	7	6	0	1						
Cats & Other Impounds	0	1	1	0	1	0						
ACO Contacts	23	18	15	15	38	14						
Animals transported to SPCA	4	5	5	4	0	1						
Code Enforcement Contacts	89	91	145	98	59	45						
Parking Enforcement Citations/Warnings	17	46	77	64	69	43						
Vehicle Abatement Contacts	31	43	36	45	28	38						
Commercial Enforcement Contacts	0	0	0	0	0	0						
Community Policing	50	51	55	60	62	44						
Victim Advocate Contacts	57	56	59	15	10	3						
Domestic Violence	4	6	7	5	2	7						
Total Calls for Service	1,094	975	950	978	1,364	883						
TOTAL MONTHLY ACTIVITY	1,506	1,444	1,458	1,422	1,812	1,238						

Soledad Police Department

Department Activity Report

CSO: P. Celaya	Jan.	Feb.	March	April	May	June	July	Aug.	Sept.	Oct.	Nov.	Dec.
Abandoned Vehicles												
72-Hour Tag: Public	27	40	36	18	17	15						
72-Hour Tag: Private	2	0	0	1	2	2						
Vehicles Towed	2	2	0	2	4	4						
Total AV Contacts	31	42	36	21	24	21						
Commercial Enforcement												
Commercial Enforcement Contacts	0	0	0	0	0	0						
Animal Control												
Dog Licenses Issued	0	0	0	11	2	0						
Dogs In Custody	2	1	0	0	1	0						
Other Animals In Custody	0	0	1	1	0	0						
Animal Bites	0	0	0	3	0	0						
SPCA Transport	1	0	0	0	1	0						
Deceased Animals	0	0	0	0	1	0						
Citations	0	0	0	0	0	0						
Warning Citations	0	0	0	0	0	0						
Breeding License Applications	0	0	0	0	0	0						
Contacts regarding Breeding	0	0	0	0	0	0						
Total Animal Control Contacts	3	1	1	13	5	0						
Municipal Code Violations												
Complaints	3	9	9	7	12	10						
Warnings	8	6	5	4	1	1						
Citations	8	46	50	37	11	12						
Total Municipal Code Contacts	19	36	64	46	24	23						
Calls for Service												
Other Calls for Service	50	29	28	19	15	23						
Total Calls for Service	103	108	129	99	68	67						

Soledad Police Department

Department Activity Report

CSO: ALEJANDRE	Jan.	Feb.	March	April	May	June	July	Aug.	Sept.	Oct.	Nov.	Dec.
Abandoned Vehicles												
72-Hour Tag: Public	0	0	0	6	7	13						
72-Hour Tag: Private	0	0	0	0	0	2						
Vehicles Towed	0	1	0	0	0	2						
Total AV Contacts	0	1	0	6	7	17	0	0	0	0	0	0
Commercial Enforcement												
Commercial Enforcement Contacts	0	0	0	0	0	0	0	0	0	0	0	0
Animal Control												
Dog Licenses Issued	3	0	0	4	25	10						
Dogs In Custody	5	4	4	3	0	1						
Other Animals In Custody	0	0	0	0	1	0						
Animal Bites	0	1	0	1	0	0						
SPCA Transport	3	4	1	1	0	1						
Deceased Animals	0	0	0	1	5	2						
Citations	0	0	0	2	0	0						
Warning Citations	0	1	0	0	0	0						
Breeding License Applications	0	0	0	0	0	0						
Contacts regarding Breeding	0	0	0	0	0	0						
Total Animal Control Contacts	11	10	5	12	31	14	0	0	0	0	0	0
Municipal Code Violations												
Complaints	7	10	38	14	13	11						
Warnings	7	9	0	14	13	10						
Citations	0	1	0	0	1	1						
Total Municipal Code Contacts	14	20	38	28	27	22	0	0	0	0	0	0
Calls for Service												
Other Calls for Service	25	33	36	27	26	31						
Total Calls for Service	50	64	79	73	91	84	0	0	0	0	0	0

05/27/2026 to
06/21/2026

2026

Soledad Police Department

COMMUNITY ENGAGEMENT REPORT

Citizen Contacts: Officers have made multiple contacts with community members throughout their shifts.
Business Checks: Officers conducted 34 business outreach contacts.
Apartment/Residential contacts: Officers made 10 well-being checks with residents.
Schools: Officers conduct patrols of school zones during high traffic times.
City Parks: Continuous patrols and walk-throughs.
Youth Outreach: Youth provided stickers throughout the reporting period.
Special Events: Music at the Park
Social media: Instagram- 238,588 Views. Facebook – 407,443 views.
Churches: Daily patrol of churches throughout the city.
Misc: N/A

Prepared by: *Lieutenant Santiago*

Victim Assistance Advocate activity report- C. Zamudio

May 20th 2026-June 22th 2026

Referral Services: 0

- CALVCB:0
- SILVER STAR RESOURCE CENTER: 0
- DA'S VICTIMS UNIT:0
- HOLDING ON TO HOPE:0
- MCRCC:0
- U-VISA ASSISTANCE:0
- 211:0
- YWCA:0

Follow-ups: 2

- CASE NUMBER: DG2600707 DENIED RESOURCES

On-scene crisis response: 1

CASE NUMBERS: DG2600661

Community Networking: 0

Meetings: 0

Victim Advocate Training: 0

Schools visited: 0

- KIDS CONTACTED DURING VISIT: 0

TOTAL: 3

AGENDA ITEM NO. 9.

COUNCIL COMMUNICATION

SUBJECT: **Fire Department Activity Report**

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

FROM: **Jason Luckenbach, Fire Chief**

THROUGH: **Megan Hunter, City Manager**

MEETING DATE: **July 1, 2026**

Fire Department June 2026 Activity Report

City of Soledad Fire Department

525 Monterey Street, Soledad, CA 93960

STAFF REPORT

June 23rd, 2026

To: Mayor Velazquez and City Council

From: Jason Luckenbach, Fire Chief

Subject: **Activity Report – June 2026**

BUSINESS INSPECTIONS / PRE-PLANS:

- (10) Life/Safety Business Inspections have been completed
- (3) Re-Inspections completed

WEED ABATEMENT INSPECTIONS

- Less than 10 parcels are left with violations, and the 3rd violation notices will be sent out this week.

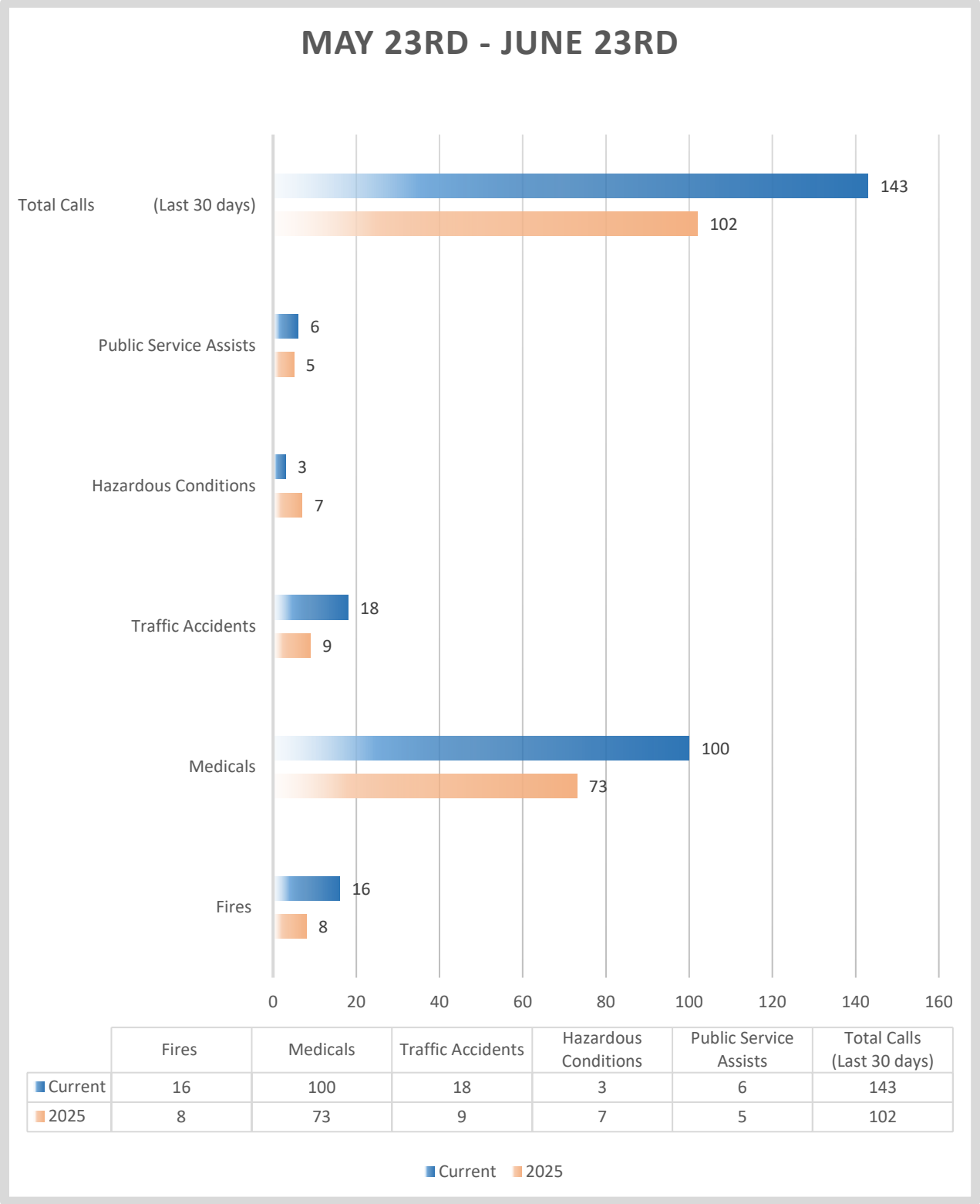
PUBLIC RELATIONS EVENTS:

- May 25th – Station personnel attended the Memorial Day Remembrance held at the Soledad Cemetery.

SIGNIFICANT INCIDENTS:

- No significant incidents to report.

Station 37 - Call Volume



	Fires	Medicals	Traffic Accidents	Hazardous Conditions	Public Service Assists	Total Calls (Last 30 days)
Current	16	100	18	3	6	143
2025	8	73	9	7	5	102

AGENDA ITEM NO. 10.

CITY OF SOLEDAD
STAFF REPORT

SUBJECT: **Resolution No. 6391, A Resolution of the City Council of the City of Soledad Receiving and Accepting FY 2024/2025 AB 1600 Impact Fee Report**

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

FROM: **Beatriz Trujillo, Community and Economic Development Director and Mike Howard, Assistant City Manager**

THROUGH: **Megan Hunter, City Manager**

MEETING DATE: **July 1, 2026**

Recommendation

It is recommended that the City Council Approve Resolution No. 6391, "Receiving and Accepting the FY 2024/2025 AB 1600 Impact Fee Report."

Executive Summary

This item presents the City's Annual AB 1600 Development Impact Fee Report for Fiscal Year 2024–2025 in accordance with Government Code Sections 66000 et seq. The report provides a detailed accounting of development impact fee revenues, expenditures, interest earnings, and fund balances for each impact fee account maintained by the City. Development impact fees are collected to fund public facilities, infrastructure, and capital improvements necessary to accommodate growth from new development. The Fiscal Year 2024–2025 report demonstrates the City's compliance with AB 1600 reporting requirements and highlights the City's use of impact fee revenues to support parks, infrastructure, utilities, planning, and public facility projects that address current and future community needs. Staff recommends that the City Council review and accept the Fiscal Year 2024–2025 AB 1600 Development Impact Fee Report.

Background

Assembly Bill (AB) 1600, codified in Government Code Sections 66000 et seq., establishes rules for how cities collect, track, and report development impact fees. Development impact fees are charges levied on new development projects to help pay for public facilities, infrastructure, and services needed to support community growth. These fees help ensure that new development contributes toward the cost of improvements needed because of growth, rather than placing those costs entirely on existing residents and taxpayers. Development impact fees can be used to fund projects such as streets and transportation improvements, parks and recreational facilities, public safety facilities, water and wastewater infrastructure, and other public improvements needed to serve new development.

AB 1600 also requires cities to be transparent and accountable in how these funds are managed. Each year, the City must report the amount of fee revenue collected, how the funds were used, and any remaining balances. The City is also required to maintain separate accounts for each type of impact fee and make information available to the public regarding revenues, expenditures, project funding, and account balances. To meet these requirements, staff has prepared the Annual AB 1600 Development Impact Fee Report for City Council review and acceptance.

Review & Analysis

Attached as Exhibit A is the City's Annual AB 1600 Development Impact Fee Report for Fiscal Year 2024–2025. The report provides the information required by State law and is organized by fund to show how development impact fees were collected, spent, and carried forward at the end of the fiscal year.

As outlined in the report, the City continues to use development impact fees to help fund improvements and planning efforts needed to support community growth. During Fiscal Year 2024–2025, these funds helped advance several important projects that were completed, started, or are actively moving forward. These projects include the completion of Orchard Lane Park, design and community outreach efforts for Toledo Basin Park, and new amenities at Cesar Chavez Park. Together, these investments improve recreational opportunities, enhance public spaces, and help meet the needs of current and future residents.

In addition to parks and community improvements, impact fee revenues supported important infrastructure planning and utility-related initiatives. These efforts included grant writing services for the USDOT Reconnecting Communities Program, preparation of the Storm Drain Master Plan, completion of the Water System Reliability Assessment, and work related to the Serra Lane Pressure Reducing Valve Project. These projects help the City plan for long-term infrastructure needs, improve the reliability of essential public services, and strengthen opportunities to secure outside funding for future improvements.

Overall, the Fiscal Year 2024–2025 AB 1600 Report reflects the City's continued compliance with State reporting requirements and demonstrates the City's commitment to managing development impact fees in a transparent and responsible manner to support growth-related infrastructure, facilities, and community improvements.

The FY 2025-2026 AB 1600 Report will cover various improvements completed this year, such as the expansion of City facilities, such as the Fire Apparatus Bay and new Vehicle Storage Building, to accommodate increased staffing, operational demands, and the storage of public safety equipment, vehicles, and maintenance resources needed to maintain service levels.

Financial Considerations

There is no direct fiscal impact associated with the City Council's review and acceptance of the Fiscal Year 2024–2025 AB 1600 Development Impact Fee Report. The report provides the annual accounting and disclosure of development impact fee revenues, expenditures, interest earnings, and fund balances as required by Government Code Sections 66000 et seq. Development impact fees continue to serve as an important funding source for capital improvements, infrastructure, public facilities, and planning efforts needed to accommodate growth and mitigate the impacts of new development.

Strategic Plan Alignment

This item supports Strategic Goal 10.5.1 by promoting fiscal stability and responsible financial management through required AB 1600 reporting, transparency in impact fee revenues and expenditures, and alignment of the City's impact fee program with the Capital Improvement Plan (CIP) goals. It also supports Goal 2.8.2 by reinforcing the City's efforts to review and update development impact fees in a way that supports housing affordability while ensuring new development pays its fair share toward infrastructure and public facilities.

Alternatives

- Adopt the attached Resolution No. 6377 and approve the FY 24/25 AB 1600 report as recommended; or
- Do not adopt the Resolution; or
- Provide direction to staff.

Planning/CEQA

The acceptance of the Fiscal Year 2024–2025 AB 1600 Development Impact Fee Report is exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15378(b)(5), as the activity involves organizational and administrative actions of government that will not result in direct or indirect physical changes to the environment. The proposed action consists solely of the review and acceptance of an annual financial and reporting document required by Government Code Sections 66000 et seq. and does not authorize any specific construction, development, or physical improvement project.

Public Notice Requirements

Not Applicable.

Attachment(s):
Resolution No. 6391
Exhibit A - AB1600 Report Support
Exhibit A - Impact Funds

RESOLUTION NO. 6391

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOLEDAD RECEIVING AND ACCEPTING FY 2024-2025 AB 1600 IMPACT FEE REPORT

WHEREAS, the City of Soledad has established development impact fees to help fund public facilities, infrastructure, and capital improvements needed to address the impacts of new development; and

WHEREAS, such development impact fees are based upon adopted nexus and/or engineering studies that identify the relationship between development projects and the proportional costs of mitigating growth-related impacts; and

WHEREAS, Government Code Sections 66000 et seq., enacted through Assembly Bill (AB) 1600, require local agencies to annually account for development impact fees collected, expended, and maintained in separate accounts; and

WHEREAS, the Fiscal Year 2024–2025 AB 1600 Development Impact Fee Report, attached hereto as **Exhibit A**, provides the information required by Government Code Sections 66000 et seq., including fee revenues, expenditures, interest earnings, project funding, and fund balances by impact fee account; and

WHEREAS, the City Council has reviewed the Fiscal Year 2024–2025 AB 1600 Development Impact Fee Report and finds that it satisfies the annual reporting requirements established by Government Code Sections 66000 et seq.; and

WHEREAS, the adoption of this Resolution is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15378(b)(5) because it is an administrative activity of government that will not result in direct or indirect physical changes to the environment, and no commitment to any specific project is being approved.

NOW, THEREFORE, BE IT HEREBY RESOLVED that the City Council of the City of Soledad receives and accepts the Fiscal Year 2024–2025 AB 1600 Development Impact Fee Report, attached hereto as Exhibit A, and the foregoing recitals are true and correct and are incorporated herein by this reference.

PASSED AND ADOPTED by the City Council of the City of Soledad at a regular meeting duly held on 1st of July of 2026, by the following vote:

AYES, and in favor thereof, Councilmembers:

NOES, Councilmembers:

ABSENT, Councilmembers:

ABSTAIN, Councilmembers:

APPROVED:

_____
ANNA M. VELAZQUEZ, Mayor

ATTEST:

_____
MEGAN HUNTER, City Clerk

Exhibit A

Park and Open Space Acquisition Fees
Fiscal Year 2024-2025

Description of Fee:

This fee was established to generate resources necessary to offset the proportional impacts of new development on the City's capital infrastructure. Specifically, this includes the acquisition and development of new parks, the construction of recreational facilities for the City and improvements of existing undeveloped parklands

Fee Amount*:*

Single Family Dwelling (per unit)	$8,788.00
Multiple Family Dwelling (per unit)	$7,030.00
Industrial (per 1,000 square feet)	-
Commercial Retail (per 1,000 square feet)	-
Office (per 1,000 square feet)	-

Beginning and Ending Balances:

Beginning balance - $ 386,718.75
Ending balance - $ 381,119.61

Amount of Fees collected and interest earned:

Please reference fund worksheet.

Amount of other revenue:

N/A

Public Improvement, amount of fee used and total percentage of project cost:

Orchard Lane Park Completion
Toledo Basin Park Design/Outreach
Cesar Chavez Park Amenities
Total $264,853.64

Identification of an approximate date by which construction of the public improvement or acquisition will commence/occur:

Orchard Lane Park improvements and maintenance are ongoing.
Toledo Basin Park Design and Outreach was significant during the FY 24/25 and it is anticipated that construction starts in 2028

Description of each interfund transfer of loan made from the account or fund:

None.

The amount of refunds made pursuant to subdivision € of Section 66001 and any allocation pursuant to subdivision (f) of Section 66001:

None.

Public Safety Facilities Fee
Fiscal Year 2024-2025

Description of Fee:

This fee was established to generate resources necessary to offset the proportional impacts of new development on the City's capital infrastructure. Specifically, this funds projects needed for the City's Police Department, including expansion of the Police Station and acquisition or additional communication equipment and vehicles. Additionally, this funds projects needed for the City's Fire Department, including expansion of the Fire Station and acquisition or additional communication equipment and vehicles.

Fee Amount:

Single Family Dwelling (per unit)	$1,670.00
Multiple Family Dwelling (per unit)	$1,335.00
Industrial (per 1,000 square feet)	$ 799.00
Commercial Retail (per 1,000 square feet)	$ 410.00
Office (per 1,000 square feet)	$ 1,268.00

Beginning and Ending Balances:

Beginning Balance - $29,892.11
Ending Balance- $31,435.31

Amount of Fees collected and interest earned:

Please reference fund worksheet.

Amount of other revenue:

N/A

Public Improvement, amount of fee used and total percentage of project cost:

No impact fees were used during this fiscal year.

Identification of an approximate date by which construction of the public improvement or acquisition will commence/occur:

Description of each interfund transfer of loan made from the account or fund:

None.

The amount of refunds made pursuant to subdivision € of Section 66001 and any allocation pursuant to subdivision (f) of Section 66001:

None.

General Government Facilities Fees
Fiscal Year 2024-2025

Description of Fee:

This fee was established to generate resources necessary to offset the proportional impacts of new development on the City's capital infrastructure. Specifically, this program provides for the completion and expansion of various City facilities, (specialty) equipment and vehicles.

Fee Amount:

Single Family Dwelling (per unit)	$ 5,348.00
Multiple Family Dwelling (per unit)	$ 4,279.00
Industrial (per 1,000 square feet)	$ 2,560.00
Commercial Retail (per 1,000 square feet)	$ 1,316.00
Office (per 1,000 square feet)	$ 4,064.00

Beginning and Ending Balances:

Beginning Balance - $515,594.40
Ending Balance - $572,288.38

Amount of Fees collected and interest earned:

Please reference fund worksheet.

Amount of other revenue:

N/A

Public Improvement, amount of fee used and total percentage of project cost:

No impact fees were used during this fiscal year.

Identification of an approximate date by which construction of the public improvement or acquisition will commence/occur:

Description of each interfund transfer of loan made from the account or fund:

None.

The amount of refunds made pursuant to subdivision € of Section 66001 and any allocation pursuant to subdivision (f) of Section 66001:

None.

Transportation (Streets, Bridges and Signals) System Fees
Fiscal Year 2024-2025

Description of Fee:

This fee was established to generate resources necessary to offset the proportional impacts of new development on the City's capital infrastructure. Specifically, projects include future street widenings, additional traffic signals and intersection improvements and possibly bridges.

Fee Amount:

Single Family Dwelling (per unit)	$ 6,827.00
Multiple Family Dwelling (per unit)	$ 4,711.00
Industrial (per 1,000 square feet)	$ 5,519.00
Commercial Retail (per 1,000 square feet)	$ 6,492.00
Office (per 1,000 square feet)	$ 5,238.00

Beginning and Ending Balances*:*

Beginning Balance - $1,220,874.02
Ending Balance - $1,378,701.75

Amount of Fees collected and interest earned*:*

Please reference fund worksheet.

Amount of other revenue:

N/A

Public Improvement, amount of fee used and total percentage of project cost:

Grant Writing – USDOT Reconnecting Communities Program
Total $27,260.00

Identification of an approximate date by which construction of the public improvement or acquisition will commence/occur:

Description of each interfund transfer of loan made from the account or fund:

None.

The amount of refunds made pursuant to subdivision € of Section 66001 and any allocation pursuant to subdivision (f) of Section 66001:

None.

Storm Water System Fees
Fiscal Year 2024-2025

Description of Fee:

This fee was established to generate resources necessary to offset the proportional impacts of new development on the City's capital infrastructure. Specifically, these projects include the construction of new storm drain lines, channels and other facilities for the purposes of storm drainage collection.

Fee Amount*:*

Single Family Dwelling (per unit)	$ 2,254.00
Multiple Family Dwelling (per unit)	$ 1,802.00
Industrial (per 1,000 square feet)	$ 969.00
Commercial Retail (per 1,000 square feet)	$ 554.00
Office (per 1,000 square feet)	$ 1,712.00

Beginning and Ending Balances:

Beginning Balance – ($8,635.99)
Ending Balance - $ 10, 495.17

Amount of Fees collected and interest earned:

Please reference fund worksheet.

Amount of other revenue:

N/A

Public Improvement, amount of fee used and total percentage of project cost:

Storm Drain Master Plan
Total $1,685

Identification of an approximate date by which construction of the public improvement or acquisition will commence/occur:

Description of each interfund transfer of loan made from the account or fund:

None.

The amount of refunds made pursuant to subdivision € of Section 66001 and any allocation pursuant to subdivision (f) of Section 66001:

None.

Water Collection System Fees
Fiscal Year 2024-2025

Description of Fee:

This fee was established to generate resources necessary to offset the proportional impacts of new development on the City's capital infrastructure. Specifically, projects include pipeline enlargements and well upgrades to increase capacity.

Fee Amount:

Single Family Dwelling (per unit)/Hook Up	$ 3,063.00/$403 + Meter Size
Multiple Family Dwelling (per unit)/Hook Up	$ 2,450.00/$403 + Meter Size
Industrial (per 1,000 square feet)/Hook Up	$ 1,467.00/$403 + Meter Size
Commercial Retail (per 1,000 square feet)/Hook Up	$ 753.00/$403 + Meter Size
Office (per 1,000 square feet)/Hook Up	$ 2,328.00/$403 + Meter Size

Beginning and Ending Balances:

Beginning Balance - $2,719,420.55
Ending Balance - $ 2,827,448.35

Amount of Fees collected and interest earned:

Please reference fund worksheet.

Amount of other revenue:

N/A

Public Improvement, amount of fee used and total percentage of project cost:

Water System Reliability Assessment
Serra Lane PRV (liberty Court) Project
Total $38,452.98

Replacements, Hydrant Replacements, Water masterplan,

Identification of an approximate date by which construction of the public improvement or acquisition will commence/occur:

Description of each interfund transfer of loan made from the account or fund:

None.

The amount of refunds made pursuant to subdivision € of Section 66001 and any allocation pursuant to subdivision (f) of Section 66001:

None.

Wastewater (Sewer) Fees
Fiscal Year 2024-2025

Description of Fee:

This fee was established to generate resources necessary to offset the proportional impacts of new development on the City's capital infrastructure. Specifically, the City's wastewater treatment infrastructure lines will need to be expanded for the General Plan build-out.

Fee Amount:

Single Family Dwelling (per unit)/Hook-up	$3,350.00 / $403
Multiple Family Dwelling (per unit)/Hook-up	$2,680.00 / $403
Industrial (per 1,000 square feet)/Hook-up	$1,603.00 / $403
Commercial Retail (per 1,000 square feet)/Hook-up	$824.00 / $403
Office (per 1,000 square feet)/Hook-up	$2,545.00 / $403

Beginning and Ending Balances:

Beginning Balance - $456,981.35
Ending Balance - $499,457.46

Amount of Fees collected and interest earned:

Please reference fund worksheet.

Amount of other revenue:

N/A

Public Improvement, amount of fee used and total percentage of project cost:

No impact fees were used during this fiscal year.

Identification of an approximate date by which construction of the public improvement or acquisition will commence/occur:

Description of each interfund transfer of loan made from the account or fund:

None.

The amount of refunds made pursuant to subdivision € of Section 66001 and any allocation pursuant to subdivision (f) of Section 66001:

None.

City of Soledad
Park Impact
History

	24/25	23/24	22/23	21/22	20/21	19/20	18/19	17/18	16/17	15/16	14/15	13/14	12/13	11/12	10/11	09/10	08/09	Total
Impact Fees	11,809.49	149,311.80	403,582.60	473,785.00	228,595.00	255,180.00	294,259.00	318,657.41	334,552.00	42,039.54	4,982.00		25,609.76	17,605.60	8,802.80		15,038.66	2,583,810.66
Interest Income	17,202.20	16,289.03	15,403.66	872.71	911.63	2,430.18	2,058.40	672.41	189.31		518.61	(4,422.29)	2,830.54	3,931.85	5,124.62	11,157.59	1,755.08	76,925.53
Grant Proceeds																		-
Other																		-
Charges for current services																		-
Total Income	29,011.69	165,600.83	418,986.26	474,657.71	229,506.63	257,610.18	296,317.40	319,329.82	334,741.31	42,039.54	5,500.61	(4,422.29)	28,440.30	21,537.45	13,927.42	11,157.59	16,793.74	2,660,736.19
Salary & Benefits																		-
Services & Supplies	3,962.50		123,314.00	625.16	5,757.51	630.00	12,996.48	21,914.10	2,002.50	1,595.82	179,381.42	21,537.15	8,156.98	435.41	3.90			382,312.93
Other Charges																	33,685.36	33,685.36
Capital Projects	30,648.33	99,174.44	982,493.24	7,732.50	165,405.47	11,306.67	217,710.34	276,161.60	4,040.00	25,655.21	865,947.07		2,175.00	15,401.40	720.62	10,721.83		2,715,293.72
Other Financing Uses																1,072.18		1,072.18
																		-
Total Expenditures	34,610.83	99,174.44	1,105,807.24	8,357.66	171,162.98	11,936.67	230,706.82	298,075.70	6,042.50	27,251.03	1,045,328.49	21,537.15	10,331.98	15,836.81	724.52	11,794.01	33,685.36	3,132,364.19
Total Excess / <Deficit>	(5,599.14)	66,426.39	(686,820.98)	466,300.05	58,343.65	245,673.51	65,610.58	21,254.12	328,698.81	14,788.51	(1,039,827.88)	(25,959.44)	18,108.32	5,700.64	13,202.90	(636.42)	(16,891.62)	(471,628.00)
Beginning Fund Balance	386,718.75	320,292.36	1,007,113.34	540,813.29	482,469.64	236,796.13	171,185.55	149,931.43	(178,767.38)	(193,555.89)	846,271.99	872,231.43	854,123.11	848,422.47	835,219.57	835,855.99	852,747.61	
Ending Fund Balance	381,119.61	386,718.75	320,292.36	1,007,113.34	540,813.29	482,469.64	236,796.13	171,185.55	149,931.43	(178,767.38)	(193,555.89)	846,271.99	872,231.43	854,123.11	848,422.47	835,219.57	835,855.99	

City of Soledad
Police Impact
History

	24/25	23/24	22/23	21/22	20/21	19/20	18/19	17/18	16/17	15/16	14/15	13/14	12/13	11/12	10/11	09/10	08/09	Total
Impact Fees	177.85	7,104.55	6,864.54	17,801.00	9,039.00	14,129.51	15,592.00	15,311.00	17,035.10	3,440.73	225.25		4,353.16	3,109.40	1,780.33	355.80	1,774.25	118,093.47
Interest Income	1,365.35	1,136.93	500.76	33.06	107.13	352.79	327.49	77.88	21.06			(96.55)	260.08	778.25	1,418.58	4,139.27	7,458.10	17,880.18
Grant Proceeds																		-
Other																		-
Charges for current services																		
Total Income	1,543.20	8,241.48	7,365.30	17,834.06	9,146.13	14,482.30	15,919.49	15,388.88	17,056.16	3,440.73	225.25	(96.55)	4,613.24	3,887.65	3,198.91	4,495.07	9,232.35	135,973.65
Salaries & Benefits															897.30	2,638.32		3,535.62
Services & Supplies				625.16	5,757.51							437.61	8,980.15	1,947.97	322.56			18,070.96
Other Charges																	101,953.52	101,953.52
Capital Projects				66,047.48								433.35	168,268.46	28,315.37	68,848.10	76,132.07		408,044.83
Other Financing Uses																7,613.21		7,613.21
Total Expenditures	-	-	-	66,672.64	5,757.51	-	-	-	-	-	-	870.96	177,248.61	30,263.34	70,067.96	86,383.60	101,953.52	539,218.14
Total Excess / <Deficit>	1,543.20	8,241.48	7,365.30	(48,838.58)	3,388.62	14,482.30	15,919.49	15,388.88	17,056.16	3,440.73	225.25	(967.51)	(172,635.37)	(26,375.69)	(66,869.05)	(81,888.53)	(92,721.17)	(403,244.49)
Beginning Fund Balance	29,892.11	21,650.63	14,285.33	63,123.91	59,735.29	45,252.99	29,333.50	13,944.62	(3,111.54)	(6,552.27)	(6,777.52)	(5,810.01)	166,825.36	193,201.05	260,070.10	341,958.63	434,679.80	
Ending Fund Balance	31,435.31	29,892.11	21,650.63	14,285.33	63,123.91	59,735.29	45,252.99	29,333.50	13,944.62	(3,111.54)	(6,552.27)	(6,777.52)	(5,810.01)	166,825.36	193,201.05	260,070.10	341,958.63	

City of Soledad
Fire Impact
History

	24/25	23/24	22/23	21/22	20/21	19/20	18/19	17/18	16/17	15/16	14/15	13/14	12/13	11/12	10/11	09/10	08/09	Total
Impact Fees	2,159.70	40,239.60	43,174.55	101,054.18	49,418.00	42,402.05	40,360.00	59,362.75	50,253.82	57,453.06	1,419.98		4,917.64	3,512.60	1,580.67	606.32	1,052.25	498,967.17
Interest Income	16,936.45	15,566.35	7,592.40	410.27	279.24	682.45	1,105.79	293.80	150.93	29.91		18.93			1,046.18	3,855.18	7,706.39	55,674.27
Grant Proceeds																		-
Other																		-
Charges for current services																		
Total Income	19,096.15	55,805.95	50,766.95	101,464.45	49,697.24	43,084.50	41,465.79	59,656.55	50,404.75	57,482.97	1,419.98	18.93	4,917.64	3,512.60	2,626.85	4,461.50	8,758.64	554,641.44
Salaries & Benefits																		-
Services & Supplies	50,601.13			625.16	5,757.51			5,017.00	12,517.20		338.87	437.61	8,198.60	154.15	568.65			84,215.88
Other Charges						31,094.29											116,832.11	147,926.40
Capital Projects							7,120.00	43,317.50		4,915.91						9,154.33		64,507.74
Other Financing Uses															255,613.28	83,190.17		338,803.45
Total Expenditures	50,601.13	-	-	625.16	5,757.51	31,094.29	7,120.00	48,334.50	12,517.20	4,915.91	338.87	437.61	8,198.60	154.15	256,181.93	92,344.50	116,832.11	635,453.47
Total Excess / <Deficit>	(31,504.98)	55,805.95	50,766.95	100,839.29	43,939.73	11,990.21	34,345.79	11,322.05	37,887.55	52,567.06	1,081.11	(418.68)	(3,280.96)	3,358.45	(253,555.08)	(87,883.00)	(108,073.47)	(80,812.03)
Beginning Fund Balance	379,846.04	324,040.09	273,273.14	172,433.85	128,494.12	116,503.91	82,158.12	70,836.07	32,948.52	(19,618.54)	(20,699.65)	(20,280.97)	(17,000.01)	(20,358.46)	233,196.62	321,079.62	429,153.09	
Ending Fund Balance	348,341.06	379,846.04	324,040.09	273,273.14	172,433.85	128,494.12	116,503.91	82,158.12	70,836.07	32,948.52	(19,618.54)	(20,699.65)	(20,280.97)	(17,000.01)	(20,358.46)	233,196.62	321,079.62	

City of Soledad
General Government Impact
History

	24/25	23/24	22/23	21/22	20/21	19/20	18/19	17/18	16/17	15/16	14/15	13/14	12/13	11/12	10/11	09/10	08/09	Total
Impact Fees	32,649.15	108,831.17	189,629.91	154,970.80	62,678.00	78,212.98	85,249.00	93,067.00	96,938.12	17,885.45	1,562.91		20,514.76	14,653.40	7,326.70	856.85	4,271.59	969,297.79
Interest Income	24,044.83	20,610.59	7,521.95	274.91	92.26	878.75	2,442.35	769.03	448.88	312.43	304.74	(1,140.94)	740.63	1,076.05	1,828.36	7,697.74	13,039.37	80,941.93
Grant Proceeds																		-
Other																		-
Charges for current services																		
Total Income	56,693.98	129,441.76	197,151.86	155,245.71	62,770.26	79,091.73	87,691.35	93,836.03	97,387.00	18,197.88	1,867.65	(1,140.94)	21,255.39	15,729.45	9,155.06	8,554.59	17,310.96	1,050,239.72
Salaries & Benefits															6,663.62			6,663.62
Services & Supplies				625.16	7,573.75	11,307.50	415.00	3,556.00	4,584.72	22,499.74		8,501.21	24,625.16	9,566.07	1,785.95			95,040.26
Other Charges																19,120.22	29,767.94	48,888.16
Capital Projects			4,841.32	27,099.74		390,805.00		55,689.49	27,913.69	50,349.98			811.25	1,700.41	110,749.16			669,960.04
Other Financing Uses												15,525.44				304,912.02		320,437.46
Total Expenditures	-	-	4,841.32	27,724.90	7,573.75	402,112.50	415.00	59,245.49	32,498.41	72,849.72	-	24,026.65	25,436.41	11,266.48	119,198.73	324,032.24	29,767.94	1,140,989.54
Total Excess / <Deficit>	56,693.98	129,441.76	192,310.54	127,520.81	55,196.51	(323,020.77)	87,276.35	34,590.54	64,888.59	(54,651.84)	1,867.65	(25,167.59)	(4,181.02)	4,462.97	(110,043.67)	(315,477.65)	(12,456.98)	(90,749.82)
Beginning Fund Balance	515,594.40	386,152.64	193,842.10	66,321.29	11,124.78	334,145.55	246,869.20	212,278.66	147,390.07	202,041.91	200,174.26	225,341.85	229,522.87	225,059.90	335,103.57	650,581.22	663,038.20	
Ending Fund Balance	572,288.38	515,594.40	386,152.64	193,842.10	66,321.29	11,124.78	334,145.55	246,869.20	212,278.66	147,390.07	202,041.91	200,174.26	225,341.85	229,522.87	225,059.90	335,103.57	650,581.22	

City of Soledad
Transportation Impact
History

	24/25	23/24	22/23	21/22	20/21	19/20	18/19	17/18	16/17	15/16	14/15	13/14	12/13	11/12	10/11	09/10	08/09	Total
Impact Fees	127,419.24	243,738.78	313,680.97	343,824.27	137,911.78	223,567.50	254,179.00	251,771.00	287,608.24	51,576.48	4,522.65		78,680.00	56,200.00	28,100.00	5,914.40	10,791.91	2,419,486.22
Interest Income	57,668.49	50,479.22	21,628.64	1,368.11	1,774.47	8,066.73	8,048.03	4,365.04	3,238.07	2,413.02	1,871.73	(7,117.49)	5,071.65	5,999.88	8,183.24	20,739.41	33,082.19	226,880.43
Grant Proceeds					130,767.05													130,767.05
Other				23,400.00										650,689.70		387.42	5,735.70	680,212.82
Charges for current services																		
Total Income	185,087.73	294,218.00	335,309.61	368,592.38	270,453.30	231,634.23	262,227.03	256,136.04	290,846.31	53,989.50	6,394.38	(7,117.49)	83,751.65	712,889.58	36,283.24	27,041.23	49,609.80	3,457,346.52
Salaries & Benefits															38,973.27	87,767.36		126,740.63
Services & Supplies	27,260.00		5,929.00	6,102.90	22,638.79	3,099.71	37,420.70		6,425.00	10,082.12	35,945.00	110,668.46	33,745.37	5,187.53	9,578.89			314,083.47
Other Charges																51,757.10	35,573.77	87,330.87
Capital Projects		53,025.75	43,430.24	270,606.79	872,236.10	93,779.58	62,230.65	692,164.18	189,927.18	13,080.00	6,455.00	29,166.99	187,789.52	106,811.86	540,209.88	258,949.81		3,419,863.53
Other Financing Uses															112,722.36	37,127.88		149,850.24
Total Expenditures	27,260.00	53,025.75	49,359.24	276,709.69	894,874.89	96,879.29	99,651.35	692,164.18	196,352.18	23,162.12	42,400.00	139,835.45	221,534.89	111,999.39	701,484.40	435,602.15	35,573.77	4,097,868.74
Total Excess / <Deficit>	157,827.73	241,192.25	285,950.37	91,882.69	(624,421.59)	134,754.94	162,575.68	(436,028.14)	94,494.13	30,827.38	(36,005.62)	(146,952.94)	(137,783.24)	600,890.19	(665,201.16)	(408,560.92)	14,036.03	(640,522.22)
Beginning Fund Balance	1,220,874.02	979,681.77	693,731.40	601,848.71	1,226,270.30	1,091,515.36	928,939.68	1,364,967.82	1,270,473.69	1,239,646.31	1,275,651.93	1,422,604.87	1,560,388.11	959,497.92	1,624,699.08	2,033,260.00	2,019,223.97	
Ending Fund Balance	1,378,701.75	1,220,874.02	979,681.77	693,731.40	601,848.71	1,226,270.30	1,091,515.36	928,939.68	1,364,967.82	1,270,473.69	1,239,646.31	1,275,651.93	1,422,604.87	1,560,388.11	959,497.92	1,624,699.08	2,033,260.00	

City of Soledad
Storm Drain Impact
History

	24/25	23/24	22/23	21/22	20/21	19/20	18/19	17/18	16/17	15/16	14/15	13/14	12/13	11/12	10/11	09/10	08/09	Total
Impact Fees	20,098.54	158,426.65	209,120.37	263,913.80	153,988.64	297,705.38	329,828.00	317,683.00	370,180.22	52,069.94	4,864.00		106,143.80	75,817.00	37,908.50	1,354.25	1,651.22	2,013,107.75
Interest Income	870.32	10,685.86	4,501.18	877.72	-	55.14	4,194.09	9,957.50	6,316.32	5,191.70	4,336.25	(15,613.32)	9,907.41	13,453.98	17,371.57	35,647.46	49,698.57	141,394.39
Grant Proceeds																		-
Other																	4,982.14	4,982.14
Charges for current services																		-
Total Income	20,968.86	169,112.51	213,621.55	264,791.52	153,988.64	297,760.52	334,022.09	327,640.50	376,496.54	57,261.64	9,200.25	(15,613.32)	116,051.21	89,270.98	55,280.07	37,001.71	56,331.93	2,159,484.28
Salaries & Benefits																		-
Services & Supplies	1,685.00			625.15	19,195.59		1,439.14	14,316.10	11,771.64	225,797.16	189,573.93	58,542.11	1,707.63	1,367.77	528.48			524,864.70
Other Charges																	19,024.54	19,024.54
Capital Projects		3,058.46	6,680.82	11,106.46		1,155,183.83	3,321,571.23	97,354.43	156,985.42				2,906.84	4,188.53	720.63	9,154.33		4,759,171.70
Other Financing Uses	152.70															915.43		915.43
																		-
Total Expenditures	1,837.70	3,058.46	6,680.82	11,731.61	19,195.59	1,155,183.83	3,323,010.37	111,670.53	168,757.06	225,797.16	189,573.93	58,542.11	4,614.47	5,556.30	1,249.11	10,069.76	19,024.54	5,303,976.37
Total Excess / <Deficit>	19,131.16	166,054.05	206,940.73	253,059.91	134,793.05	(857,423.31)	(2,988,988.28)	215,969.97	207,739.48	(168,535.52)	(180,373.68)	(74,155.43)	111,436.74	83,714.68	54,030.96	26,931.95	37,307.39	(3,144,492.09)
Beginning Fund Balance	(8,635.99)	(174,690.04)	(381,630.77)	(634,690.68)	(769,483.73)	87,939.58	3,076,927.86	2,860,957.89	2,653,218.41	2,821,753.93	3,002,127.61	3,076,283.04	2,964,846.30	2,881,131.62	2,827,100.66	2,800,168.71	2,762,861.32	
Ending Fund Balance	10,495.17	(8,635.99)	(174,690.04)	(381,630.77)	(634,690.68)	(769,483.73)	87,939.58	3,076,927.86	2,860,957.89	2,653,218.41	2,821,753.93	3,002,127.61	3,076,283.04	2,964,846.30	2,881,131.62	2,827,100.66	2,800,168.71	

City of Soledad

Public Safety Impact
History

	24/25	23/24	22/23	21/22	20/21	Total
Impact Fees	11,336.93	18,610.64	77,289.00	20,284.00		127,520.57
Interest Income	5,785.43	5,146.50	1,730.59	14.93		12,677.45
Grant Proceeds						-
Other						-
Charges for current services						
Total Income	17,122.36	23,757.14	79,019.59	20,298.93		140,198.02
Salaries & Benefits						-
Services & Supplies	-	-	-	-		-
Other Charges						-
Capital Projects	-	-	-	-		-
Other Financing Uses						-
Total Expenditures	-	-	-	-		-
Total Excess / <Deficit>	17,122.36	23,757.14	79,019.59	20,298.93		140,198.02
Beginning Fund Balance	123,075.66	99,318.52	20,298.93	-		
Ending Fund Balance	140,198.02	123,075.66	99,318.52	20,298.93	-	

City of Soledad
Water Impact
History

	24/25	23/24	22/23	21/22	20/21	19/20	18/19	17/18	16/17	15/16	14/15	13/14	12/13	11/12	10/11	09/10	08/09	Total
Impact Fees	23,428.06	229,900.26	264,403.62	363,498.22	246,976.00	255,198.02	310,311.05	367,687.24	404,345.60	72,514.97	7,782.50	4,688.88	86,660.00	61,703.80	34,308.20	9,004.80	-	2,742,411.22
Interest Income	123,052.72	113,006.18	49,704.92	2,316.72	2,876.72	9,077.56	8,913.50	2,742.45	1,549.73	589.73	419.88	(1,403.75)	808.45	843.76	1,241.21	9,578.27	-	325,318.05
Grant Proceeds																		-
Other																		-
Charges for current services																		
Total Income	146,480.78	342,906.44	314,108.54	365,814.94	249,852.72	264,275.58	319,224.55	370,429.69	405,895.33	73,104.70	8,202.38	3,285.13	87,468.45	62,547.56	35,549.41	18,583.07	-	3,067,729.27
Salaries & Benefits																524.52		524.52
Services & Supplies	25,872.00			625.16	5,757.51			5,202.50	4,546.50	20,969.00	4,395.00	7,036.02	13,351.40	384.95	15,927.68			104,067.72
Other Charges																	-	-
Capital Projects	12,580.98	24,680.73	6,612.18				29,751.91	94,208.73	7,235.17	45,213.32					137,504.95	20,620.22		378,408.19
Other Financing Uses									26,506.00						(136,784.32)	1,817,246.34		1,706,968.02
Total Expenditures	38,452.98	24,680.73	6,612.18	625.16	5,757.51	-	29,751.91	99,411.23	38,287.67	66,182.32	4,395.00	7,036.02	13,351.40	384.95	16,648.31	1,838,391.08	-	2,189,968.45
Total Excess / <Deficit>	108,027.80	318,225.71	307,496.36	365,189.78	244,095.21	264,275.58	289,472.64	271,018.46	367,607.66	6,922.38	3,807.38	(3,750.89)	74,117.05	62,162.61	18,901.10	(1,819,808.01)	-	877,760.82
Beginning Fund Balance	2,719,420.55	2,401,194.84	2,093,698.48	1,728,508.70	1,484,413.49	1,220,137.91	930,665.27	659,646.81	292,039.15	285,116.77	281,309.39	285,060.28	210,943.23	148,780.62	129,879.52	1,949,687.53	-	
Ending Fund Balance	2,827,448.35	2,719,420.55	2,401,194.84	2,093,698.48	1,728,508.70	1,484,413.49	1,220,137.91	930,665.27	659,646.81	292,039.15	285,116.77	281,309.39	285,060.28	210,943.23	148,780.62	129,879.52	-	

City of Soledad
Wastwater Impact
History

	24/25	23/24	22/23	21/22	20/21	19/20	18/19	17/18	16/17	15/16	14/15	13/14	12/13	11/12	10/11	09/10	08/09	Total
Impact Fees	21,294.87	105,553.80	141,525.32	189,361.38	8,855.00	47,157.42	55,733.71	465.70	5,406.88	104,181.20	7,397.17	379.70		2,278.20	16,049.70	3,037.60	-	708,677.65
Interest Income	21,181.24	17,836.62	7,157.30	283.82	7.77	6.10	11.19	125.37	170.42	139.54		(7.59)	20.45	41.81	7.71		-	46,981.75
Grant Proceeds																		-
Other																		-
Charges for current services																		
Total Income	42,476.11	123,390.42	148,682.62	189,645.20	8,862.77	47,163.52	55,744.90	591.07	5,577.30	104,320.74	7,397.17	372.11	20.45	2,320.01	16,057.41	3,037.60	-	755,659.40
Salaries & Benefits																		-
Services & Supplies		9,795.25		625.15	5,757.46					925.00		597.96	19,598.93	276.63	6,290.09	13.84		43,880.31
Other Charges																	-	-
Capital Projects						36,802.35	63,527.87	85,523.20	6,663.93	28,027.89					771.74	9,315.42		230,632.40
Other Financing Uses								(12,012.75)								(6,298.02)		(18,310.77)
Total Expenditures	-	9,795.25	-	625.15	5,757.46	36,802.35	63,527.87	73,510.45	6,663.93	28,952.89	-	597.96	19,598.93	276.63	7,061.83	3,031.24	-	256,201.94
Total Excess / <Deficit>	42,476.11	113,595.17	148,682.62	189,020.05	3,105.31	10,361.17	(7,782.97)	(72,919.38)	(1,086.63)	75,367.85	7,397.17	(225.85)	(19,578.48)	2,043.38	8,995.58	6.36	-	499,457.46
Beginning Fund Balance	456,981.35	343,386.18	194,703.56	5,683.51	2,578.20	(7,782.97)	-	72,919.38	74,006.01	(1,361.84)	(8,759.01)	(8,533.16)	11,045.32	9,001.94	6.36	-	-	
Ending Fund Balance	499,457.46	456,981.35	343,386.18	194,703.56	5,683.51	2,578.20	(7,782.97)	-	72,919.38	74,006.01	(1,361.84)	(8,759.01)	(8,533.16)	11,045.32	9,001.94	6.36	-	

AGENDA ITEM NO. 11.

CITY OF SOLEDAD
STAFF REPORT

SUBJECT: **Resolution No. 6392, a Resolution of the City Council of the City of Soledad "Approving the Master Fee Schedule for Fiscal Year 2026-2027".**

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

FROM: **Mike Howard, Assistant City Manager and Jesus Yanez, Finance Management Analyst**

THROUGH: **Megan Hunter, City Manager**

MEETING DATE: **July 1, 2026**

Recommendation

It is recommended that the City Council of the City of Soledad adopt Resolution No.6392. A Resolution of the City Council of the City of Soledad "Approving the Master Fee Schedule for Fiscal Year 2026-2027".

Executive Summary

In 2017, the City retained Willdan Financial Services to conduct a comprehensive user fee study. Based on the study's findings, the City Council adopted a revised Master Fee Schedule in 2018. Since that time, the Master Fee Schedule has been updated annually to reflect changes in the Consumer Price Index (CPI), helping ensure that fees remain aligned with the City's cost of providing services.

For Fiscal Year 2026–2027, staff recommends adjusting applicable fees by the current CPI of 3.8%. Regular CPI adjustments are essential to offset increases in operating costs resulting from inflation, including personnel, materials, and administrative expenses. Maintaining fees that reasonably reflect the cost of service supports the City's long-term fiscal sustainability while minimizing the need for larger fee increases in future years.

Background

Section 3.20.020 of the Soledad Municipal Code authorizes the City Council to adopt, by resolution, a schedule of fees and charges applicable to City services and functions.

On August 2, 2017, the City Council adopted Resolution No. 5328, approving an agreement with Willdan Financial Services to prepare a comprehensive User Fee Study. Based on the findings of that study, the City Council adopted Resolution No. 5314 on June 26, 2018, establishing the City's Master Fee Schedule. Since then, the User Fee Study has served as the basis for the annual update of the Master

Fee Schedule.

Pursuant to Resolution No. 5314, the Master Fee Schedule is incorporated into the City's annual budget and may be adjusted as necessary, including annual Consumer Price Index (CPI) adjustments. Each year, staff reviews the schedule and recommends updates to fees, rates, and charges for City services to ensure they remain legally compliant, reasonably related to the cost of providing the service, and sufficient to recover, but not exceed, the City's actual cost of providing those services, including associated materials and administrative expenses. Given the Study's age, the City plans to update it in the upcoming fiscal year.

Review & Analysis

Staff recommends updating the City's Master Fee Schedule to ensure fees more accurately reflect the actual cost of providing services, current staffing levels, organizational structure, and state-mandated processing requirements. The Master Fee Schedule, as adopted by the City Council, establishes fees for permits, applications, inspections, and other services to recover the City's cost of providing those services.

Under California law, local agencies may charge fees for government services when: (1) the use of the service is voluntary, and (2) the fee charged does not exceed the reasonable cost of providing the service. The proposed fee updates are intended to maintain compliance with these cost recovery principles.

The proposed Master Fee Schedule also includes provisions that allow the City to recover additional costs when the time and resources required to process a project exceed those covered by the standard fee. This may occur when a project is unusually complex, requires extensive staff review, involves multiple meetings, involves significant public outreach, or involves other unforeseen activities that increase processing time. If approved, the updated Master Fee Schedule, attached to Resolution No. 6392 as Exhibit A, will become effective for Fiscal Year 2026–2027.

For Fiscal Year 2026–2027, existing fees have been adjusted by the applicable Consumer Price Index (CPI) of 3.8%, unless otherwise noted.

For informational purposes, the Master Fee Schedule also includes the current rates for the Soledad Community Center, Water, Wastewater, Solid Waste, and Business Licenses. These rates are established through separate Council actions and are included in the schedule as a consolidated reference.

The Study was conducted in 2017 by Willdan, and over time, the City's true costs have likely outpaced the CPI. Therefore, in FY 26/27, staff plan to initiate an update to the Study. Updates to development impact fees and utility rates are well underway and will be brought to the City Council for consideration by the end of the calendar year.

Financial Considerations

The proposed fee adjustments are intended to support the City's goal of recovering the full cost of providing services, permits, inspections, and related materials to the public. As a result, the City anticipates an increase in fee revenue; however, the actual fiscal impact will depend on the volume and type of services requested during the fiscal year.

Revenue generated through the updated Master Fee Schedule will help offset the City's costs of providing these services, thereby reducing the need for subsidy from other City revenue sources and

supporting the City's long-term fiscal sustainability.

Strategic Plan Alignment

The adoption of the 2026-27 Master Fee Schedule aligns with Strategic Goal 10.5.1 of maintaining fiscal stability and responsible financial management.

Alternatives

1. Adopt the Resolution to approve the Master Fee Schedule; or
2. Modify the Master Fee Schedule; or
3. Do not approve the Master Fee Schedule; or
4. Provide alternative direction to staff.

Planning/CEQA

The City has determined that approving the Master Fee Schedule is exempt from provisions of the California Environmental Quality Act (Public Resources Code Section 21000 et seq.) pursuant to State CEQA Guidelines, Sections 15061(b)(3) and 15273. The fees collected will be used to cover the costs of services and materials and have no possibility of causing significant environmental effects.

Public Notice Requirements

None required.

Attachment(s):
Resolution No. 6392
Exhibit A - Proposed Master Fee Schedule FY 2026-27

RESOLUTION NO. 6392

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOLEDAD APPROVING THE MASTER FEE SCHEDULE FOR FISCAL YEAR 2026-2027

WHEREAS, Soledad Municipal Code Section 3.20.020 provides that the City Council shall by resolution adopt a schedule of fees, rates and charges applicable to City services and functions; and

WHEREAS, the City's Master Fee Schedule was last modified and approved by resolution in August 2025, and the City Council wishes to establish updated fees, rates and charges to be assessed for services and functions provided by the City during Fiscal Year 2026-2027; and

WHEREAS, the fees, rates and charges proposed for the Fiscal Year 2026-2027 Master Fee Schedule, unless adjusted by separate action, have been adjusted by the CPI (Consumer Price Index), at a rate of 3.8% and Staff can represent that in all cases, this adjustment will not cause the involved fees, rates and charges to exceed the actual value and/or cost of such fees, rates and charges; and

WHEREAS, this approach is consistent with the methodology developed in 2017 by Wildan Financial Services and does not represent a new approach but rather an adjustment of an existing framework to reflect current staffing costs and processing times more accurately.

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

1. All of the recitals set forth above are true and correct to the best of its knowledge, and by this reference are incorporated herein as findings.

2. The Master Fee Schedule, attached hereto as "**Exhibit A"** and by this reference incorporated herein, is adopted for Fiscal Year 2026-2027.

3. All fees, rates and charges set forth in any previous Fee Schedule or similar document and addressed by the new Master Fee Schedule are hereby rescinded.

PASSED AND ADOPTED by the City Council of the City of Soledad this 1st day of July, 2026.

AYES, and in favor thereof, COUNCILMEMBERS:

NOES, COUNCILMEMBERS:

ABSENT, COUNCILMEMBERS:

ABSTAIN, COUNCILMEMBERS:

_____
ANNA M. VELAZQUEZ, Mayor

ATTEST:

_____
MEGAN HUNTER, City Clerk

FACILITY RENTALS – SOLEDAD COMMUNITY CENTER				
Facility Rental Rates	**Rental Period**	**Gymnasium** Capacity: 999 Dining: 450	**Large Multi-Purpose Room** Capacity: 150 Dining: 120	**Small Multi-Purpose Room** Capacity: 49 Dining: 25
Multi-purpose Rooms **Weekday Meetings** **Events - Friday-Sunday:**	Block: 2hr min/6hr max Meeting: 2hr min/4hr max	N/A	$400 Event Block $80/hr*	$275 Event Block $55/hr*
100 - 450 Attendees **Saturday-Sunday:**	Full Block Use (10 hr. max)	$1750	N/A	N/A
Rehearsal/Setup Fee	2 Hours	$250	$150	$75
Catering Kitchen	$200 per rental for use with Gymnasium or Multi-Purpose Room rentals.			
Gymnasium Package:	20% off additional spaces – Large Multipurpose Room and Small Multipurpose Room if rented with the Gymnasium			
*Meeting fee at min of 4 hours or as per hour addition to event time block fee over max of 6 hrs. **Block includes setup/event/cleanup ***Guests may stay as late as midnight, at which time events must end, and all guests must exit the premises. 12-1:30 is only for clean-up. The renter must have completed clean-up and exited the premises no later than the time reserved.				

Note:

1. City Departments may book space at the Community Center free of charge with advanced notice; Parks & Recreation programming usage takes priority.
2. Attendee capacity numbers reflect all persons in the facility of all ages, including renters, guests, vendors, etc.
3. Facility private event rentals are for Soledad residents only.

Adopted 6/14/21
Revised 6/15/22 6/21/23 5/22/24 12/17/25

FEES & DEPOSITS		
Reservation Fee	Gymnasium Multi-Purpose Rooms	$550 non-refundable reservation fee, $500 (credited towards the rental) $25 non-refundable fee per reservation, 50% non-refundable rental fee down payment (credited towards the rental)
Standby[1]	Staff Outside Business Hours	$40/hr
Dance Floor	Use, Setup, Cleanup	$300
Refundable Deposit	Gymnasium: Multi-Purpose Rooms	$1000 All Events $150: Small Multi-Purpose Room Event $250: Large Multi-Purpose Room Event $45: Meetings and Presentations
Security Fees[2]		$40 / hour / security guard
AV Equipment	Sound System, TV & Computer	$25 per piece
IT Services[4]	Internet Meeting Services/Equipment	$150
RESIDENTS / NON-PROFITS / COMMERCIAL		
Non-Profit Discount: Rental Fee Only	50% discount on Facility Rental rates for non-revenue-based rentals for Local Soledad Nonprofit Organizations, as evidenced by a 501c3 certificate.	
Commercial Rentals:	30% surcharge. Rentals charging admission: 30% surcharge + 12% of gross proceeds. Must have a non-profit sponsor that will receive at least 50% of the event profit or council-approved sponsorship or co-sponsorship	

Note:

1. Per-hour facility use outside of normal staff hours.
2. Minimum 1:50 ratio of security guards to attendees; minimum security guards 2 for all alcohol rentals. Security must be on-site 30 minutes prior to the event and remain 30 minutes after the conclusion of the rental activity. Rentals, without alcohol, over 100 attendees, require security at a 1:75 ratio. Security is booked and agent of City of Soledad.
3. A non-profit group still needs to pay a full-price deposit and booking fee and provide insurance. This discount is unavailable for private events such as weddings or celebrations.
4. Soledad IT department will setup, host and moderate renter Zoom/Facebook Live/other virtual meeting software event.

Adopted 6/14/21
Revised 6/15/22 6/21/23 5/22/24 12/17/25

MEMBERSHIPS – SOLEDAD COMMUNITY CENTER				
Fitness Center Member (includes drop-in basketball & volleyball)	**Type**	**Daily Drop-in**	**Monthly**	**Annually**
	Inclusive Fitness Pass[1]	$10	$65	$650
	Adult	$6	$30	$290
	Adult Couple		$50	$480
	Family		$65	$625
	Senior	$3	$12	$125
	Senior Couple		$20	$190
	Teen	$3	$12	$125
		Daily		
Basketball/Volleyball Drop-In	Adult	$5		
	Youth & Teen (10-17)	$2		
	Youth Mini (9 & under	$2		

Note:

1. Includes full facility use (Fitness Center, Open Gym, Fitness Class(es).
2. In an ongoing commitment to employee wellness, City Employees qualify for a free Fitness Center, Basketball and/or Volleyball membership. One household member may receive a 50% membership discount to support and encourage the employee on their wellness journey.

PROGRAMMING – SOLEDAD COMMUNITY CENTER		
Seniors, Adults, Youth, Preschool, Families	All Recreational Programs and Activities as per Activity Costs/Market Rate/Need	
Recreational Program and Activity Areas Defined		
Special Events	Special Interest Classes	Performing Arts
Camps	Sports	Educational
Afterschool Program	Health & Wellness	Workshops
Leagues	Arts & Culture	Adaptive
Trips	Martial Arts	Outdoor Recreation

Note:

1. Employees and their dependents receive a 25% discount for programs and activities.

PARK USAGE FEES

	Non-Profit	For-Profit
Ball Field Reservation – practice – per hour	$2	$15
Ball Field Reservation – game – per hour	$3	$25
Ball Field Reservation – tournament	$35 per field / day	$75 per field / day
Soccer Field Reservation – practice – per hour	$2	$15
Soccer Field Reservation – game – per hour	$3	$25
Soccer Field Reservation – tournament	$35 per field / day	$75 per field / day
Concession Stand – Per Day[1]	$150	30% surcharge + 12% of gross proceeds
Resident Field Use (non-organized, general use under 10 persons)	$2 / hr	N/A
Lights (1 token = 30 min = $1/token) [1]	$2 / hr	$10.10 / hour
Open Space Special Event Permits	As per actual costs per space requested	30% surcharge Events charging admission or vendor fees: 30% surcharge + 12% of gross proceeds
Deposits (refundable upon return)	Bathroom Key	$25
	Concession Stand Key	$25
	Scoreboard Controller	$100
	Resident	**Non-Resident**
Picnic Area & BBQ (4hr. $6.25 per hr. up to 6hrs)	$30	$60
Bounce House[2]	$65	$100
Bounce House Annual Vendor Permit	N/A	N/A
Special Event Permit[3] – Large (40 or more persons) Events requiring coordination between Police, Fire, Parks & Recreation and Public Works	$200	$300

[1]Requires a qualified field use reservation
[2]Requires picnic area reservation and insurance
[3]Special event is determined by size and activity inclusion as defined by the City Special Event Policy. Fee for Special Event Permits may be waived at the discretion of involved departments for Non-Profit Agencies providing goods and services to the community for free or at low cost.

Adopted 6/14/21
Revised 6/15/22 6/21/23 5/22/24 12/17/25

Planning

#	Description	Unit	Notes	FY 2025/26 FEE	INCREASE	FY 2026/27 FEE
Planning/Land Use Permit Fees			*** Additional 10% Admin. fee applies**			
	General Plan or Zoning Code Amendments					
1	GA - General Plan or Specific Plan Map Amendments for < 1 acres		MIN./ACTUAL COST* (including contracted consultant cost reimbursement)	$3,790.65	$144.05	$3,934.70
2	GA - General Plan or Specific Plan Map Amendments for sites of > 1 acre		MIN./ACTUAL COST* (including contracted consultant cost reimbursement)	$6,514.80	$247.44	$6,762.25
3	GA - General Plan Text or Map Amendments		MIN./ACTUAL COST* (including contracted consultant cost reimbursement)	$1,776.80	$67.45	$1,844.25
4	ZA - Zoning Code - Minor Text Amendment (one section only)		MIN./ACTUAL COST* (including contracted consultant cost reimbursement)	$888.40	$33.60	$922.00
5	ZA - Zoning Code - Major Amendment (two or more sections)		MIN./ACTUAL COST* (including contracted consultant cost reimbursement)	$3,790.40	$144.00	$3,934.40
6	Planned Unit Development < 6 units		MIN./ACTUAL COST* (including contracted consultant cost reimbursement)	$1,190.89	$45.11	$1,236.00
7	Planned Unit Development > 6 units		MIN./ACTUAL COST* (including contracted consultant cost reimbursement)	$3,790.40	$143.60	$3,934.00
8	Planned Unit Development - Including a Rezoning with Planned Unit Development		MIN./ACTUAL COST* (including contracted consultant cost reimbursement)	$6,514.90	$247.55	$6,762.45
	Annexations / Reorganization (Does Not Include LAFCO Fees)					
9	Sphere of Influence Amendment		MIN./ACTUAL COST* (including contracted consultant cost reimbursement)	$3,790.40	$144.05	$3,934.45
10	Annexation / Reorganization		MIN./ACTUAL COST* (including contracted consultant cost reimbursement)	$3,791.40	$144.08	$3,935.49
	Environmental Assessment (EA)					
11	CEQA filing Notice of Exemption / Determination		MIN./ACTUAL COST* (including contracted consultant cost reimbursement)	$177.80	$6.75	$184.55
12	Initial Study/Negative Declaration or Mitigated Negative Declaration (IS-ND or MND)		MIN./ACTUAL COST* (including contracted consultant cost reimbursement)	$1,184.70	$45.00	$1,229.70
13	Initial Study/Environmental Impact Report (IS- EIR)		MIN./ACTUAL COST* (including contracted consultant cost reimbursement)	$3,790.45	$144.10	$3,934.55
Conditional Use Permit						
14	CLASS I CUP - Minor Commercial or Residential CUP - No New Square Footage		Class I CUP- No New Sq Ft*	$356.00	$13.50	$369.50
15	CUP Alcohol Beverage Control (ABC) Licensing			$595.00	$22.50	$617.50
16	CLASS II CUP - Minor Comercial CUP < 15,000 sq ft : Residential Planned Development < 6 Units		Class II CUP- New Sq Ft*	$1,190.89	$45.11	$1,236.00
17	CLASS II - Major Commercial CUP > 15,000 sq ft or Planned Developments > 6 units		Class II CUP - New Sq Ft - MIN./ACTUAL COST* (including contracted consultant cost reimbursement)	$3,790.40	$143.60	$3,934.00
18	CUP Amendment - Discretionary Review		MIN./ACTUAL COST* (including contracted consultant cost reimbursement)	$2,463.75	$93.25	$2,557.00
19	CUP - Minor Use Permit or Administrative Amendment		Admin Fee *	$297.70	$11.30	$309.00
Temporary Use of Land Permit						
20	TUP - Seasonal Sales,Special Events per Ordinance		+ Admin fee	$356.00	$13.00	$369.00
21	Non-Profit Organization per Ordinance			No Charge	No Change	No Charge
Variance Applications						
22	Variance- Residential Single Family		Actual Cost + Admin fee	$888.40	$33.75	$922.15
23	Variance- Commercial/Industrial		Actual Cost + Admin fee	$2,961.20	$112.55	$3,073.75
24	Variance - Administrative Variance per Downtown Specific Plan		Actual Cost + Admin fee	$1,190.00	$45.25	$1,235.25
SUBDIVISION PERMITS						
25	Development Agreements		MIN./ACTUAL COST* (including contracted consultant cost reimbursement)	$3,790.45	$144.10	$3,934.55
26	LLA - Lot Line Adjustments or Lot Mergers		MIN./ACTUAL COST* (including contracted consultant cost reimbursement)	$592.25	$22.50	$614.75
27	TPM - Parcel Map < 4 Lots		MIN./ACTUAL COST* (including contracted consultant cost reimbursement)	$1,184.45	$45.00	$1,229.45
28	TPM- Parcel Map < 4 Lots - Revision		MIN./ACTUAL COST* (including contracted consultant cost reimbursement)	$770.00	$0.00	$799.25
29	TSM - Tentative Subdivision Map - > 5 lots (Tracts)		MIN./ACTUAL COST* (including contracted consultant cost reimbursement)	$11,845.00	$450.00	$12,295.00
30	TSM- Tentative Subdivision Map - Revision		MIN./ACTUAL COST* (including contracted consultant cost reimbursement)	$4,145.45	$157.55	$4,303.00
31	TSM / TPM / LLA Map Extension		MIN./ACTUAL COST* (including contracted consultant cost reimbursement)	$1,184.45	$45.00	$1,229.45
32	Land Division Plan Review	per hour	MIN./ACTUAL COST* (including contracted consultant cost reimbursement)	$177.75	$6.75	$184.50

Planning

#	Description	Unit	Notes	FY 2025/26 FEE	INCREASE	FY 2026/27 FEE
33	FM Final Map		MIN./ACTUAL COST* (including contracted consultant cost reimbursement)	$1,184.45	$45.05	$1,229.50
DEVELOPMENT PERMITS						
	SPR ARC - ARCHITECTURAL and SITE DESIGN REVIEW					
	RESIDENTIAL SITE PLAN REVIEW (SPR)					
34	Site Plan Review - General Applications - No New Sq Ft.	(Per hour)	+ Admin fee	$177.75	$6.74	$184.50
35	New SFR's, additions, ADU's and accessory structures	per unit (Per hour)	MIN./ACTUAL COST* (including contracted consultant cost reimbursement)	$175.00	$6.66	$181.66
36	Site Plan Review - (for Apartments and Townhomes) up to 6 Units	per unit (per Hour)	MIN./ACTUAL COST* (including contracted consultant cost reimbursement)	$148.30	$5.65	$153.95
37	Site Plan Review - (for Apartments and Townhomes) more than 6 Units	per unit (per Hour)	MIN./ACTUAL COST* (including contracted consultant cost reimbursement)	$177.80	$6.78	$184.58
	COMMERCIAL/INDUSTRIAL SITE PLAN REVIEW (SPR)					
38	Site Plan Review -General Application/ Minor Modification and Parking Reduction No New Sq Ft.		+ Admin fee	$177.73	$6.75	$184
39	Site Plan Review - 15,000 square feet or less for commercial/industrial		MIN./ACTUAL COST* (including contracted consultant cost reimbursement)	$592.25	$22.50	$614.75
40	Site Plan Review - 15,000 to 75,000 square feet (commercial/industrial/other non- residential sites) and Multi-Family Residential (more than 6 units)		MIN./ACTUAL COST* (including contracted consultant cost reimbursement)	$1,184.45	$45.05	$1,229.50
41	Site Plan Review - Greater than 75,000 square feet (commercial/industrial/other non-residential sites)		MIN./ACTUAL COST* (including contracted consultant cost reimbursement)	$2,605.90	$99.00	$2,704.90
46	ARC Site Plan Review for new buildings up to 15,000 sf	per unit (per hour)	+ Admin fee	$1,184.45	$45.00	$1,229.45
47	ARC Site Plan Review- for new buildings 15,000 sf - 75,000 sf	per unit (per hour)	+ Admin fee	$1,895.17	$72.07	$1,967.25
48	ARC Site Plan Review or new buildings greater than 75,000 sf	per unit (per hour)	+ Admin fee	$2,605.90	$99.10	$2,705.00
Sign Permit						
49	Temporary Sign Permit	per sign	+ Admin fee	$74.50	$2.50	$77.00
50	Sign Face Change	per sign	+ Admin fee	$74.50	$2.80	$77.30
51	Single Sign Permit- Staff Approval- Commercial/ Industrial up to 4,999 sf	per sign	+ Admin fee	$89.00	$3.40	$92.40
52	Single Sign Permit - ARC Approval - Commercial / Industrial greater than 5,000 sf	per sign	+ Admin fee	$595.50	$22.65	$618.15
53	Master Sign Plan (2 -10 tenants)	per sign	+ Admin fee	$595.50	$22.65	$618.15
54	Master Sign Plan Amendment		+ Admin fee	$387.00	$14.71	$401.70
55	Single Sign Permit- New Residential, MFR Sign	per sign	+ Admin fee	$74.50	$2.85	$77.35
Appeals						
56	Appeals - Related to One Single-family Residence		MIN./ACTUAL COST.*	$474.00	$18.00	$492.00
57	Appeals - Other Planning Decisions		MIN./ACTUAL COST.*	$474.00	$18.00	$492.00
Miscellaneous						
58	Verification of Zoning Compliance - New Business or Relocation of Business		+ Admin fee	$198.85	$7.55	$206.40
59	Home Occupation Permit - New Business License Application		+ Admin fee	$175.00	$6.00	$181.00
60	Registration of Abandoned Residentail Property		Set by Ordinance	$177.80	$6.75	$184.55
New	Planning Extension Fee		50% of Planning Permit Type(s)*			

Building & Safety

#	Description	Unit	Notes	FY 2025/26 FEE	INCREASE	FY 2026/27 FEE
General Inspections and Fees						
1	Deferred Submittal Penalty/Investigation		Outsourced to Constultant	Actual cost + 10% in-house admin fee	No change	Actual cost + 10% in-house admin fee
2	Work without a Permit Investigation		Outsourced to Consultant	Actual cost + 10% in-house admin fee	No change	Actual cost + 10% in-house admin fee
3	Inspections outside of normal business hours, reinspection fees assessed under provisions of Section 305.8, inspections for which no fee is specifically indicated, and additional plan review required by changes, additions or revisions to plans (minimum charge 1/2 hour) are all at the total hourly cost to the City (actual costs), plus 10% administration fee. This cost shall include supervision, overhead, equipment, hourly wages and fringe benefits of the employee(s) or contract employees involved.	per hour	Outsourced to Consultant	Actual cost + 10% in-house admin fee	No change	Actual cost + 10% in-house admin fee
4	Combination Office Automation		1.5% of the permit amount (Min. $2.00)	Valuation based	No change	Valuation based
5	Combination Document Storage		1.125% of the permit amount (Min. $1.00)	Valuation based	No change	Valuation based
6	State Green Building Fee		$1.00 per every $25,000.00 of value or fraction thereof	Valuation based	No change	Valuation based
Building Plan Check						
1	Accessibility - ADA		Outsourced to Consultant	Min. $206.65 + Consultant direct charge	$7.85	Min. $214.50+ Consultant direct charge
2	Demolition (Type I - SF and Minor)		Actual cost + admin fee	$280.00	$10.50	$290.50
3	Demolition (Type 2 - Major SF, Commercial and Industrial)		Actual cost + admin fee	Min $420 to actual cost	$420 to actual cost	Min $420 to actual cost
4	Construction and Demolition Diversion Fee		Set by Ordinance	$219.00	No change	$219.00
5	Records Request (i.e. City Report)			$59.26	$2.24	$61.50
6	Solar Panels Applications		Residential - Permit Tables/Valuation Based	Valuation based	No change	Valuation based
7	Strong Motion Fee (Charged by State through City) Public Resources Code, Section 2705(a)		Fee is based on attached Building Valuation schedule which is determined by $.00010 x valuation with a minimum of $.50 for Group R occupancies excluding hotels and motels, and $.00021 x valuation for all other occupancies.	Valuation based	No change	Valuation based
8	Certificate of Occupancy			$296.05	$10.95	$307.00
9	Training Fee		.3% of the permit amount (Min. $2.00)	Valuation based	No change	Valuation based
10	Plan Check (Original)		Plan check fee determined by contract consultant	65% of the Permit Fee	No change	65% of the Permit Fee
11	Plan Check (Revision)		Determined by contract consultant/ Hourly Rate	Actual Cost	Actual Cost	Actual Cost
Permit Fees						
1	Building Permit		Table 3A	Valuation Based	No change	Valuation Based
2	Additional building permit issuance (minimum charge: 1/2 hr)	per hour	Table 3A / Outsourced	Actual cost + 10% in-house admin fee	No change	Actual cost + 10% in-house admin fee
3	Electrical, Mechanical and Plumbing		Table 3A	Valuation Based	No change	Valuation Based

Building & Safety

#	Description	Unit	Notes	FY 2025/26 FEE	INCREASE	FY 2026/27 FEE
4	Grading		Determined by contract consultant	Actual cost + 10% in-house admin fee	No change	Actual cost + 10% in-house admin fee
5	Swimming Pool Permit		Table 3A (per square foot)	Valuation Based	No change	Valuation Based
6	Permit Reinstatement Fee		Fee Determined by Building Official	Actual cost + 10% in-house admin fee	No change	Actual cost + 10% in-house admin fee
Addendum to Building Valuation Data of Table A						
1	Above Ground Tank		or contract price	Valuation Based	No change	Valuation Based
2	Deck		square foot or contract price	Valuation Based	No change	Valuation Based
3	Deck and Patio Cover		square foot or contract price	Valuation Based	No change	Valuation Based
4	Energy Checks		based on valuation plus 10%	Valuation Based	No change	Valuation Based
5	Fireplace (minimum valuation)		value or contract price	Valuation Based	No change	Valuation Based
6	In-ground Spa		valuation based on $3,065 value or contract price	Valuation Based	No change	Valuation Based
7	Patio Cover		square foot or contract price	Valuation Based	No change	Valuation Based
8	Remodeling		based on contract price or total cost of labor and materials	Valuation Based	No change	Valuation Based
9	Re-roof		minimum plus plan review fee as needed or valuation	Valuation Based	No change	Valuation Based

Note 1: For equipment or appliance having more than one motor, transformer, heater, etc., the sum of the combined ratings may be used.

Note 2: These fees include all switches, circuit breakers, contactors, thermostats, relays and other directly related control equipment.

CITY of SOLEDAD

Building Valuation Table

All New Construction - PROPOSED, FY 26/27

Minimum Value	Maximum Value	Base Rate	Plus $$	For every
0.00	0.00	0.00	0.00	0.00
1.00	500.00	96.89	0.00	0.00
501.00	2,000.00	96.89	4.55	100.00
2,001.00	25,000.00	103.22	20.87	1,000.00
25,001.00	50,000.00	583.92	15.05	1,000.00
50,001.00	100,000.00	959.54	10.43	1,000.00
100,001.00	500,000.00	1,481.23	8.35	1,000.00
500,001.00	1,000,000.00	4,820.05	7.08	1,000.00
1,000,001.00	9,999,999,999.00	8,360.10	5.44	1,000.00

BUILDING CONSTRUCTION COSTS

TABLE A *

Square Foot Construction Costs

	(2026 International Building Code)	Type of Construction								
		IA	IB	IIA	IIB	IIIA	IIIB	IV	VA	VB
	A-1 Assembly, theaters, with stage	357.33	344.89	333.96	321.01	300.49	291.98	310.03	280.47	269.61
	A-1 Assembly, theaters, without stage	328.57	316.12	305.20	292.25	271.49	262.97	281.27	251.46	240.61
	A-2 Assembly, nightclubs	277.44	269.30	260.84	250.89	234.99	228.61	242.28	213.69	205.58
	A-2 Assembly, restaurants, bars, banquet halls	276.44	268.30	258.84	249.89	232.99	227.61	241.28	211.69	204.58
	A-3 Assembly, churches	331.74	319.29	308.36	295.42	275.14	266.62	284.43	255.12	244.26
	A-3 Assembly, general, community halls, libraries, museums	276.12	263.67	251.75	239.80	218.28	210.76	228.82	198.26	188.40
	A-4 Assembly, arenas	327.57	315.12	303.20	291.25	269.49	261.97	280.27	249.46	239.61
	B Business	309.01	297.89	287.04	274.77	250.17	241.34	264.17	223.59	213.27
	E Educational	296.02	285.47	275.84	264.24	245.34	232.84	255.15	214.74	207.79
	F-1 Factory and industrial, moderate hazard	169.11	160.95	150.84	145.13	129.25	122.95	138.37	107.18	99.77
	F-2 Factory and industrial, low hazard	168.11	159.95	150.84	144.13	129.25	121.95	137.37	107.18	98.77
	H-1 High Hazard, explosives	157.75	149.59	140.48	133.77	119.20	111.90	127.00	97.13	0.00
	H234 High Hazard	157.75	149.59	140.48	133.77	119.20	111.90	127.00	97.13	88.73
	H-5 HPM	309.01	297.89	287.04	274.77	250.17	241.34	264.17	223.59	213.27
	I-1 Institutional, supervised environment	283.25	273.10	263.35	253.39	231.93	225.70	252.86	208.88	201.43
	I-2 Institutional, hospitals	485.04	473.91	463.07	450.80	425.24	0.00	440.20	398.66	0.00
	I-2 Institutional, nursing homes	334.61	323.48	312.64	300.37	277.75	0.00	289.77	251.17	0.00
	I-3 Institutional, restrained	325.77	314.64	303.80	291.53	269.89	260.06	280.93	263.64	230.99
	I-4 Institutional, day care facilities	283.25	273.10	263.35	253.39	231.93	225.70	252.86	208.88	201.43
	M Mercantile	207.08	198.94	189.48	180.53	164.30	158.91	171.92	143.00	135.89
	R-1 Residential, hotels	286.53	276.38	266.63	256.68	234.71	228.48	256.15	211.66	204.20
	R-2 Residential, multiple family	239.24	229.09	219.34	209.38	188.69	182.45	208.85	165.63	158.18
	R-3 Residential, one- and two-family	224.62	218.65	213.40	208.84	201.86	194.67	213.06	187.70	175.92
	R-4 Residential, care/assisted living facilities	283.25	273.10	263.35	253.39	231.93	225.70	252.86	208.88	201.43
	S-1 Storage, moderate hazard	156.75	148.59	138.48	132.77	117.20	110.90	126.00	95.13	87.73
	S-2 Storage, low hazard	155.75	147.59	138.48	131.77	117.20	109.90	125.00	95.13	86.73
	U Utility, miscellaneous	125.18	118.05	109.33	104.91	93.46	87.55	99.89	74.38	71.07

* Source: International Code Council

Unfurnished basements (all use group R-3) = $31.50 per sq ft.
For shell only buildings deduct 20 percent
N.P. = not permitted
(1) Temp. trailer, porch/patio, decks, garage, sheds, patio covers, hot water/heater enclosures, private garages

International Building Code rate schedules come out every August and February. The above schedule is from February 2026. When the new schedule is released in August 2026, the City of Soledad will follow the new rates.

CITY OF SOLEDAD
DEVELOPMENT IMPACT FEE SUMMARY

(Fees per Unit - Residential/1,000 Square Feet) (1)

Land Use Classification	General Government	Public Safety(2)	Park	Water	Wastewater	Storm Drain	Traffic	Admin (3%)	Total Fees
Single Family Residential (Per Unit)	$ 5,498.00	$ 1,717.00	$ 9,034.00	$ 3,149.00	$ 3,444.00	$ 2,317.00	$ 7,018.00	$ 965.00	$ 33,142.00
Multi-Family Residential (Per Unit)	$ 4,399.00	$ 1,372.00	$ 7,227.00	$ 2,519.00	$ 2,755.00	$ 1,852.00	$ 4,843.00	$ 749.00	$ 25,716.00
Commercial (Per 1,000 Non-Res. SF)	$ 1,353.00	$ 421.00	N/A	$ 774.00	$ 847.00	$ 570.00	$ 5,538.00	$ 285.00	$ 9,788.00
Office (Per 1,000 Non-Res. Sf)	$ 4,178.00	$ 1,304.00	N/A	$ 2,393.00	$ 2,616.00	$ 1,760.00	$ 6,674.00	$ 567.00	$ 19,492.00
Industrial (Per 1,000 Non-Res. SF)	$ 2,632.00	$ 821.00	N/A	$ 1,508.00	$ 1,648.00	$ 996.00	$ 5,674.00	$ 402.00	$ 13,681.00

NOTES:
(1). Some figures may not sum due to rounding
(2). The previous Fire Facilities Fee and Police Facilities Fee have been combined into one Public Safety Fee.

Public Works

#	Description	Unit	Notes	FY 2025/26 FEE	INCREASE	FY 2026/27 FEE
Encroachment Permit Type						
1	Curb & Gutter			MIN.$384 (ACTUAL COST) + $1,148 DEPOSIT	$15 for MIN. and $44 for DEPOSIT	MIN.$399 (ACTUAL COST) + $1192 DEPOSIT
2	Driveway Approach			MIN.$384 (ACTUAL COST) + $1,148 DEPOSIT	$15 for MIN. and $44 for DEPOSIT	MIN.$399 (ACTUAL COST) + $1192 DEPOSIT
3	Grading (CY Cut + fill)			MIN.$384 (ACTUAL COST) + $1,148 DEPOSIT	$15 for MIN. and $44 for DEPOSIT	MIN.$399 (ACTUAL COST) + $1192 DEPOSIT
4	Lane Closure			MIN.$384 (ACTUAL COST) + $1,148 DEPOSIT	$15 for MIN. and $44 for DEPOSIT	MIN.$399 (ACTUAL COST) + $1192 DEPOSIT
5	Parking Space Closure			MIN.$384 (ACTUAL COST) + $1,148 DEPOSIT	$15 for MIN. and $44 for DEPOSIT	MIN.$399 (ACTUAL COST) + $1192 DEPOSIT
6	Pedestrian Ramp			MIN.$384 (ACTUAL COST) + $1,148 DEPOSIT	$15 for MIN. and $44 for DEPOSIT	MIN.$399 (ACTUAL COST) + $1192 DEPOSIT
7	Sanitary Sewer			MIN.$384 (ACTUAL COST) + $1,148 DEPOSIT	$15 for MIN. and $44 for DEPOSIT	MIN.$399 (ACTUAL COST) + $1192 DEPOSIT
8	Storm Drain			MIN.$384 (ACTUAL COST) + $1,148 DEPOSIT	$15 for MIN. and $44 for DEPOSIT	MIN.$399 (ACTUAL COST) + $1192 DEPOSIT
9	Sidewalk			MIN.$384 (ACTUAL COST) + $1,148 DEPOSIT	$15 for MIN. and $44 for DEPOSIT	MIN.$399 (ACTUAL COST) + $1192 DEPOSIT
10	Street Cut			MIN.$384 (ACTUAL COST) + $1,148 DEPOSIT	$15 for MIN. and $44 for DEPOSIT	MIN.$399 (ACTUAL COST) + $1192 DEPOSIT
11	Utilities			MIN.$384 (ACTUAL COST) + $1,148 DEPOSIT	$15 for MIN. and $44 for DEPOSIT	MIN.$399 (ACTUAL COST) + $1192 DEPOSIT
12	Staff Time			Actual Cost Plus 5.20% Administrative Fee	$15 for MIN. and $44 for DEPOSIT	Actual Cost Plus 5.20% Administrative Fee

Water (Hook Up) Meter Fees						
1	5/8 Inch to 3/4 inch		Minimum	Actual Cost + $403 Admin. Fee	$15 in Admin. Fee	Actual Cost + $418 Admin. Fee
2	1 inch		Minimum	Actual Cost + $403 Admin. Fee	$15 in Admin. Fee	Actual Cost + $418 Admin. Fee
3	1.5 inch		Minimum	Actual Cost + $403 Admin. Fee	$15 in Admin. Fee	Actual Cost + $418 Admin. Fee
4	2 inch		Minimum	Actual Cost + $403 Admin. Fee	$15 in Admin. Fee	Actual Cost + $418 Admin. Fee
5	Larger than 2 inch		Minimum	Actual Cost + $403 Admin. Fee	$15 in Admin. Fee	Actual Cost + $418 Admin. Fee

Sewer Hook Up Fees						
1	Single Family (per unit)		Minimum	Actual Cost + $403 Admin. Fee	$15 in Admin. Fee	Actual Cost + $418 Admin. Fee
2	Multi-Family (per unit)		Minimum	Actual Cost + $403 Admin. Fee	$15 in Admin. Fee	Actual Cost + $418 Admin. Fee
3	Industrial (per 1,000 sq ft.)		Minimum	Actual Cost + $403 Admin. Fee	$15 in Admin. Fee	Actual Cost + $418 Admin. Fee
4	Retail/Commercial (per 1,000 sq. ft.)		Minimum	Actual Cost + $403 Admin. Fee	$15 in Admin. Fee	Actual Cost + $418 Admin. Fee

Public Works

#	Description	Unit	Notes	FY 2025/26 FEE	INCREASE	FY 2026/27 FEE
5	Office (per 1,000 sq. ft.)		Minimum	Actual Cost + $403 Admin. Fee	$15 in Admin. Fee	Actual Cost + $418 Admin. Fee
Other Fees						
1	Utility deposit		Renter - SFR and Comm	$60 - $200	No change	$60 - $200
2	Discontinue & Reconnect Utility Service / Delinquent Fee		Penalty	$50.00	No change	$50.00
3	Late fee (not paying utility bill by due date)		10% Penalty	10% of late amount	No change	10% of late amount
4	After Hours Reconnection		CUT-OFF AND REINSTATE BOTH (2 hr call-out minimum)	$142.50	$5.50	$148.00
5	Utility account Transfer Fee			$23.90	$1.10	$25.00
6	Construction Fire Hydrant meter deposit			$3,000.00	No change	$3,000.00
7	Construction fire hydrant meter rental fee		Per day	$10.00	No change	$10.00
New	Ag Hydrant Meter			$3,000.00	No change	$3,000.00
New	Ag hydrant meter rental fee		Per day	$10.00	No change	$10.00
10	Water Meter re-read (customer requested re-read or meter test)			$34.70	$1.30	$36.00
11	Meter Accuracy Test - up to 1" Meter			$249.20	$9.80	$259.00
12	Meter Accuracy Test - up to 1.5" - 2" Meter			$449.00	$17.00	$466.00
13	Meter Accuracy Test - up to 3" Meter and Larger			Actual Cost + 20%	No change	Actual Cost + 20%
14	Miscellaneous public works support		A work order with the cost will be provided	Actual Cost + 20%	No change	Actual Cost + 20%
15	Sewage spill response (if caused by owner or business)			Actual Cost + 20%	No change	Actual Cost + 20%
16	Industrial Sewer Discharge Permit		Annual	Actual Cost + 20%	No change	Actual Cost + 20%
17	Industrial Sewer Discharge Analysis			Actual Cost + 20%	No change	Actual Cost + 20%
18	Event direct costs		Direct cost of city services required for any special event will be billed	Actual Cost + 20%	No change	Actual Cost + 20%
19	Haul Permit			Actual Cost + 20%	No change	Actual Cost + 20%
20	Source Control Permit			Actual Cost + 20%	No change	Actual Cost + 20%
21	Unauthorized water use ($160) and 1st meter tampering violation ($130)		Penalty	$293.75	$11.25	$305.00
22	Unauthorized water use ($160) and 2nd meter tampering violation - same year ($700)		Penalty	$871.20	$32.80	$904.00
23	Unauthorized water use ($160) and 3rd meter tampering violation - same year ($1300)		Penalty	$1,479.00	$56.00	$1,535.00
24	Unauthorized water use (Fire Hydrant, Private Fire Line, Backflow Assembly) 1st violation		Penalty	$1,013.00	$38.50	$1,051.50
25	Unauthorized water use (Fire Hydrant, Private Fire Line, Backflow Assembly) 2nd violation - same year		Penalty	$2,026.00	$77.00	$2,103.00
26	Unauthorized water use (Fire Hydrant, Private Fire Line, Backflow Assembly) 3rd violation - same year		Penalty	$3,039.00	$115.50	$3,154.50

Public Works

#	Description	Unit	Notes	FY 2025/26 FEE	INCREASE	FY 2026/27 FEE
27	Noncompliance backflow testing by due date (3/4" to 1" size)		Penalty - after 3rd final notice	$150.00	$6.00	$156.00
28	Noncompliance backflow testing by due date (1.5" to 2" size)		Penalty - after 3rd final notice	$175.00	$7.00	$182.00
29	Noncompliance backflow testing by due date (larger than 2" size)		Penalty - after 3rd final notice	$200.00	$8.00	$208.00
30	Repair backflow and retest (failure to repair by due date)		Penalty - after 3rd final notice	Actual Cost - Labor, Parts, Admin fee & retest	Actual Cost - Labor, Parts, Admin fee & retest	Actual Cost - Labor, Parts, Admin fee& retest
New	Oversized Load Permit		Actual Cost per Hour	$0.00	$0.00	Actual Cost

Police

#	Description	Unit	Notes	FY 2025/26 FEE	INCREASE	FY 2026/27 FEE
Bicycles						
1	Bicycle Licenses - VOLUNTARY			$15.70	$0.60	$16.30
Weapons						
	Firearm Storage Fees					
2	Gun Storage Administration Fee	per gun	CFC 6389 and P.C. 33880 P.C. - handling, processing, intake, storage and release of firearm(s). Initial cost is confiscating and processing; thereafter it is actual costs per day.	$157 min./ Actual Cost	$4.00	$161min./ Actual Cost
3	Domestic Violence Protective Order Firearm Storage fees (court ordered)	per day	CFC 6389 and P.C. 33880 P.C. - handling, processing, intake, storage and release of firearm(s). Initial cost is confiscating and processing; thereafter it is actual costs per day.	$148 min./ Actual Cost	$6.00	$154 min./ Actual Cost
Adminitrative Citizen Requests						
4	Accident Report			$20.25	$0.75	$21.00
5	Citation Sign Off			$41.55	$1.45	$43.00
6	Clearance Letter			$20.25	$0.75	$21.00
7	Crime Scene Photo Reproduction (digital only)	per unit		$12.90	$0.50	$13.40
8	Duplicate Citations			$12.90	$0.50	$13.40
9	Immigration Letter (U VISA)			$37.50	$1.40	$38.90
10	Special Event Permit			$35.70	$1.30	$37.00
11	Fingerprinting Fee (SEE CHART)		variable based on purpose	$40.20 - $134	$1.50 / $5.00	$41.70 - $139
12	Garage Sale Regulation (four a year allowed)			$15.70	$0.55	$16.25
13	Repo Clearance Fee			$23.70	$0.90	$24.60
14	Vehicle ID Number (VIN) Identification			$118.25	$4.49	$122.75
15	Vehicle Impound Release (Admin. Tow Hearing)			$207.15	$7.84	$215.00
16	Alcohol Permit Processing			$65.31	$2.48	$67.80
17	Hunting Tag Verification			$11.85	$0.45	$12.30
18	Taxicab Inspection - Annual	per vehicle		$59.25	$2.25	$61.50
19	ID Verification			$40.20	$1.55	$41.75
False Alarms						
20	1st Time		Per 12 Mon. Period: 1/1 - 12/31	No Charge	No change	No Charge
21	2nd Time		Per 12 Mon. Period: 1/1 - 12/31	$236.85	$9.00	$245.85
22	3rd Time		Per 12 Mon. Period: 1/1 - 12/31	$296.25	$11.25	$307.50
23	4th Time		Per 12 Mon. Period: 1/1 - 12/31	$474.10	$17.90	$492.00
24	5th+ Time		Per 12 Mon. Period: 1/1 - 12/31	$592.60	$22.40	$615.00
Citations/Cause Based Charges						
25	Loud Party - Second Call-out		Per call, or the fully burdened hourly rate, if greater.	$126.10 min./AC	$4.90	$131.00 min./AC
26	Officer's Fee	per hour		Actual Costs	No change	Actual Costs
27	Vehicle Parking Violations		**SEE SCHEDULE BELOW**	$56.50	$2.11	$58.60

Police

#	Description	Unit	Notes	FY 2025/26 FEE	INCREASE	FY 2026/27 FEE
28	Recovery of Public Safety Service Costs/Response to Hazardous Substance Spills, Refuse, Dumping, Willfully or Negligently Setting Fires (Plus Materials and Direct Costs)		Infraction: 0 to $100 - 1st offense, $100 to $200 - 2nd offense, $200 to $500 - 3rd offense; Per Penal Code	Actual Costs	No change	Actual Costs
29	Recovery of Public Safety Service Costs - Crime Related: Response to Domestic Violence, DUI, Alcohol/Drug Related Vehicle Accedent/Incident, False 911 Calls, Baricaded Robber, etc. (Plus Materials and Direct Costs)		Restitution	Actual Costs	No change	Actual Costs
30	Water meter tampering		**SEE PUBLIC WORKS FEE SCHEDULE**			

Police

#	Description	Unit	Notes	FY 2025/26 FEE	INCREASE	FY 2026/27 FEE
Animal Control						
31	Dog License, Neutered		$3 discount if qualify for the Low Income Program	*$10.00*	*No change*	*$10.00*
32	Dog License, Non Neutered		$2 Multi year discount. Late fee $10	*$75.00*	*No change*	*$75.00*
33	Animal Shelter Delivery (Contract with County)		To pick up and deliver live animal to shelter at owner's request.	Actual Cost	No change	Actual Cost
34	Animal Impounding			Actual Cost	No change	Actual Cost
35	Redemption of Animal (Letter required from us before release by SPCA)		Plus SPCA cost	$59.80 + SPCA Actual Cost	$2.20	$62.00 + SPCA Actual Cost
36	Dog Breeding License (Soledad Municipal Code Section 6.12.065)	per dog	Additional licenses required for a Breeder business, i.e. Business license, etc. Fee is PER DOG, with a maximum allowed of four (4) dogs - max. fee $400	$100.00	No change	$100.00
Vehicle Citations						
	City Code Violation		Code Section:			
37	Repairing Vehicle on Street		10.04.070	$40.00	No change	$40.00
38	Parking Regulation Violations		10.04.050 a-f	$40.00	No change	$40.00
39	Vehicle Storage / Repair		10.12.025 a-b	$40.00	No change	$40.00
40	Outdoor Storage		17.38.220 a-b	$40.00	No change	$40.00
41	Restricted Parking		10.04.100	$40.00	No change	$40.00
42	Storage of Trailer / Motor Home		10.12.027 a-b	$40.00	No change	$40.00
	California Vehicle Code Violations					
42	Parked in Intersection		22500A	$40.00	No change	$40.00
43	Parking in Crosswalk		22500B	$40.00	No change	$40.00
44	Parking in Red Zone / Safety Zone		22500C	$40.00	No change	$40.00
45	Parking Within 15' of Fire Station		22500D	$40.00	No change	$40.00
46	Blocking Driveway		22500E	$40.00	No change	$40.00
47	Vehicle Parked on Sidewalk		22500F	$40.00	No change	$40.00
48	Vehicle Obstructing Traffic		22500G	$40.00	No change	$40.00
49	Double Parking		22500H	$40.00	No change	$40.00
50	Park with Traffic Within 18" of Curb		22502 a-e	$40.00	No change	$40.00
51	Parked / Blocking Handicap Space		22507.8 A-C	$280.00	No change	$280.00
52	Parked Within 15' of Fire Hydrant		22514	$40.00	No change	$40.00
53	Parking Within 7 1/2' of Railroad Track		22521	$40.00	No change	$40.00
54	Drive / Park on Public Grounds		21113A	$40.00	No change	$40.00
55	72 Hour Parking		22851K	$40.00	No change	$40.00
56	Street and Alley Parking		22951	$40.00	No change	$40.00
57	Unattended Running Vehicle		22315	$40.00	No change	$40.00
58	Display of License Plates		5200 Reduced to $10 with proof of correction	$40.00	No change	$40.00
59	Position of License Plates		5201 Reduced to $10 with proof of correction	$40.00	No change	$40.00
60	Tabs Attached to Rear Plate		5204 Reduced to $10 with proof of correction	$40.00	No change	$40.00

Code Enforcement

#	Description	Unit	Notes	FY 2025/26 FEE	INCREASE	FY 2026/27 FEE
1	Notice of Code Violation -second notice	each violation	penalty	$64.20	$2.45	$66.65
2	Nuisance Abatement			Actual Cost	No change	Actual Cost
3	Abatement Administrative Fee			20% of Actual Cost or Contract Cost of Abatement	No change	20% of Actual Cost or Contract Cost of Abatement
4	Code Violation Notice--Posting/Inspection	per hour		$118.55	$4.45	$123.00
5	Inspection/Abatement Warrant			Actual Cost	No change	Actual Cost
6	Attorney or other Legal Fees			Actual Cost	No change	Actual Cost
7	Vehicle Abatement			Actual Cost	No change	Actual Cost

Fire

#	Description	Unit	Notes	FY 2025/26 FEE	INCREASE	FY 2027/26 FEE
Administrative						
1	Training Surcharge			3% of permit fee	No change	3% of permit fee
Permits						
2	Fire Permit (Where no specified elsewhere) Based on Valuation	Per Hour	Minimum 1 hour	$88.85	$3.40	$92.25
3	Work without a Permit Investigation			Equal to Permit Fee	No change	Equal to Permit Fee
4	Fire Sprinkler Permit		CSG (contractor)	Actual Cost	No change	Actual Cost
Inspections						
5	Fire Inspection/Reinspection***	Per Hour	Minimum 1 hour	$181.30	$6.90	$188.20
	*** The first inspection is charged for - if items are cleared,					
	there is no charge for the reinspection. If NOT cleared, there					
	is a second charge for the reinspection, and so on					
6	Weed Abatement Inspection/Reinspection	Per Hour	Minimum 1 hour	$181.30	$6.90	$188.20
7	Hazardous Materials Inspection	Per Hour	Minimum one hour	$181.30	$6.90	$188.20
8	Special Events Inspection - due when permit pulled	Per Hour	Minimum 1 hour	$181.30	$6.90	$188.20
9	Fireworks Stands & Sales Inspection - due when permit pulled	Per Hour	Minimum 1 hour	$181.30	$6.90	$188.20
10	Fireworks Show Inspection - due when permit pulled	Per Hour	Minimum 1 hour	$181.30	$6.90	$188.20
Plan Checks						
11	Fire Sprinkler Plan Check: Residential	Minimum Charges		Actual Cost & Admin fee of 10%	No change	Actual Cost & Admin fee of 10%
12	Fire Sprinkler Plan Check: Nonresidential	Minimum Charges		Actual Cost & Admin fee of 10%	No change	Actual Cost & Admin fee of 10%
Miscellaneous						
13	False Alarm - Third and Over Per Calendar Year	Each occurrence	Penalty	$207.40	$7.90	$215.30
14	Fire Hydrant Flow Test	Per location		$181.30	$6.90	$188.20
15	Recovery of Public Safety Service Costs	Per Incident		$184.30/hr; Actual Costs	$4.60	$188.90/hr; Actual Costs
16	Fire Department Response for Alcohol Related Accidents, Hazardous Substance Spills, Refuse, Dumping or Willfully Setting Fires	Per Incident	Plus Materials & Direct Costs	Actual Cost	No change	Actual Cost

Finance

#	Description	Unit	Notes	FY 2025/26 FEE	INCREASE	FY 2026/27 FEE
1	NSF Check Fee		For first occurrence; $35 and then $35 + collections cost after for further occurrences	$29.70	$1.15	$30.85
2	Copy Fees	Per page	Black & White Letter (Legal $.50/Ledger $.75)	$0.25	No change	$0.25
3	Credit Card Transaction Fee		Note: Utility Billing Payments are exempt from this charge	2.5% of the charge	No change	2.5% of the charge
New	E-Check Transaction Fee		Note: Utility Billing Payments are exempt from this charge	$0.00	$1.25	$1.25
5	Notary Fees	Per Notary		$15.00	No change	$15.00
6	Contract Administration Fee		SB 998 mandates contractual arrangements be offered to past due customers and allows administrative fees on each contract	$55.00	$2.00	$57.00
7	Business Licenses Tax		Schedule of rates attached.	Based upon annual gross sales	No change	Based upon annual gross sales
8	Sidewalk Vendor Permit		Non-refundable application fee as established by Muni Code (5.45.040)	$62.00	$2.00	$64.00

CITY OF SOLEDAD
WATER RATES

Monthly Base Charge					
Meter Size	Existing	22/23	23/24	24/25	25/26
5/8 inch	$ 13.55	$ 14.85	$ 16.93	$ 18.28	$ 18.83
3/4 inch	19.45	22.17	25.28	27.30	28.12
1 inch	32.42	36.96	42.13	45.50	46.87
1 1/2 inch	64.84	73.91	84.26	91.00	93.73
2 inch	103.74	118.26	134.82	145.60	179.97
3 inch	207.47	236.52	269.63	291.21	299.94
4 inch	389.01	443.47	505.56	546.01	562.39
6 inch	648.35	739.12	842.60	910.01	937.31

Volume Rate ($/CCF)					
Usage Range	Existing	22/23	23/24	24/25	25/26
SINGLE FAMILY					
0-9 CCF	$ 1.48	$ 1.48	$ 1.48	$ 1.60	$ 1.65
10-23 CCF	2.21	2.52	2.87	3.10	3.19
>23 CCF	3.81	3.93	4.48	4.84	4.98
MULTI- FAMILY					
>0 CCF	$ 1.77	$ 1.94	$ 2.21	$ 2.39	$ 2.53
COMMERCIAL					
>0 CCF	$ 1.96	$ 2.23	$ 2.55	$ 2.75	$ 2.83
PUBLIC					
>0 CCF	$ 2.36	$ 2.69	$ 3.07	$ 3.31	$ 3.41
SCHOOL					
>0 CCF	$ 2.43	$ 2.77	$ 3.15	$ 3.40	$ 3.51

Rates are effective July 1
Approved 11/3/2021

CITY OF SOLEDAD
WASTEWATER RATES

	Monthly Rates				
Class	Existing	22/23	23/24	24/25	25/26
Single Family	$ 52.19	$ 56.37	$ 60.88	$ 65.75	$ 71.01
Multi-Family Duplexes	37.39	40.38	43.61	47.10	50.86
Mobile Home Units	23.82	25.73	27.79	30.01	32.41
Small Office - Commercial	50.90	54.98	59.37	64.12	69.25
General Office - Commercial	128.76	139.06	150.18	162.19	175.17
Large Commercial	475.96	514.03	555.15	599.57	647.53
Gas Station - Commercial	50.16	54.18	58.51	63.19	68.25
Car Wash - Low User	93.04	100.48	108.52	117.20	126.58
Car Wash - High User	1,235.50	1,334.13	1,440.86	1,556.13	1,680.62
Restaurants/Bars	309.84	334.62	361.39	390.31	421.53
Restaurant - High Volume	1,086.21	1,173.11	1,266.95	1,368.31	1,477.78
Laundromat - Low User	150.18	162.20	175.17	189.18	204.32
Laundromat - High User	588.31	635.38	686.21	741.11	800.39
Churches/Public Facilities	76.74	82.88	89.51	96.67	102.41
Medical Offices	75.34	81.37	87.88	94.91	102.50
Dental & Veterinarian	55.26	59.68	64.46	69.61	75.18
Bank	30.80	33.26	35.93	38.80	41.90
Supermarkets	289.23	312.37	337.36	364.34	393.49
Bakery	176.42	190.54	205.70	222.24	240.02
Beauty/Barber Shops	5.52	5.96	6.44	6.96	7.51
Post Office	5.57	6.01	6.49	7.01	7.57
Hotel/Motel (per room)	10.56	11.41	12.32	13.30	14.37
Convalescent Home (per unit)	39.51	42.67	46.09	49.78	53.76

CITY OF SOLEDAD
WASTEWATER RATES

	Monthly Rates				
Class	Existing	22/23	23/24	24/25	25/26
Movie Theater	269.54	291.10	314.39	339.54	366.71
Pinnacles High School (student/year)	37.81	40.84	44.10	47.63	51.44
Frank Ledesma Elementary (student/year)	18.91	20.42	22.05	23.82	25.72
Gabilan Elementary (student/year)	18.91	20.42	22.05	23.82	25.72
Jack Francioni Elementary (student/year)	18.91	20.42	22.05	23.82	25.72
Main Street Middle School (student/year)	28.36	30.63	33.08	35.72	38.58
Main Street Preschool (student/year)	18.91	20.42	22.05	23.82	25.72
Rose Ferrero Elementary (student/year)	18.91	20.42	22.05	23.82	25.72
San Vincente Elementary (student/year)	18.91	20.42	22.05	23.82	25.72
Soledad High School (student/year)	37.81	40.84	44.10	47.63	51.44
San Vincente Preschool (student/year)	18.91	20.42	22.05	23.82	25.72
Golden State Vintners (flow/mil.gallons)	5,874.25	6,344.19	6,851.73	7,399.87	7,991.86
Golden State Vintners (BOD/k pounds)	521.08	562.77	607.79	656.41	708.92
Golden State Vintners (TSS/k pounds)	550.83	594.89	642.48	693.88	749.39
Liquid Waste Rate/gal (on tank capacity)	0.135	0.146	0.157	0.170	0.184

5.04.200 Schedule of rates—Gross receipts basis generally.

A. Unspecified Businesses. Every person transacting or carrying on any business other than those businesses enumerated below in this section shall pay an annual license tax based upon the gross receipts resulting from the operation of the business in accordance with the following scale. If the annual gross receipts are:

At Least	But Less Than	The License Tax is
$ 1.00	$ 45,000.00	$ 40.00
45,000.00	65,000.00	55.00
65,000.00	85,000.00	75.00
85,000.00	105,000.00	95.00
105,000.00	125,000.00	115.00
125,000.00	150,000.00	137.50
150,000.00	175,000.00	162.50
175,000.00	200,000.00	187.50
200,000.00	230,000.00	215.00
230,000.00	260,000.00	245.00
260,000.00	300,000.00	280.00
300,000.00	350,000.00	325.00
350,000.00	400,000.00	375.00
400,000.00	450,000.00	425.00
450,000.00	500,000.00	475.00
500,000.00	550,000.00	525.00
550,000.00	600,000.00	575.00
600,000.00	700,000.00	650.00
700,000.00	800,000.00	750.00
800,000.00	900,000.00	850.00
900,000.00	1,000,000.00	950.00
1,000,000.00		1,000.00

B. Specified Businesses. Every person transacting or carrying on any of the following businesses or occupations:

Abstractor

Accountant

Architect

Advertising agent

Appraiser

Assayer

Attorney

Auditor

Bacteriologist

Baths, public and steam

Brokers

Business school

Chemists

Chiropodists

Chiropractor

Civil engineer

Cleaning buildings, windows

Collection agent

Credit bureau

Crematorium

Dancing school

Dancing teacher

Designer

Dental laboratory

Dental technician

Dentist

Dermatologist

Detective

Doctor

Employment agent

Electrical engineer

Engineer

Finance company

Funeral director

Geologist

Gunsmith

Grinder

Income tax expert

Insurance adjuster

Interior decorator

Interpreter

Janitor

Laboratory technician

Landscape architect

Lapidary

Livery stable

Locksmith

Masseur

Mechanical engineer

Medical laboratory

Messenger service

Mineral bath

Music school

Music teacher

Naturopathist

Oculist

Optician

Optometrist

Osteopath

Orthopedist

Parking lot

Pathologist

Patrol service

Physician

Physiotherapist

Piano tuner

Plunge

Posture correction

Public stenographer

Radiographer

Sign painter

Storage warehouse

Structural engineer

Surgeon

Surveyor

Taxidermist

Title insurance

Turkish baths

Urologist

Veterinarian

Watch repairing

Weighing machine

X-Ray technician

shall pay a license tax annually based upon gross receipts resulting from operations of such businesses, occupations or professions in accordance with the following scale. If annual receipts are:

At Least	But Less Than	The License Tax is
$ 1.00	$ 20,000.00	$ 40.00
20,000.00	30,000.00	62.50
30,000.00	40,000.00	87.50
40,000.00	50,000.00	112.50
50,000.00	70,000.00	150.00
70,000.00	90,000.00	200.00
90,000.00	110,000.00	250.00
110,000.00	140,000.00	312.50
140,000.00	170,000.00	387.50
170,000.00	200,000.00	462.50
200,000.00	300,000.00	625.00
300,000.00	400,000.00	875.00
400,000.00 or over		1,000.00

C. Retail Business Generally. Any person who transacts one or more of the businesses, occupations or professions enumerated in subsection A of this section, at one location, is required to obtain only one license and shall pay the license tax specified in this section, based upon the aggregate of his gross receipts realized from the operation of all such businesses, professions or occupations.

D. Retail Business Generally. Every person transacting or carrying on a retail business, unless otherwise specifically enumerated in this chapter, shall pay a annual license tax based upon the gross receipts resulting from the operation of the business, in accordance with the following scale. If annual receipts are:

At Least	But Less Than	The License Tax is
$ 1.00	$ 45,000.00	$ 40.00
45,000.00	65,000.00	55.00
65,000.00	85,000.00	75.00
85,000.00	105,000.00	95.00
105,000.00	125,000.00	115.00
125,000.00	150,000.00	137.50
150,000.00	175,000.00	162.50
175,000.00	200,000.00	187.50
200,000.00	230,000.00	215.00
230,000.00	260,000.00	245.00
260,000.00	300,000.00	280.00
300,000.00	350,000.00	325.00

350,000.00	400,000.00	375.00
400,000.00	450,000.00	425.00
450,000.00	500,000.00	475.00
500,000.00	550,000.00	525.00
550,000.00	600,000.00	575.00
600,000.00	700,000.00	650.00
700,000.00	800,000.00	750.00
800,000.00	900,000.00	850.00
900,000.00	1,000,000.00	950.00
1,000,000.00 or over		1,000.00

E. Wholesale and Jobbing Business. Every person transacting and carrying on a wholesale or jobbing business shall pay an annual license tax, based upon the gross receipts resulting from the operation of the business, in accordance with the following scale. If annual gross receipts are:

At Least	But Less Than	The License Tax is
$ 1.00	$ 200,000.00	$ 40.00
200,000.00	300,000.00	62.50
300,000.00	400,000.00	87.50
400,000.00	500,000.00	112.50
500,000.00	600,000.00	137.50
600,000.00	800,000.00	175.00
800,000.00	1,000,000.0	225.00
1,000,000.00 or over		250.00

F. Every person transacting or carrying on the business of general engineering or building contractor, plumbing, electrical or roofing contractor or other specialty contractor, shall pay a license tax based upon annual gross receipts resulting from the operation of the business in accordance with the following scale. If annual gross receipts are:

At Least	But Less Than	The License Tax is
$ 1.00	$100,000.00	$ 40.00
100,000.00	150,000.00	62.50
150,000.00	200,000.00	87.50
200,000.00	250,000.00	112.50
250,000.00	300,000.00	137.50
300,000.00	350,000.00	162.50
350,000.00	400,000.00	187.50
400,000.00	450,000.00	212.50
450,000.00	500,000,00	237.50
500,000.00	600,000.00	275.00
600,000.00	700,000.00	325.00
700,000.00	800,000.00	375.00
800,000.00	900,000.00	425.00
900,000.00	1,000,000.00	475.00

1,000,000.00		500.00

G. Twenty-dollar Quarterly Tax. Quarterly licenses will be issued for twenty dollars in the case of businesses having gross receipts of not more than twenty-five thousand dollars during any quarter.

H. Additional Business. If any person transacting any business enumerated in this section carries on a retail, wholesale or jobbing business or any other business, he is required to obtain a license and pay the tax specified for the other business, in addition to the license specified in this section.

I. Contractors Working Outside City. The receipts of the contractors enumerated in this section from contracts performed wholly outside of the city shall not be included in their gross receipts for the purpose of computing the license tax. Any such contractor who does not maintain a fixed place of business within the city is required to obtain a license and pay the tax specified in this section, with respect to any contract performed by him within the city.

J. Manufacturing. Every person carrying on the business of manufacturing shall pay an annual license tax, based upon the gross receipts resulting from the operation of the business, in accordance with the following scale. If annual gross receipts are:

At Least	But Less Than	The License Tax is
$ 1.00	$100,000.00	$ 40.00
100,000.00	200,000.00	50.00
200,000.00	300,000.00	62.50
300,000.00	400,000.00	87.50
400,000.00	500,000.00	112.50
500,000.00	600,000.00	137.50
600,000.00	800,000.00	175.00
800,000.00	1,000,000.00	225.00
1,000.000.00 and over		250.00

K. Manufacturing and Retail Business. If any person carrying on the business of manufacturing shall also engage in a retail business, whether selling products manufactured by him or not, he shall be required to obtain a license and pay the tax specified for the retail business in addition to the license specified in this section; provided, that any person engaged in the business of manufacturing is not required to obtain a license in addition to his manufacturer's license to engage in the wholesale or jobbing business with respect to products manufactured by him.

(Prior code § 12-20)

5.04.210 Schedule of rates—Public utilities.

Every person conducting or carrying on the business of a public utility shall pay an annual license tax based upon annual gross receipts resulting from the operation of such business, in accordance with the following scale. If the annual gross receipts are:

At Least	But Less Than	The License Tax is
$ 1.00	$ 100,000.00	$ 40.00
100,000.00	200,000.00	65.00
200,000.00	300,000.00	90.00

300,000.00	400,000.00	115.00
400,000.00	500,000.00	140.00
500,000.00	600,000.00	165.00
600,000.00	700,000.00	190.00
700,000.00	800,000.00	215.00
800,000.00	900,000.00	240.00
900,000.00	1,000,000.00	265.00
1,000,000.00 and over		290.00

(Prior code § 12-21)

5.04.220 Schedule of rates—Flat-rate basis.

Every person transacting and carrying on the businesses enumerated in this section shall pay a license tax as follows:

A. Advertising.

1. Every person conducting or carrying on the business of erecting, installing, maintaining or operating outdoor advertising, advertising structures, billboards, signboards or similar devices shall pay a license tax of forty dollars per annum.

2. Every person conducting or carrying on the business of operating, and who operates upon the streets, any vehicle equipped with music or musical device, loudspeaker or other device for attracting attention, shall pay a license tax of five dollars per day or forty dollars per year.

B. Auction Sale, Auctioneer, Auction House, Farmer's Auction Yard.

1. Every person conducting or carrying on the business of auctioneer shall pay a license tax of twenty-five dollars per day, except while operating in a licensed auction house having a fixed place of business as defined in this chapter.

2. Every person conducting or carrying on the business of an auction house other than as provided in subdivision 3 of this subsection, having a fixed place of business, shall pay a license tax of fifty dollars annually.

3. Every person conducting or carrying on the business of a farmer's auction yard for animals or implements of husbandry shall pay an annual license tax of fifty dollars. The license provided in this subsection shall permit only the auctioning of animals and implements of husbandry.

C. Automobile, Truck, Trailer Rentals.

1. Notwithstanding any other provisions to the contrary, every person conducting or carrying on the business of renting automobiles or trucks for a period of two months or less shall pay an annual license tax based on fifteen dollars per truck exceeding a manufacturer's rated capacity of one ton, ten dollars per truck with a manufacturer's rated capacity of one ton or less and ten dollars per automobile.

2. Every person conducting, managing or carrying on the business of renting trailers for the period of two months or less shall pay an annual license tax based on five dollars per trailer.

D. Bankrupt Sales, Etc. Every person conducting or carrying on the business of owning, operating, opening, establishing, managing or having charge of any temporary location or place of business of any kind for the sale of any insolvent, bankrupt, fire-damaged or other similar goods, wares or merchandise

and every itinerant or transient merchant having a temporary place of business but not having any continuous or permanent place of business in the city, who sells or offers for sale any insolvent, bankrupt, fire-damaged or other goods, wares or merchandise, shall pay a license tax of twenty-five dollars per day.

E. Barbershops and Beauty Shops. Every person engaging in the business of conducting, maintaining or carrying on a barber or beauty shop shall pay a license tax of forty dollars per year, plus ten dollars for every chair in excess of three.

F. Billiard and Pool Tables. Every person engaged in the business of conducting any billiard or pool table shall pay an annual license tax of sixteen dollars for each table located at such business establishment.

G. Bowling Alleys. Every person engaged in the business of conducting, maintaining or carrying on any bowling alley shall pay a license tax of ten dollars per year for each alley.

H. Brokers, Agents and Labor Contractors. Every person transacting or carrying on the business of broker or agent or labor contractor, who does not maintain a fixed place of business in the city shall pay an annual license tax of forty dollars per year.

I. Card Tables. Every person operating or maintaining any table, in the city, wherein cards or any legal game of chance is played, shall pay a license tax of forty dollars annually for each table.

J. Christmas Tree, Greens or Card Sales—Fireworks. Every person conducting or carrying on the business of selling Christmas trees, holly, berries, cards, fireworks or other seasonal items shall pay an annual license tax of twenty-five dollars, except where such business is conducted in connection with another regularly established place of business for which a license has been issued, or is conducted by and solely for the benefit of a charitable or nonprofit organization.

K. Circuses and Carnivals. Every person holding, promoting, managing or giving any concert, traveling show or exhibition for commercial purposes, whether in a tent or otherwise, shall pay a license tax of fifty dollars for the first day or any part thereof, and twenty-five dollars per day thereafter; provided, however, that no license shall be required for any exhibition, show or concert actually given and participated in by any local school, patriotic or civic organization.

L. Dances. Every person carrying on the business of conducting public dances at which an admission fee is charged, collected or received, shall pay a license tax of five dollars for each dance with a maximum of twenty-five dollars per quarter.

M. Hospital, Sanitarium, Rest Home, Nursing Home, Asylum. Every person engaged in the business of conducting, carrying on or operating a hospital, sanitarium, rest home, nursing home or asylum shall pay a license tax of twenty-five dollars per year plus one dollar per bed. This subsection shall not apply to nonprofit institutions exempted by the state.

N. Hotels, Roominghouses and Motel Rooms. Every person carrying on the business of conducting, operating or managing a hotel, roominghouse or motel, shall pay a yearly license according to the following scale:

1 to 15 units	$ 40.00
16 to 25 units	50.00
26 to 70 units	75.00
Over 70 units	150.00

O. House Trailer and Mobile Home Parks. Every person conducting or carrying on the business of operating a trailer park, mobile home park or other similar business, where the owners of house trailers or mobile homes are allowed to use space within the house trailer park or mobile home park

through a lease, rental or other similar arrangement, shall pay an annual license tax as follows for rental spaces over four:

5 to 19 spaces	$ 40.00
20 to 29 spaces	50.00
30 to 39 spaces	60.00
40 to 49 spaces	70.00
50 to 75 spaces	90.00
Over 75 spaces	110.00

P. Junk Dealers or Dealers in Old or Used Articles. Every person conducting or carrying on the business of collecting, buying or selling at either retail or wholesale, or otherwise dealing in junk, rubbish, waste material, refuse, old rags, sacks, bottles, cans, papers, metals, jewelry, precious metals, rubber, bric-a-brac, cordage, truck or automobile parts and other like articles, whether the same can be sold or otherwise disposed of for the purpose of being treated, repaired or prepared so as to be used again in some other form, shall pay an annual license tax of forty dollars per year.

Q. Movie Theaters and Concert Halls. Every person carrying on the business of conducting a concert hall, or a theater containing a permanent stage upon which moveable scenery and theatrical appliances are used, where regular theatrical or vaudeville performances are given and to which an admission is charged, collected or received, or conducting a moving picture theater where moving or motion pictures are exhibited and an admission fee is charged, collected or received, shall pay an annual license tax of seventy dollars per year.

R. Pawnbrokers. Every person conducting or carrying on the business of pawnbroker shall pay a license tax of one hundred dollars per year.

S. Peddlers and Itinerant Vendors. Every person carrying on the business of peddling or selling services or goods, not having a regular established place of business in the city, shall pay a license tax of three dollars per day, with a maximum of twelve dollars per month.

T. Coin-operated Vending Machines.

1. Definition. The term "coin-operated vending machine," as used in this subsection, includes both game and other machines operated solely for amusement or convenience (e.g., mechanical games, pinball machines, video games, music or jukeboxes, weighing machines, laundry equipment, car wash equipment, etc.) and machines dispensing tangible personal property (e.g., tobacco, food, drink, confections or other merchandise).

2. Game and Convenience Machines. Section 5.04.060 notwithstanding, every person possessing or maintaining, on premises owned or leased by such person, any coin-operated vending machine operated solely for amusement or convenience shall pay an annual license tax of forty dollars per year per machine.

3. Machines Dispensing Tangible Personal Property. Section 5.04.060 notwithstanding, every person possessing or maintaining, on premises owned or leased by such person, any coin-operated vending machine dispensing tangible personal property shall pay an annual license tax in accordance with the following scale:

Unit Sale Price	Annual Tax
1¢ to 5¢, inclusive	$ 2.00
5¢ to 10¢, inclusive	4.00
10¢ to 50¢, inclusive	12.00

Over 50¢	40.00

The term "unit sale price," as used in this subsection, means the maximum price charged for any single item dispensed from the machine to which it applies. The tax shall apply to each machine on the premises, if there be more than one.

4. Vending Machines—Exclusive Business. Section 5.04.060 and subdivisions 2 and 3 of this subsection notwithstanding, any individual or firm whose business is limited exclusively to renting, leasing or operating coin-operated vending machines, as provided in Section 16002.5 of the Business and Professions Code, shall pay a license tax based on gross receipts in accordance with the provisions of Section 5.04.200(A). Any license to conduct a business issued under this chapter in connection with which the city imposes a license tax upon coin-operated vending machines within the city may be revoked for failure of the licensee to report to the city the receipts from such machines.

U. Taxicabs. Every person conducting or carrying on the business of operating a taxicab company shall pay a license tax in accordance with Section 5.04.100.

V. Transportation and Trucking Service.

1. Every person conducting or carrying on the business of transporting goods, wares, merchandise or other materials for hire and providing for transportation and deliveries of goods or other materials either within the city limits or deliveries of goods or other materials from outside the city limits to places within the city limits, or both, shall pay an annual license tax of seventy dollars.

2. Every person not having a fixed place of business within the city who makes wholesale or retail deliveries of goods or services by motor vehicles within the city or who maintains, installs or repairs goods, wares, merchandise or equipment inside the city, or who provides a service not otherwise covered in this section, shall pay an annual license tax of forty dollars.

(Prior code § 12-22)

5.04.240 Exemptions and exclusions.

A. Exemptions. The following are exempted from the payment of a license tax under this chapter:

1. Any charitable institution, organization or association organized and conducted for charitable purposes only. This exemption shall not apply to promoters employed by charitable organizations;

2. Any person conducting, carrying or staging any concert, exhibition, lecture, dance, amusement or entertainment where the receipts, if any, derived therefrom are to be used solely for charitable or benevolent purposes and not for private gain or for the private gain of any person in whole or in part;

3. Any religious, fraternal, educational, military, state, county or municipal organization or association conducting, carrying on or staging any amusement or entertainment concert, exhibition, lecture, dance or athletic event, when the receipts derived are to be wholly for the benefit of the organization and not in the whole or any part for private gain of any person;

4. Any public utility which pays to the city a tax under a franchise or similar agreement;

5. Any honorably discharged or honorably relieved soldier, sailor or marine of the United States who is physically unable to obtain a livelihood by manual labor, and who is a voter of this state, distributing circulars, or hawking, peddling or vending any goods, wares or merchandise owned by him, except spirituous, malt, vinous or other intoxicating liquor.

B. Exclusions. Except as may be otherwise specifically provided in this chapter, the terms of this chapter do not apply to any of the following persons:

1. Banks, including national banking associations, to the extent that a city may not levy a license tax upon them under the provisions of Article 13, Section 16 of the State Constitution;

2. Insurance companies and associations to the extent that a city may not levy a license tax upon them under the provisions of Article 13, Section 28 of the State Constitution;

3. Any person whom the city is not authorized to license under any law or Constitution of the United States or this state. Specifically excluded from "gross receipts," as that term is used in Section 5.04.200 of this chapter, are receipts from the manufacture, importation or sale of alcoholic beverages exempt from local taxation under the provisions of Article XX, Section 22 of the State Constitution;

4. Commercial travelers may be required by the tax collector to file a verified statement claiming to be excluded by the provisions of this section, which shall set forth all facts upon which the exclusion is claimed.

C. Claims for Exemption. Any person desiring to claim exemption from the payment of a license tax and to have a free license issued to him shall make application therefor upon forms prescribed by the tax collector and shall furnish such information and make such affidavits as may be required. Upon the determination being made that the applicant is entitled to exemption from the payment of license taxes for any reason set forth in this chapter, the tax collector, upon the applicant complying with the provisions of this chapter or any other ordinance of the city which may require a permit for the doing of the particular act proposed to be done, shall issue a free license to such person which shall show upon its face that the license tax is exempt.

(Prior code § 12-23)

AGENDA ITEM NO. 12.

CITY OF SOLEDAD
STAFF REPORT

SUBJECT: **Resolution No. 6393, A Resolution of the City Council of the City of Soledad Approving a Non-Exclusive Professional Service Agreement with 4LEAF Inc. in an Amount not to Exceed $190,000 for Plan Review, Inspection, Building Official, and Related Services and Authorizing the City Manager to Execute Said Agreement**

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

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

THROUGH: **Megan Hunter, City Manager**

MEETING DATE: **July 1, 2026**

Recommendation

Staff recommends that the City Council of the City of Soledad adopt Resolution No. 6393, "A Resolution of the City Council of the City of Soledad Approving a Non-Exclusive Professional Service Agreement with 4LEAF Inc. in an Amount not to Exceed $190,000 for Plan Review, Inspection, Building Official, and Related Services and Authorizing the City Manager to Execute Said Agreement."

Executive Summary

Since 2025, the Community and Economic Development Department has contracted with 4LEAF, Inc. (4LEAF) to provide building division services in Soledad. These services include building and fire plan reviews, inspections and structural engineering. The current agreement with 4LEAF is set to expire on June 30, 2026. Staff has been satisfied with the quality and responsiveness of the services provided and recommends approval of a non-exclusive agreement for a one-year term, not to exceed $190,000. The extension will ensure continuity of building division operations and continued delivery of essential plan review, inspection, and Building Official services.

Background

Since 2011, the Community and Economic Development Department has contracted with consulting firms to provide building division services for the City of Soledad through annually renewed agreements. These services include building and fire plan review, inspections, structural engineering, Building Official services, and stormwater compliance support. To ensure compliance with procurement requirements and evaluate available service providers, the City issued a Request for Proposals (RFP) from May 16 through May 30, 2025. The solicitation resulted in four qualified

proposals, which were thoroughly reviewed and evaluated through an interview process. Based on the results of that evaluation, the City Council adopted Resolution No. 6246, awarding a one-year Professional Services Agreement to 4LEAF, Inc. (4LEAF) in an amount not to exceed $110,000 to provide plan review, inspection, Building Official, and related services. The agreement is scheduled to expire on June 30, 2026.

Since the execution of the agreement, 4LEAF has continued to provide these essential services in a professional, responsive, and reliable manner, ensuring the uninterrupted operation of the City's building division. Due to increased service demands during Fiscal Year 2025-26, additional contract authority was required to continue providing services. Accordingly, the City Council adopted Resolution No. 6323, authorizing Amendment No. 1 and increasing the contract amount by $50,000, from $110,000 to a total not-to-exceed amount of $160,000. Subsequently, the City Council adopted Resolution No. 6373, authorizing Amendment No. 2 and increasing the contract amount by an additional $80,000, resulting in a total not-to-exceed contract amount of $240,000.

Review & Analysis

To ensure continuity of permitting, plan review, and inspection services, staff recommends approval of a new Professional Services Agreement with 4LEAF for a one-year term, not to exceed $190,000, and authorization for the City Manager to execute the necessary documents as provided in **Exhibit A**. 4LEAF has played a critical role in supporting the City's Building Division during a period of sustained growth, increased development activity, and rising operational demands. Through the provision of Building Official, plan review, and inspection services, 4LEAF has helped the City maintain timely permit processing, responsive customer service, and consistent enforcement of applicable building codes and regulations.

Since the execution of the agreement, the volume and complexity of development projects within the City have continued to increase. In addition to traditional permit review and inspection services, 4LEAF has provided technical expertise and Building Official oversight for City-led capital improvement projects, requiring coordination across departments, project review, inspections, and regulatory compliance support. The Building Division has also experienced increased demands associated with Code Enforcement activities, including investigations of unsafe structures, hazardous conditions, and substandard properties. These matters often require detailed site inspections, technical assessments, code interpretation, and coordination with property owners, contractors, and outside agencies to ensure public safety and compliance with current building standards.

Beyond day-to-day operations, 4LEAF has assisted staff in strengthening internal processes and procedures to support a growing organization. Working collaboratively with Planning and Building Division staff, 4LEAF has helped develop and refine standard operating procedures that improve consistency, streamline review and inspection processes, enhance customer service, and support the City's long-term development review objectives. These efforts also contribute to the City's full cost recovery goals by improving the tracking of permit activity, inspection services, and staff resources.

As development activity continues throughout the community, maintaining access to qualified Building Official, plan review, and inspection services remains essential to ensuring efficient operations and timely project delivery. Extending the agreement with 4LEAF will preserve institutional knowledge and allow the City to continue meeting the needs of residents, businesses, and the development community without interruption. Approval of the proposed Professional Service Agreement, with a not-to-exceed amount of $190,000, will ensure the City maintains the capacity and technical expertise necessary to support ongoing growth, provide efficient permitting and inspection services, and

effectively administer building and safety regulations.

Financial Considerations

Building permit and plan review fees are collected by the City to cover costs for contracted building division services. Funding for the proposed agreement with 4LEAF in an amount not to exceed $190,000 will be included in the FY 2026–2027 Budget, which will be presented to the City Council for formal adoption in August 2026 and will be retroactive to July 1.

The Community and Economic Development Department will continue to monitor monthly expenditures and permit-related revenue to ensure contract costs remain aligned with fee-based revenue throughout the fiscal year.

Strategic Plan Alignment

The proposed agreement extension supports several goals and objectives identified in the City's Strategic Plan by ensuring the continued delivery of efficient and reliable building services. The extension advances Goal 2.9.1 by enhancing the City's ability to streamline permitting processes, improve customer service, and support responsible community growth and investment.

Alternatives

- Approve Resolution No. 6393; or
- Do not approve the Resolution and provide other direction to staff. This is not recommended, as the contract with 4Leaf for critical building services expires on June 30, 2026, and any service interruption would delay permitting.

Planning/CEQA

The approval of the 4LEAF contract is not a project under CEQA pursuant to CEQA Guidelines § 15378(b)(5), as it involves administrative activities that do not result in any direct or indirect physical changes to the environment.

Public Notice Requirements

None required.

Attachment(s):
Resolution No. 6393
Exhibit A - 4LEAF Consulting Services Agreement FY 2026-27

RESOLUTION NO. 6393

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOLEDAD APPROVING A NON-EXCLUSIVE PROFESSIONAL SERVICES AGREEMENT WITH 4LEAF, INC., IN AN AMOUNT NOT TO EXCEED $XXXX, FOR PLAN REVIEW, INSPECTION, BUILDING OFFICIAL, AND RELATED SERVICES AND AUTHORIZING THE CITY MANAGER TO EXECUTE THE AGREEMENT

WHEREAS, the City of Soledad requires professional building division services, including plan review, building inspections, Building Official services, and related support services, to ensure compliance with applicable building codes and regulations; and

WHEREAS, the Community and Economic Development Department has contracted for building division services since 2011 to support the City's permitting, inspection, and code compliance functions; and

WHEREAS, on June 18, 2025, the City Council adopted Resolution No. 6246, approving a Professional Services Agreement with 4LEAF, Inc. in an amount not to exceed $110,000 for building division services; and

WHEREAS, the City Council subsequently adopted Resolution No. 6323 authorizing Amendment No. 1, increasing the contract amount by $50,000 to a total not-to-exceed amount of $160,000, and Resolution No. 6373 authorizing Amendment No. 2, increasing the contract amount by an additional $80,000 to a total not-to-exceed amount of $240,000; and

WHEREAS, 4LEAF, Inc. has provided professional, responsive, and reliable plan review, inspection, Building Official, and related services that have enabled the City to maintain efficient permitting operations and support ongoing development activity; and

WHEREAS, the current agreement is scheduled to expire on June 30, 2026, and staff has determined that extending the agreement is in the best interest of the City to ensure continuity of service and avoid disruptions to permitting and inspection activities; and

WHEREAS, the proposed agreement will extend the term of the agreement for one (1) year and a contract amount to a total not-to-exceed amount of $190,000; and

WHEREAS, the City Council finds that approval of a non-exclusive professional agreement will support the City's Strategic Plan objectives by maintaining efficient permitting services, supporting economic development initiatives, facilitating housing development, and enhancing customer service through streamlined development review processes.

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

1. The foregoing recitals are true and correct and are incorporated herein by this reference.

2. The City Council hereby approves a Non-Exclusive Professional Services Agreement with 4LEAF, Inc., attached hereto as **Exhibit A**, for a term of one (1) year and a contract amount to a total not-to-exceed amount of $190,000.
3. The City Manager is hereby authorized and directed to execute said agreement and any related documents necessary to implement the intent of this Resolution.
4. This Resolution shall take effect immediately upon its adoption.

PASSED AND ADOPTED by the City Council of the City of Soledad at a regular meeting held on the 1st day of July, 2026, by the following vote:

AYES, and in favor thereof Councilmembers:

NOES, Councilmembers:

ABSENT, Councilmembers:

ABSTAIN, Councilmembers:

_____
ANNA M. VELAZQUEZ, Mayor

ATTEST:

_____
MEGAN HUNTER, City Clerk

CONSULTING SERVICES AGREEMENT BETWEEN
THE CITY OF SOLEDAD AND
(4LEAF INC.)

THIS AGREEMENT for consulting services is made by and between the City of Soledad ("City") and 4Leaf Inc. ("Consultant") (together referred to as the "Parties") as of July 1, 2026 (the "Effective Date").

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

1.1 **Term of Services.** The term of this Agreement shall begin on the Effective Date and shall end on June 30, 2027, unless the term of the Agreement is otherwise terminated or extended, as provided for in Section 8. The time provided to Consultant to complete the services required by this Agreement shall not affect the City's right to terminate the Agreement, as referenced in Section 8.

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

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

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

1.5 **Public Works Requirements.**

Intentionally Left Blank

Section 2. **COMPENSATION.** City hereby agrees to pay Consultant a not-to-exceed amount of $190,000 notwithstanding any contrary indications that may be contained in Consultant's proposal, for services to be performed and reimbursable costs incurred under this Agreement. In the event of a conflict between this Agreement and Consultant's proposal, attached as Attachment 1, regarding the amount of compensation, the Agreement shall prevail. City shall pay Consultant for services rendered pursuant to this Agreement at the time and in the manner set forth herein. The payments specified below shall be the only payments from City to Consultant for services rendered pursuant to this Agreement. Consultant shall submit all invoices to City in the manner specified herein. Except as specifically authorized by City in writing, Consultant shall not bill City for duplicate services performed by more than one person.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

4.3 Professional Liability Insurance.

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

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

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

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

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

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

4.4 All Policies Requirements.

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

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

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

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

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

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

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

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

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

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

- Terminate this Agreement.

Section 5. INDEMNIFICATION AND CONSULTANT'S RESPONSIBILITIES.

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

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

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

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

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

Section 6. STATUS OF CONSULTANT.

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

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

Section 7. LEGAL REQUIREMENTS.

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

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

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

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

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

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

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

Section 8. TERMINATION AND MODIFICATION.

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

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

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

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

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

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

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

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

8.6.1 Immediately terminate the Agreement;

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

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

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

Section 9. KEEPING AND STATUS OF RECORDS.

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

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

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

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

Section 10 MISCELLANEOUS PROVISIONS.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Any written notice to City shall be sent to:

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

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

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

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

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

[SIGNATURES ON FOLLOWING PAGE]

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

CITY OF SOLEDAD

_____
Megan Hunter, City Manager

Attest:

_____
Megan Hunter, City Clerk

Approved as to Form:

_____
Michael Rodriquez, City Attorney

4LEAF INC.

_____
NAME , TITLE

FEE SCHEDULE & BASIS OF CHARGES

FY2026-2027 FEE SCHEDULE & BASIS OF CHARGES

FOR THE CITY OF SOLEDAD

All Rates are Subject to Basis of Charges

PLAN REVIEW COST STRUCTURE	NOTES
Plan Review Percentage: 60% *(Inclusive of all disciplines except Fire and Civil which are bulled on an hourly basis)* **Hourly Plan Review**: $165 Structural Review $144 Non-Structural Review	Fee includes: ➢ Initial review and two (2) rechecks. Hourly charges apply after three (3) or more rechecks. ➢ Shipping, courier, and electronic service.

Building

Chief Building Official $175/hour
Deputy Building Official $149/hour
Structural Plan Review Engineer $165/hour
Non-Structural Plans Examiner $144/hour
Civil Engineer (Grading, Improvement Plans) $180/hour
Certified Access Specialist (CASp) Inspector $160/hour
Certified Access Specialist (CASp) Plans Examiner $160/hour
Stormwater Compliance Inspector $149/hour
Senior Combination Building Inspector (Building Inspector III) $134/hour
Commercial Building Inspector II $118/hour
Building Inspector I $103/hour
Permitting Manager $103/hour
Lead / Senior Permit Technician $98/hour
Permit Technician $88/hour
Administrative Assistant $77/hour
Inspector of Record $149/hour
DSA Class 1 / HCAI A Inspector $175/hour
DSA Class 2 / HCAI B Inspector $144/hour
DSA Class 3 / HCAI C Inspector $103/hour
elas Software ..... $50/user monthly

Fire Services

Fire Protection Engineer (FPE) $211/hour
Fire Marshal $175/hour
Fire Plans Examiner $160/hour
Fire Inspector I $144/hour
Fire Inspector II $160/hour

Planning

Housing Policy Director $216/hour
Planning Director $196/hour
Principal/Planning Manager $180/hour
Historic Preservation Planner $175/hour
Environmental Planner $175/hour
Senior Planner $165/hour
Associate Planner $144/hour
Assistant Planner $118/hour
Planning Technician $103/hour
GIS Specialist $144/hour

Code Enforcement

Code Enforcement Director $180/hour
Code Enforcement Manager $160/hour
Senior Code Enforcement Officer $113/hour
Code Enforcement Officer II $93/hour
Code Enforcement Officer I $82/hour
Hearing Officer $149/hour

Project Management

Project Manager $201/hour
Principal-in-Charge $252/hour

BASIS OF CHARGES

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

- All invoicing will be submitted monthly.
- Staff Augmentation work (excluding plan review) is subject to 4-hour minimum charges unless stated otherwise. Services billed in 4-hour increments.
- Most plan reviews will be done in 10 business days or less and 5 business days or less for re-checks. This is not inclusive of holidays or the day of the pick-up of plans.
- Expedited reviews will be billed at 1.5x the plan review fee listed in the fee schedule. Return time will be within seven (7) days of receipt of the plans from the City.
- Plan review of deferred submittals & revisions will be billed at the hourly rates listed.
- All plan review services will be subject to a $309.00 minimum fee if percentage-based fee or 2-hour minimum charge if hourly rates apply.
- Larger complex plan reviews can be negotiated to achieve the best possible pricing.
- All plan review services will be subject to 2-hour minimum fee.
- All plan review services are billed on a percentage basis and include the initial review and 2 rechecks.
    - Plan reviews will be billed on an hourly basis only after the initial review and 2 rechecks unless otherwise agreed upon on a case-by-case basis.
    - Fire and Civil Reviews are billed on an hourly basis and are not included in our plan review percentage.

- 4LEAF assumes that these rates reflect the FY2026-2027 contract period. There will be a 3% escalation for each subsequent Fiscal Year. (i.e. FY2027-2028, FY2028-2029, and so forth)
- Overtime and Premium time will be charged as follows:
  - *Regular time (work begun after 5AM or before 4PM)* — *1 x hourly rate*
  - *Nighttime (work begun after 4PM or before 5AM)* — *1.125 x hourly rate*
  - *Overtime (over 8-hour M-F or Saturdays)* — *1.5 x hourly rate*
  - *Overtime (over 8 hours Sat or 1st 8-hour Sun)* — *2 x hourly rate*
  - *Overtime (over 8 hours Sun or Holidays)* — *3 x hourly rate*
- Overtime will only be billed with prior authorization of the Director or other designated City personnel.
- All work with less than 8 hours rest between shifts will be charged the appropriate overtime rate.
- Mileage driven during the course of Inspections will be charged at cost plus 20%.
- Payment due on receipt. All payments over 30 days will be assessed a 1.5% interest charge.
- Client shall pay attorneys' fees, or other costs incurred in collecting delinquent amounts.
- Client agrees that 4LEAF's liability will be limited to the value of services provided.
- In accordance with California's Meal Break and Rest Break Law requirements, Client will be billed one (1) additional hour per day at the regular rate for each missed meal or rest break due to Client-directed tasks or requirements. Client should allow 4LEAF's non-exempt, hourly employees the opportunity to take their entitled rest and meal breaks during each work shift.

AGENDA ITEM NO. 13.

CITY OF SOLEDAD
STAFF REPORT

SUBJECT: **Resolution No. 6394, A Resolution of the City Council of the City of Soledad Approving a Non-Exclusive Professional Service Agreement with CSG Consultants, Inc. in an Amount not to Exceed $50,000 for Plan Review, Inspection, Building Official, Planning and Related Services and Authorizing the City Manager to Execute Said Agreement**

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

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

THROUGH: **Megan Hunter, City Manager**

MEETING DATE: **July 1, 2026**

Recommendation

Staff recommends that the City Council of the City of Soledad adopt Resolution No. 6394, "A Resolution of the City Council of the City of Soledad Approving a Non-Exclusive Professional Service Agreement with CSG Consultants, Inc. in an Amount not to Exceed $50,000 for Plan Review, Inspection, Building Official, Planning and Related Services and Authorizing the City Manager to Execute Said Agreement."

Executive Summary

Since 2011, the Community and Economic Development Department has contracted with CSG Consultants, Inc. (CSG) to provide building division services to the City of Soledad. These services include building and fire plan review, inspections, structural engineering, Building Official support, and related planning services. The current agreement with CSG is scheduled to expire on June 30, 2026. As staff continues to evaluate the City's operational needs and works toward completion of ongoing City priority development projects, it has been determined that retaining CSG as a project-based consultant and continuing to utilize its planning and building services is in the best interest of the City. Accordingly, staff recommends approving the agreement for a one-year term in an amount not to exceed $50,000. The proposed agreement will ensure continuity of services, preserve institutional knowledge, and support the continued delivery of essential building and planning functions, including plan review, inspections, and development review assistance.

Background

Since 2011, the Community and Economic Development Department has contracted with private consulting firms to provide building division services through annually renewed professional services

agreements. These services include building and fire plan review, building inspections, structural engineering, Building Official services, and stormwater compliance support. To ensure compliance with the City's procurement requirements and evaluate available service providers, the City issued a Request for Proposals (RFP) from May 16 through May 30, 2025. The solicitation resulted in four qualified proposals, which were evaluated through a competitive review and interview process. Based on the evaluation, the City Council adopted Resolution No. 6247, awarding a one-year Professional Services Agreement to CSG Consultants, Inc. (CSG) in an amount not to exceed $100,000. The agreement provided building and planning plan review, inspections, and related services for the City's priority development projects, including the Sendero Project and the Soledad Unified School District Housing Project. The agreement is scheduled to expire on June 30, 2026.

During FY 2025/26, the City utilized both CSG and 4LEAF to provide building division services. As the year progressed, 4LEAF became the City's primary consultant for Building Official services, plan review, and inspections, while CSG focused on supporting City-led initiatives, providing planning assistance, and helping complete major development projects such as the Soledad Unified School District Housing Project. CSG has consistently provided professional, responsive, and reliable service and has been an important resource in advancing complex development and planning efforts.

To maintain access to specialized technical expertise while preserving flexibility to assign work based on project needs, staff recommends approving a new non-exclusive Professional Services Agreement with CSG Consultants, Inc. for an additional one-year term in an amount not to exceed $50,000, attached as Exhibit A. This agreement will allow the City to continue utilizing CSG for specialized building, planning, and engineering support, as needed, while maintaining 4LEAF as the City's primary building services consultant.

Review & Analysis

CSG has played an important role in supporting the City's Building and Planning Divisions during a period of sustained growth, increased development activity, and rising operational demands. While 4LEAF has assumed primary responsibility for Building Official services, plan review, and inspections, CSG has continued to provide specialized technical support for complex City-led projects and planning activities. This complementary approach has allowed the City to maintain timely permit processing, responsive customer service, and consistent project oversight.

CSG has been instrumental in advancing several of the City's highest-priority development projects, including the Sendero Housing Project and the Soledad Unified School District (SUSD) Housing Project. Since execution of the current agreement, CSG has worked closely with City staff to ensure the Sendero Housing Project remains on schedule while maintaining compliance with applicable building codes and City standards. CSG has also prioritized plan review and inspection services for the SUSD Housing Project to help meet critical construction milestones, with substantial completion anticipated by the end of the fall. Given the significance of this project and its current stage of construction, maintaining continuity with CSG through project completion is in the City's best interest.

In addition to its building services, CSG has provided valuable support to the Planning Division, including subdivision reviews, development application processing, and technical planning assistance. As additional development applications move through the entitlement process, the City will continue to require specialized planning and engineering expertise to ensure projects are reviewed efficiently and consistently with City policies and regulations.

Approving the proposed non-exclusive Professional Services Agreement with CSG Consultants, Inc. in

an amount not to exceed $50,000 will preserve the City's access to specialized technical expertise while providing flexibility to assign work based on project needs. The agreement will ensure continuity of service, retain institutional knowledge on key development projects, and provide supplemental building, planning, and engineering support as needed. Staff therefore recommends approval of the agreement and authorization for the City Manager to execute the Professional Services Agreement attached as **Exhibit A.**

Financial Considerations

Building permit and plan review fees collected by the City will fund the contracted building services. Funding for the proposed Professional Services Agreement with CSG Consultants, Inc., in an amount not to exceed $50,000, will be included in the FY 2026–2027 Operating Budget, retroactive to July 1. The budget will be presented to the City Council for adoption in August 2026.

Staff is also recommending approval of a separate Professional Services Agreement with 4LEAF in an amount not to exceed $190,000. Under that agreement, 4LEAF would continue serving as the City's primary provider of Building Official services, plan review, and inspections.

The Community and Economic Development Department will continue to monitor monthly contract expenditures, permit activity, and fee revenue to ensure building division costs remain aligned with permit-generated revenues throughout the fiscal year. This approach allows the City to allocate work efficiently between consultants while maintaining high-quality customer service, timely permit processing, and fiscal responsibility.

Strategic Plan Alignment

The proposed agreement extension supports several goals and objectives identified in the City's Strategic Plan by ensuring the continued delivery of efficient and reliable building services. The extension advances Goal 2.9.1 by enhancing the City's ability to streamline permitting processes, improve customer service, and support responsible community growth and investment.

Alternatives

- Adopt Resolution No. 6394 approving a Professional Service Agreement with CSG; or
- Do not adopt the resolution and provide other direction. This is not recommended as the contract with CSG expires on June 30, 2026, and any service break would delay permitting.

Planning/CEQA

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

Public Notice Requirements

None required.

Attachment(s):
Resolution No. 6394
Exhibit A

RESOLUTION NO. 6394

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOLEDAD APPROVING NON-EXCLUSIVE PROFESSIONAL SERVICES AGREEMENT WITH CSG CONSULTANTS, INC., IN AN AMOUNT NOT TO EXCEED $50,000, FOR PLAN REVIEW, INSPECTION, PLANNING, AND RELATED SERVICES AND AUTHORIZING THE CITY MANAGER TO EXECUTE THE AGREEMENT

WHEREAS, the City of Soledad requires specialized professional building division services, including building and fire plan review, inspections, Building Official support, planning, engineering, and related technical services to ensure compliance with applicable laws, regulations, and adopted City standards; and

WHEREAS, since 2011, the Community and Economic Development Department has utilized qualified consulting firms to provide building division services that support the City's permitting, inspection, development review, and code compliance functions; and

WHEREAS, following a competitive Request for Qualification process in 2025, the City Council adopted Resolution No. 6247, approving a non-exclusive Professional Services Agreement with CSG Consultants, Inc. (CSG) in an amount not to exceed $100,000 for building division services; and

WHEREAS, during Fiscal Year 25-26 fiscal year, the City transitioned primary Building Official, plan review, and inspection responsibilities to 4LEAF while continuing to utilize CSG to provide specialized technical support for City-led development projects, planning services, and complex building and engineering reviews; and

WHEREAS, CSG has provided professional, responsive, and reliable services that have supported the timely advancement of major City priority projects, including the Sendero Housing Project and the Soledad Unified School District Housing Project, while also assisting the Planning Division with subdivision reviews, development applications, and other specialized planning services; and

WHEREAS, the current agreement with CSG expires on June 30, 2026, and the City desires to continue utilizing CSG on a non-exclusive, as-needed basis to supplement building, planning, engineering, and development review services while maintaining 4LEAF as the City's primary building services consultant; and

WHEREAS, maintaining access to multiple qualified consultants provides operational flexibility, preserves institutional knowledge on ongoing development projects, supports timely permit processing and inspections, and ensures continuity of service during periods of fluctuating workloads; and

WHEREAS, funding for the proposed agreement, in an amount not to exceed $50,000, will be included in the Fiscal Year 2026-2027 Operating Budget and will be supported through building permit and plan review fee revenue; and

WHEREAS, the City Council finds that approval of the Professional Services Agreement supports the City's Strategic Plan by promoting efficient development review, facilitating housing and economic development projects, maintaining responsive customer service, and ensuring the effective administration of the City's building and safety regulations.

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

1. The foregoing recitals are true and correct and are incorporated herein by this reference.
2. The City Council hereby approves a Non-Exclusive Professional Services Agreement with CSG Consultants, Inc., attached hereto as **Exhibit A**, with an agreement term for one (1) year and total not-to-exceed amount of $50,000.
3. The City Manager is hereby authorized and directed to execute said Professional Services Agreement and any related documents necessary to implement the intent of this Resolution.
4. This Resolution shall take effect immediately upon its adoption.

PASSED AND ADOPTED by the City Council of the City of Soledad at a regular meeting held on the 1st day of July, 2026, by the following vote:

AYES, and in favor thereof Councilmembers:

NOES, Councilmembers:

ABSENT, Councilmembers:

ABSTAIN, Councilmembers:

_____
ANNA M. VELAZQUEZ, Mayor

ATTEST:

_____
MEGAN HUNTER, City Clerk

CONSULTING SERVICES AGREEMENT BETWEEN
THE CITY OF SOLEDAD AND
(CSG CONSULTANTS INC.)

THIS AGREEMENT for consulting services is made by and between the City of Soledad ("City") and CSG Consultants Inc. ("Consultant") (together referred to as the "Parties") as of July 1, 2026 (the "Effective Date").

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

1.1 **Term of Services.** The term of this Agreement shall begin on the Effective Date and shall end on June 30, 2027, unless the term of the Agreement is otherwise terminated or extended, as provided for in Section 8. The time provided to the Consultant to complete the services required by this Agreement shall not affect the City's right to terminate the Agreement, as referenced in Section 8.

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

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

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

1.5 **Public Works Requirements.**

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Section 2. **COMPENSATION.** City hereby agrees to pay Consultant a not-to-exceed amount of $50,000 notwithstanding any contrary indications that may be contained in Consultant's proposal, for services to be performed and reimbursable costs incurred under this Agreement. In the event of a conflict between this Agreement and Consultant's proposal, attached as Attachment 1, regarding the amount of compensation, the Agreement shall prevail. City shall pay Consultant for services rendered pursuant to this Agreement at the time and in the manner set forth herein. The payments specified below shall be the only payments from City to Consultant for services rendered pursuant to this Agreement. Consultant shall submit all invoices to City in the manner specified herein. Except as specifically authorized by City in writing, Consultant shall not bill City for duplicate services performed by more than one person.

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

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

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

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

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

2.4 **Total Payment.** City shall pay for the services to be rendered by Consultant pursuant to this Agreement. City shall not pay any additional sum for any expense or cost whatsoever

incurred by Consultant in rendering services pursuant to this Agreement. City shall make no payment for any extra, further, or additional service pursuant to this Agreement.

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

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

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

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

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

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

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

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

Section 4. **INSURANCE REQUIREMENTS.** Before beginning any work under this Agreement, Consultant, at its own cost and expense, unless otherwise specified below, shall procure the types and amounts of insurance listed below against claims for injuries to persons or damages to property that may arise from or in connection with the performance of the work hereunder by the Consultant and its agents, representatives, employees, and subcontractors. Consistent with the following provisions, Consultant shall provide proof satisfactory to City of such insurance that meets the requirements of this section and under forms of insurance satisfactory in all respects, and that such insurance is in effect prior to beginning work to

the City. Consultant shall maintain the insurance policies required by this section throughout the term of this Agreement. The cost of such insurance shall be included in the Consultant's bid. Consultant shall not allow any subcontractor to commence work on any subcontract until Consultant has obtained all insurance required herein for the subcontractor(s) and provided evidence that such insurance is in effect to City. Verification of the required insurance shall be submitted and made part of this Agreement prior to execution. Consultant shall maintain all required insurance listed herein for the duration of this Agreement.

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

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

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

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

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

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

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

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

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

4.3 Professional Liability Insurance.

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

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

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

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

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

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

4.4 All Policies Requirements.

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

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

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

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

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

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

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

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

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

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

- Terminate this Agreement.

Section 5. INDEMNIFICATION AND CONSULTANT'S RESPONSIBILITIES.

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

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

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

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

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

Section 6. STATUS OF CONSULTANT.

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

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

Section 7. LEGAL REQUIREMENTS.

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

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

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

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

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

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

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

Section 8. TERMINATION AND MODIFICATION.

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

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

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

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

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

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

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

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

8.6.1 Immediately terminate the Agreement;

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

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

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

Section 9. KEEPING AND STATUS OF RECORDS.

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

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

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

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

Section 10 MISCELLANEOUS PROVISIONS.

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

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

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

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

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

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

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

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

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

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

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

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

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

CSG Consultants Inc
Attn: Cricket Brinkman
930 Fresno Street
Newman, CA 95360

Any written notice to City shall be sent to:

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

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

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

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

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

[SIGNATURES ON FOLLOWING PAGE]

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

CITY OF SOLEDAD

_____
Megan Hunter, City Manager

Attest:

_____
Megan Hunter, City Clerk

Approved as to Form:

_____
Michael Rodriquez, City Attorney

CSG

_____
NAME , TITLE

Attachment 1

Fee Schedule

Effective July 01, 2026

CSG Consultants' hourly rates for its current contract, as well as adjusted rates for the coming year are provided in the table below.

REVIEW TYPE / ROLE	07/01/2026 - 06/30/2027 ALL INCLUSIVE FEE / HOURLY RATE
Engineering	
2 Person Survey Crew	$424
Admin Assistant	$109
Assistant Engineer	$181
Assistant Project Manager	$181
Assistant Resident Engineer	$217
Associate Engineer	$212
Associate Surveyor	$207
Civil Engineer / Structural Engineer	$254
Construction Inspector	$197
Construction Manager	$274
Engineering Trainee	$135
Office Engineer	$186
Principal Engineer	$279
Project Manager	$228
Resident Engineer	$274
Senior Construction Inspector	$217
Senior Construction Manager	$326
Senior Engineer	$233
Senior Land Surveyor	$233
Senior Principal Engineer	$305
Senior Project Manager	$259
Senior Structural Engineer	$269
Structure Representative	$274
Overtime	1.5 x Hourly Rate
Weekend	1.5 x Hourly Rate
Building	
Building Inspector	$114
Building Official	$176
Building Review	$140
CASp Consultation	$172
CASp Inspector	$172
CASp Review	$172

REVIEW TYPE / ROLE	07/01/2026 - 06/30/2027 ALL INCLUSIVE FEE / HOURLY RATE
Combo Building Inspector	$140
Deputy Building Official	$155
Permit Technician (Remote/On-Site)	$83/$98
Senior Permit Technician (Remote/On-Site)	$93/$114
Special Projects	$166
Structural Only Review	$176
Administration/Plan Processing	$88-$155
Building Plan Review by Percentage	65% of Jurisdiction's Fee
Expedited Review by Percentage	95% of Jurisdiction's Fee
Structural Only Review by Percentage	50% of Jurisdiction's Fee
Expedited Building Plan Review	1.5 x Hourly Rate
Overtime	1.5 x Hourly Rate
Weekend	1.5 x Hourly Rate
Minimum Per Plan Review (Except for Residential Solar) = $250 Building Plan Review Hourly Rates (Minimum 1-Hour Per Submittal) Residential Rooftop/Ground-Mounted Solar Energy Systems = 1-hour minimum	
Fire	
Fire Inspection Services	$155
Fire Marshal	$181
Fire Plan Review	$155
Expedited Fire Plan Review	1.5 x Hourly Rate
Overtime	1.5 x Hourly Rate
Weekend	1.5 x Hourly Rate
Planning	
Assistant Environmental Planner	$166
Assistant Planner	$160
Associate Environmental Planner	$197
Associate Planner	$181
Environmental Director	$290
GIS Analyst	$124
GIS Manager	$228
GIS Technician	$104
Planning Director	$259
Planning Manager	$248
Planning Technician	$104
Principal Planner	$243
Principal-in-Charge	$290
Publications Specialist	$129
Senior Environmental Planner	$238

Senior Planner	$217
Sustainability Programs Analyst	$197
Sustainability Programs Manager	$228
Overtime	1.5 x Hourly Rate
Weekend	1.5 x Hourly Rate
Administrative Hearing Officer	$197
Code Enforcement Manager	$223
Code Enforcement Officer I	$119
Code Enforcement Officer II	$145
Code Enforcement Supervisor Services	$186
Senior Code Enforcement Officer	$176
Overtime	1.5 x Hourly Rate
Weekend	1.5 x Hourly Rate

Terms

All hourly rates include benefits, Workers Compensation Insurance, and office expenses. Should the scope of work change or circumstances develop which necessitate special handling, CSG will notify the City prior to proceeding. Hourly rates for publicly funded projects will be based on current prevailing wage rates. On each July 1st or anniversary of the contract start date, CSG will initiate a rate increase based on the change in CPI for the applicable region. CSG will invoice on a monthly basis for services rendered during the prior month. Unless otherwise agreed, payment terms are 30 days from receipt of invoice. All terms and conditions remain the same per agreement.

AGENDA ITEM NO. 14.

CITY OF SOLEDAD
STAFF REPORT

SUBJECT: **Resolution No. 6395, A Resolution of the City Council of the City of Soledad Approving In-Kind City Services and the Temporary Street Closure of Acacia Street for the District 4 Back to School Block Party and Resource Fair**

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

FROM: **Ana Ambriz, Parks and Recreation Director**

THROUGH: **Megan Hunter, City Manager**

MEETING DATE: **July 1, 2026**

Recommendation

It is recommended that the City Council of the City of Soledad consider and approve Resolution No. 6395, "A Resolution of the City Council of the City of Soledad Approving In-Kind City Services and the Temporary Street Closure of Acacia Street for the District 4 Back to School Block Party and Resource Fair."

Executive Summary

During Fiscal Year 2025-2026, the City Council allocated funding to support targeted councilmember outreach and neighborhood engagement following the implementation of district-based elections. Consistent with the City Council's Strategic Plan and the intent of those funds, Councilmember Bañuelos has requested the use of City resources, including staff support and a temporary street closure on Acacia Street, to host a District 4 Back-to-School Block Party and Resource Fair on August 1, 2026. The event is scheduled from 10:00 a.m. to 2:00 p.m. and is intended to connect District 4 residents and local families with educational, health, and community resources in preparation for the upcoming school year. In addition to providing access to valuable services and information, the event will create an opportunity for residents to engage directly with City staff and their elected representative, strengthening communication and neighborhood connections. The event will feature family-friendly activities, resource booths, and community partners. Activities will primarily occur along the closed portion of Acacia Street, with additional programming anticipated at the adjacent Vosti Park and the Lions Club Building.

Background

In November 2025, the Soledad City Council adopted the City's 2025-2030 Strategic Plan, establishing ten strategic priorities to guide City operations, budgeting, and future growth. The Strategic Plan emphasizes strengthening economic development, expanding housing opportunities, enhancing public

safety, improving infrastructure, and promoting meaningful community engagement to improve the quality of life for all residents. A central objective of the Plan is ensuring equitable outreach and service delivery throughout all City districts, with particular attention to neighborhoods that have historically experienced greater socioeconomic challenges.

To implement these goals, the City Council allocated funding to support district-based outreach and community engagement initiatives. Councilmember Bañuelos has requested the use of these resources to host a District 4 Back-to-School Block Party and Resource Fair as the district's primary neighborhood engagement event. District 4 includes some of Soledad's most underserved neighborhoods, and the Strategic Plan specifically calls for focused outreach to ensure these residents have meaningful opportunities to access City services, community resources, and information. The proposed event advances these objectives by bringing together residents, community organizations, and City representatives in a welcoming neighborhood setting that promotes civic engagement, access to services, and stronger community connections.

Review & Analysis

The proposed District 4 Back-to-School Block Party and Resource Fair is a small-scale neighborhood event, and impacts to local traffic are expected to be minimal. A temporary closure of Acacia Street is necessary to provide adequate space for resource booths, family activities, and pedestrian circulation while ensuring the safety of attendees. The event is scheduled for Saturday, August 1, 2026, from 10:00 a.m. to 2:00 p.m., with the street closure in effect from 8:00 a.m. to 4:00 p.m. to accommodate event setup and cleanup.

In addition to activities along Acacia Street, portions of adjacent Vosti Park may be utilized for family activities and access to public restroom facilities. Councilmember Bañuelos has also requested use of the Lions Club Building for the event and has asked the Lions Club to consider providing food, such as hot dogs or hamburgers, for attendees. She will attend their next meeting on July 9 for formal consideration of her request.

To support this City-sponsored community engagement event, staff is requesting approval of the temporary street closure along with the following in-kind City services:

- **Parks and Recreation:** Staff support for event coordination, logistics, and family activities.
- **Public Works:** Provision of traffic control barricades, event equipment, and advance notification signage.
- **Police Department:** Periodic patrols and site visits to help ensure public safety and address any operational needs during the event.

The City's operational budget included funding to support district-based outreach activities. The City has set aside $1,200 for this event. The event also provides an opportunity for City departments to engage directly with District 4 residents by sharing information on City programs, services, and ongoing initiatives. Staff anticipates participating departments will include Community and Economic Development, Parks and Recreation, and Public Works. The event will also serve as a venue to gather public input on important City initiatives, including the General Plan Update and future park improvement projects.

While the District 4 Back-to-School Block Party and Resource Fair is the first district-specific outreach event funded under the City Council's neighborhood engagement efforts in the Strategic Plan, staff remains committed to supporting similar outreach efforts proposed by other Councilmembers. These

events will help strengthen relationships between residents and the City, increase awareness of available services, and advance the City Council's goal of equitable community engagement throughout all districts.

Financial Considerations

The City has allocated $1,200 to fund this event. Based on the Strategic Plan, staff is expected to participate in this type of engagement and these expenses are already accounted for within existing department operational budgets.

Strategic Plan Alignment

This resolution directly implements the following goals of the City of Soledad Strategic Plan:

- **Goal 3.2.5 – Strengthen District-Based Civic Engagement to Ensure Equitable Geographic Representation**: By facilitating a localized block party and resource fair, the City brings critical resources directly into District 4. This ensures that lower-income households and families with historically limited mobility or access can fully participate, while creating a safe space to connect face-to-face with local leaders.

- **Goal 3.3.1 – Strengthen Community Connections Through Partnerships and Access to Local Resources**: This event operationalizes the City's commitment to collaborate with schools and nonprofits. By hosting this block party and resource fair, the City actively bridges the gap between residents and vital service providers, creating an accessible, trusted, and central hub for localized support.

Alternatives

- Approve the City-sponsored event, in-kind services, and temporary street closure as recommended.
- Do not approve City-sponsored event, in-kind services, and temporary street closure and provide further directions to staff.

Planning/CEQA

The City of Soledad has determined that approval of the District 4 Back to School Block Party and Resource Fair, including the temporary street closure, is not a "project" under the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15378, as it will not result in a direct or reasonably foreseeable indirect physical change to the environment.

Public Notice Requirements

Not Applicable.

Attachment(s):
Resolution No. 6395
Street Closure Site Map

RESOLUTION NO. 6395

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOLEDAD APPROVING IN-KIND CITY SERVICES AND THE TEMPORARY STREET CLOSURE OF ACACIA STREET FOR THE DISTRICT 4 BACK TO SCHOOL BLOCK PARTY AND RESOURCE FAIR

WHEREAS, the City Council's 2025–2030 Strategic Plan emphasizes equitable district-based community engagement and strengthening partnerships that connect residents with City services and community resources; and

WHEREAS, the City Council allocated funding to support neighborhood outreach efforts following the implementation of district-based elections; and

WHEREAS, Councilmember Bañuelos has requested City support for the District 4 Back-to-School Block Party and Resource Fair scheduled for August 1, 2026, from 10:00 a.m. to 2:00 p.m., to provide educational, health, and community resources while fostering engagement between District 4 residents, City staff, and community organizations; and

WHEREAS, a temporary closure of Acacia Street from 8:00 a.m. to 4:00 p.m. is necessary to safely accommodate event activities, setup, and cleanup; and

WHEREAS, the event will be supported through in-kind services provided by the Parks and Recreation, Public Works, and Police Departments.

NOW, THEREFORE, BE IT HEREBY RESOLVED that the City Council of the City of Soledad hereby approves the temporary street closure of Acacia Street and in-kind services to support the District 4 Back to School Block Party and Resource Fair on August 1, 2026.

PASSED AND ADOPTED by the City Council of the City of Soledad at a regular meeting duly held on the 1st day of July 2026, by the following vote:

AYES, and in favor thereof, Councilmembers:

NOES, Councilmembers:

ABSENT, Councilmembers:

ABSTAIN, Councilmembers:

_____
ANNA M. VELAZQUEZ, Mayor

ATTEST:

_____
MEGAN HUNTER, City Clerk

Street Closure Site Map

Event Location – Acacia St.

Street Closure

Traffic Flow

AGENDA ITEM NO. 1.

CITY OF SOLEDAD
STAFF REPORT

SUBJECT: **Resolution No. 6375, A Resolution of the City Council of the City of Soledad Certifying an Environmental Impact Report, Adopting CEQA Findings and a Statement of Overriding Considerations and Mitigation Monitoring and Reporting Program for the Proposed Almond Acres Project, and**

Adopt, Waive Reading and Read by Title Only, Ordinance No. 781, Ordinance of the City Council of the City of Soledad Announcing Findings and Approving a Planned Unit Development (PUD-24002) and Vesting Tentative Subdivision Map (TM-24003) for a 12.48-Acre Subdivision Located on the West Side of Orchard Lane and Cedar Lane (APN 022-281-005) in the R-1 (High Density Residential) Zoning District

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

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

THROUGH: **Megan Hunter, City Manager**

MEETING DATE: **July 1, 2026**

Recommendation

1. Open the public hearing, receive public comment, close the public hearing; and
2. Consider Adoption of Resolution No. 6375, A Resolution of the City Council of the City of Soledad
   - Certifying the Focused Environmental Impact Report and adopting CEQA findings and a Statement of Overriding Considerations, and Mitigation Monitoring and Reporting Program; and
3. Adopt Ordinance No. 781, An Ordinance of the City Council of the City of Soledad
   - Approving a Planned Unit Development (PUD-24002) and Vesting Tentative Subdivision Map (TM-24003) for a 12.48-acre subdivision located on the west side of Orchard Lane and Cedar Lane (APN 022-281-005) in the R-1 Zoning District.

Executive Summary

Nino Homes ("Applicant") is requesting approval of a Planned Unit Development (PUD) and Vesting Tentative Subdivision Map (TM-24003) for the 12.48-acre Almond Acres project located on the west side of Orchard Lane and Cedar Lane (APN 022-281-005). The project includes 55 single-family homes, a 12-unit multifamily inclusionary housing complex, and retention of the existing 18-unit

mobile home park. A Focused Environmental Impact Report (EIR) was prepared in accordance with the California Environmental Quality Act (CEQA) and identified significant and unavoidable Vehicle Miles Traveled (VMT) impacts. Although feasible mitigation measures have been incorporated into the project, VMT impacts remain significant and unavoidable. Accordingly, CEQA Findings, a Statement of Overriding Considerations pursuant to CEQA Guidelines Section 15093, and a Mitigation Monitoring and Reporting Program have been prepared. During a Special Planning Commission meeting on June 1, 2026, the Commission held a public hearing and recommended approval of the environmental analysis, CEQA documents, and project entitlements. The City Council was first introduced to the project during a public hearing on June 17, 2026, and will now consider certification of the EIR and approval of Resolution No. 6375 and consider adoption of Ordinance No. 781, including the PUD and Vesting Tentative Subdivision Map subject to the project conditions set forth in Exhibit A.

Background

The Almond Acres project site is located on approximately 12.48 acres in the eastern portion of the City of Soledad. The site fronts Orchard Lane and is situated between Cedar Lane and Calle Valverde. It is mainly undeveloped land with an existing 18-unit mobile home park located in the southwestern portion of the site, which will remain. Surrounding uses include residential neighborhoods to the north and east, San Vicente Elementary School to the south, and Gabilan Elementary School and the Soledad Community Center to the west.

The proposed project is intended to facilitate infill residential development on a centrally located site. The project includes the construction of 55 single-family homes and a 12-unit multi-family affordable housing complex, while retaining the existing 18-unit mobile home park, for a total of 67 residential units. Based on the base units of the single-family homes, the developer is required to meet 12 affordable housing units. The applicant is partnering with a non-profit developer to help with the construction and management of the proposed multi-family component to satisfy the City's inclusionary housing requirements and address local housing needs.

To implement the project, the applicant has submitted applications for a Planned Unit Development (PUD-24002) and Vesting Tentative Subdivision Map (TM-24003). The Tentative Map would subdivide the site into three parcels: Parcel A (3.32 acres) to retain the existing mobile home park; Parcel B (0.38 acres) for the 12-unit multi-family development; and Parcel C (0.41 acres) for stormwater improvements. The PUD includes a multi-family component and provides flexibility in site design, including variation in lot sizes and configuration. Approval of the Planned Unit Development is required to implement the proposed site plan, allow for variation in lot configuration, and integrate the multi-family housing component within the overall subdivision design.

Environmental review for the project was conducted in accordance with the California Environmental Quality Act (CEQA). An Initial Study was prepared and identified potentially significant environmental impacts. With the incorporation of mitigation measures, all impacts were reduced to less-than-significant levels, with the exception of vehicle miles traveled (VMT), which was determined to be significant and unavoidable. As a result, a Focused Environmental Impact Report (EIR) was prepared to further evaluate VMT impacts, project alternatives, and feasible mitigation measures. The Draft EIR was circulated for public review, and responses to comments have been included in the Final EIR. Because the project would result in a significant and unavoidable environmental impact, CEQA requires the adoption of a Statement of Overriding Considerations and a Mitigation Monitoring Report Program (MMRP) in order to approve the project.

Therefore, staff has prepared a Final Environmental Impact Report (EIR), along with the associated

CEQA Findings, a Statement of Overriding Considerations, and an MMRP, and recommends approval of the proposed project. Under the California Environmental Quality Act (CEQA), certification of the Final EIR and adoption of the required findings are a necessary first step, as they establish the environmental clearance for the project and allow the City to proceed with consideration of discretionary approvals.

The project was reviewed by the Planning Commission, which evaluated the proposed environmental documentation and project entitlements and provided a recommendation to the City Council. On June 1, 2026, the Planning Commission held a duly noticed public hearing and, by a 3-0 vote, recommended approval of the environmental analysis and associated entitlements, subject to the proposed conditions of approval provided in Exhibit A. The City Council was first introduced to the project and associated approvals during a scheduled Public Hearing on June 17, 2026 and will now consider the project during a scheduled public hearing for final consideration of approval and certification of the EIR and adoption of Ordinance No. 781.

City Council consideration and approval will begin with Resolution No. 6375, which certifies the EIR and adopts CEQA Findings, a Statement of Overriding Considerations, and the MMRP. This action would confirm that the environmental review has been completed in compliance with CEQA and that the City has reviewed and balanced the project's environmental impacts. Following environmental certification, the City Council will consider adoption and read by title only of Ordinance No. 781, for a Planned Unit Development (PUD-24002) and Vesting Tentative Subdivision Map (TM-24003), subject to the conditions of approval contained in Exhibit A, thereby granting the project entitlements.

Review & Analysis

At the June 17 public hearing, the City Council reviewed the project's consistency with the Soledad Municipal Code, General Plan, Housing Element, Planned Unit Development (PUD) standards, and Vesting Tentative Subdivision Map (VTM) findings. Staff noted that the project advances the City's infill housing objectives by providing a mix of market-rate single-family homes and a 12-unit affordable multifamily housing component, while preserving the existing Almond Acres Mobile Home Park and utilizing existing urban infrastructure and public services. During the hearing, CHISPA, a nonprofit affordable housing organization, confirmed its partnership with the developer to facilitate the delivery and long-term management of the affordable housing component. The affordable housing site will help satisfy the project's inclusionary housing obligations while supporting Housing Element goals related to housing affordability, diversity, and the efficient use of infill land located near parks, schools, transit, and community facilities.

The Council also reviewed proposed deviations related to lot size, setbacks, and open space requirements. Through the PUD process, these modifications allow for a more efficient and coordinated site design while maintaining compatibility with surrounding residential uses. The VTM was found to be consistent with the City's subdivision regulations, General Plan, and Zoning Ordinance. Although some lots are smaller than the standard minimum lot size, the proposed project creates a cohesive neighborhood design consistent with the intent of the subdivision regulations. The Council further reviewed parking, circulation, and access improvements. As noted during the presentation, the project provides adequate off-street parking, public street access, pedestrian connectivity, and accommodations for emergency and service vehicles. New internal roadways, utility improvements, stormwater facilities, and pedestrian pathways will enhance neighborhood connectivity and support the long-term functionality of the development.

During public comment, three Soledad residents spoke on the project. One resident submitted

comments in support of the small-lot subdivision and the additional housing opportunities it would provide. Two residents of the Almond Acres Mobile Home Park expressed support for the project but raised concerns regarding pedestrian access and fencing adjacent to the mobile home park. Staff explained that the project includes a pedestrian pathway connecting the subdivision to nearby community amenities, including the Mission Recreation Pool, Soledad Community Center, and Rotary Park, improving connectivity and addressing longstanding access limitations in the area. Conditions of approval also require pedestrian connections that will enhance access between the project site, surrounding neighborhoods, and nearby recreational facilities.

Residents also expressed concerns regarding the type and maintenance of perimeter fencing adjacent to the mobile home park. Staff clarified that fencing will be required as part of the project and must comply with City development standards, including height and material requirements. These conditions are incorporated into the project approvals and will be reviewed during the final design and construction phases. Council also discussed the provision of park space within the development. Staff noted that the project will be subject to park impact fees, which will contribute to improvements at existing community parks and recreational facilities. Given the project's proximity to Orchard Lane Park, Rotary Park, and other recreational amenities, as well as the required pedestrian connections, staff concluded that residents will have adequate access to park and recreational opportunities without reducing the number of proposed housing units.

Based on the analysis presented and public testimony received, staff recommends that the Council find that the proposed PUD and Vesting Tentative Subdivision Map are consistent with the goals and policies of the General Plan, the Housing Element, and the requirements of the Soledad Municipal Code. The project provides a coordinated residential development that expands housing opportunities, includes affordable housing, improves circulation and connectivity, and efficiently utilizes infill land while maintaining compatibility with surrounding residential uses. Approval of the project remains contingent upon certification of the Final Environmental Impact Report and adoption of the associated CEQA Findings, Statement of Overriding Considerations, and Mitigation Monitoring and Reporting Program, as required prior to approval of the discretionary entitlements.

Financial Considerations

The costs of the entitlement process have been fully funded by the developer.

Strategic Plan Alignment

The Almond Acres project is consistent with the City's Strategic Plan Housing Objectives, including Policies 2.1.1, 2.1.2, 2.1.3, and 2.2.1. The project directly supports the City's goal of facilitating the development of 734 housing units by 2031 to meet the Regional Housing Needs Allocation (RHNA). It also advances the expansion of innovative housing options by incorporating both single-family and multifamily residential components, including inclusionary housing, thereby broadening the range of housing types available within the community. Finally, the project aligns with Smart Growth and transit-oriented development principles by promoting a more compact residential development pattern consistent with efficient land use and infrastructure planning objectives.

Alternatives

- Approve as recommended: Consider certification of the Final EIR and Adoption of Ordinance No. 781 for the PUD and Vesting Tentative Subdivision Map with the proposed conditions
- Modify or continue the item: Recommend changes to project conditions or continue the item for additional information or revisions. Any additional project conditions or revisions may require

new noticing and delay the entitlement process.
- Deny the project: Do not consider certification of the EIR and/or do not approve of the project entitlements.

Planning/CEQA

The purpose of the California Environmental Quality Act (CEQA) is to ensure that the environmental impacts of a project are studied, disclosed to the public, and considered by decision-makers before a project is approved. As the Lead Agency under CEQA, the City of Soledad is responsible for overseeing the environmental review process and evaluating the project's potential environmental impacts before taking action on the proposed project.

To evaluate the potential environmental impacts of the Almond Acres project, the City prepared an Initial Study, which identified several potentially significant impacts associated with the project and is included as part of the Exhibit A to Resolution No. 6375. With the implementation of mitigation measures, all impacts were reduced to less-than-significant levels except for vehicle miles traveled (VMT), which was identified as significant and unavoidable. As a result, the Initial Study was used to focus preparation of a Focused Environmental Impact Report (EIR) on VMT impacts, project alternatives, and feasible mitigation measures.

A Notice of Preparation (NOP) was distributed on March 10, 2025, to responsible and trustee agencies, interested organizations, and members of the public for a 30-day review period ending April 10, 2025. Comments received during the NOP review period were considered during preparation of the EIR. Agencies and organizations that submitted comments during the noticing period included the Native American Heritage Commission, Monterey-Salinas Transit, Pacific Gas and Electric Company, California Department of Transportation, Monterey Bay Air Resources District, and California Department of Fish and Wildlife.

The Draft EIR was subsequently circulated for a 45-day public review period from June 27, 2025, through August 11, 2025, in accordance with CEQA requirements. The Final EIR includes the Draft EIR, all technical appendices, comments received during the public review period, and written responses to those comments. As part of the environmental review process, comments and recommendations provided by reviewing agencies were considered and incorporated into the project where appropriate. In response to comments received from Monterey-Salinas Transit, the City included conditions and coordination measures requiring collaboration between the City, the project developer, and Monterey-Salinas Transit to evaluate opportunities to improve and expand public transportation access and connectivity within the Orchard Lane area.

The Final EIR does not identify any significant new information requiring recirculation pursuant to CEQA Guidelines Section 15088.5 and concludes that the project would result in a significant and unavoidable vehicle miles traveled (VMT) impact that cannot be fully mitigated. Accordingly, prior to approval of the project entitlements, the City Council must certify the Final EIR and adopt the associated CEQA Findings, Statement of Overriding Considerations, and Mitigation Monitoring and Reporting Program (MMRP). Under CEQA, if a project has environmental impacts that cannot be fully avoided, the City must evaluate those impacts along with the project's overall public benefits before making a final decision. The City Council will independently review the environmental analysis, mitigation measures, and project benefits prior to taking action.

At this time, the City Council is tasked with reviewing and considering Resolution No. 6375, certification of the Final EIR included as Exhibit A, adopting the CEQA Findings and Statement of

Overriding Considerations included as Exhibit B, and adopting the MMRP included as Exhibit C. Following the environmental determination, the City Council will consider a separate action through Ordinance No. 781 to consider approval of the Planned Unit Development (PUD-24002) and Vesting Tentative Subdivision Map (TM-24003), based on the findings and analysis previously discussed in this report.

Public Notice Requirements

A Notice of Public Hearing for this item was published in the Salinas Californian on June 6, 2026, and distributed in accordance with applicable provisions of the Soledad Municipal Code to property owners within 300 feet of the project site.

Attachment(s):
Resolution No. 6375- Environmental Certification
Exhibit A to Resolution No. 6375 - Final EIR (SCH#2025030381)
Exhibit B to Resolution No. 6375 - CEQA Findings
Exhibit C to Resolution No. 6375 - MMRP
Ordinance No. 781- Almond Acres
Exhibit A to Ordinance No. 781 -Almond Acres COA
Exhibit B to Ordinance No. 781- Entitlement Package
Exhibit C to Ordinance No. 781 - Final VTM
Presentation- Almond Acres

RESOLUTION NO. 6375

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOLEDAD CERTIFYING AN ENVIRONMENTAL IMPACT REPORT, ADOPTING CEQA FINDINGS AND A STATEMENT OF OVERRIDING CONSIDERATIONS AND MITIGATION MONITORING AND REPORTING PROGRAM FOR THE PROPOSED ALMOND ACRES PROJECT

WHEREAS, the City of Soledad is the Lead Agency under the California Environmental Quality Act (CEQA) for the Almond Acres Project (the "Project"); and

WHEREAS, in accordance with CEQA and the State CEQA Guidelines, an Initial Study was prepared for the Project, which identified potentially significant environmental impacts, including vehicle miles traveled (VMT), requiring preparation of an Environmental Impact Report (EIR); and

WHEREAS, a Notice of Preparation (NOP) was circulated on March 10, 2025, to responsible agencies, trustee agencies, and interested parties, initiating a 30-day public review period that concluded on April 10, 2025, during which written comments were received and considered in preparation of the Draft EIR; and

WHEREAS, the Draft EIR was circulated for a 45-day public review period from June 27, 2025, through August 11, 2025, and was made available to the State Clearinghouse, responsible and trustee agencies, and members of the public in compliance with CEQA requirements; and

WHEREAS, the Final EIR (SCH# 2025030381) was prepared and consists of the Draft EIR, all technical appendices, comments received during the public review period, and written responses to those comments, as well as clarifications and revisions made in response to agency and public input; and

WHEREAS, comments on the Draft EIR were received from agencies including, but not limited to, the Native American Heritage Commission, Monterey-Salinas Transit, Pacific Gas and Electric Company, California Department of Transportation, Monterey Bay Air Resources District, and California Department of Fish and Wildlife; and

WHEREAS, the Final EIR identifies that the Project will result in a significant and unavoidable impact related to vehicle miles traveled (VMT), which cannot be fully mitigated to a less-than-significant level; and

WHEREAS, pursuant to CEQA, where significant impacts remain unavoidable, the City must adopt a Statement of Overriding Considerations based on the Project's social, economic, housing, and planning benefits; and

WHEREAS, the City has prepared CEQA Findings of Fact and a Mitigation Monitoring and Reporting Program (MMRP) to ensure implementation and enforcement of all feasible mitigation measures identified in the Final EIR; and

WHEREAS, the Final EIR was made available for public and agency review consistent with CEQA Guidelines Section 15088.5, and no significant new information was identified requiring recirculation of the document; and

WHEREAS, the City of Soledad Planning Commission held a duly noticed special public hearing on June 1, 2026, at which it considered the Staff Report, presentation, public testimony, and all documentary evidence submitted, and reviewed the complete administrative record, including the environmental documentation; and

WHEREAS, following its review and consideration of the project and environmental documents, the Planning Commission recommended approval of the Final EIR, CEQA Findings, and Statement of Overriding Considerations, along with the associated project entitlements; and

WHEREAS, the City Council of the City of Soledad thereafter held a duly noticed public hearing on June 17, 2026, at which it introduced and considered the proposed project, including the environmental documentation, CEQA Findings, Statement of Overriding Considerations, MMRP and associated entitlements; and

WHEREAS, the City Council will conduct a subsequent duly noticed public hearing on July 1, 2026, for formal consideration and potential adoption of the Final EIR, CEQA Findings, Statement of Overriding Considerations, MMRP and project entitlements; and

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Soledad hereby acknowledges receipt of the Planning Commission's recommendation and proceeds with consideration of the Final EIR, CEQA Findings, Statement of Overriding Considerations, and MMRP for the Almond Acres project and hereby finds, determines, and approves as follows:

Section 1: Certification Recommendation

The City Council hereby certifies the Final Environmental Impact Report (SCH# 2025030381) provided as "**Exhibit A"**, as complete and adequate under CEQA.

Section 2: CEQA Findings

The City Council hereby adopts the CEQA Findings provided as "**Exhibit B"**, including findings regarding project impacts, mitigation measures, and feasibility.

Section 3: Statement of Overriding Considerations

The City Council hereby adopts a Statement of Overriding Considerations, provided within "**Exhibit B"**, recognizing that certain significant environmental impacts cannot be fully mitigated, but that the benefits of the Project outweigh those impacts.

Section 4: Mitigation Monitoring and Reporting Program

The City Council hereby adopts the Mitigation Monitoring and Reporting Program (MMRP) provided as "**Exhibit C"**, to ensure compliance with all applicable mitigation measures.

PASSED AND ADOPTED at a duly noticed, regular meeting of the City Council of the City of Soledad held on the 1st day of July, 2026.

AYES, and in favor thereof Councilmembers:

NOES, Councilmembers:

ABSENT, Councilmembers:

ABSTAIN, Councilmembers:

_____
ANNA M.VELAZQUEZ, Mayor

ATTEST:

_____
MEGAN HUNTER, City Clerk

Exhibits

A- Final EIR
B- CEQA Findings
C- MMRP

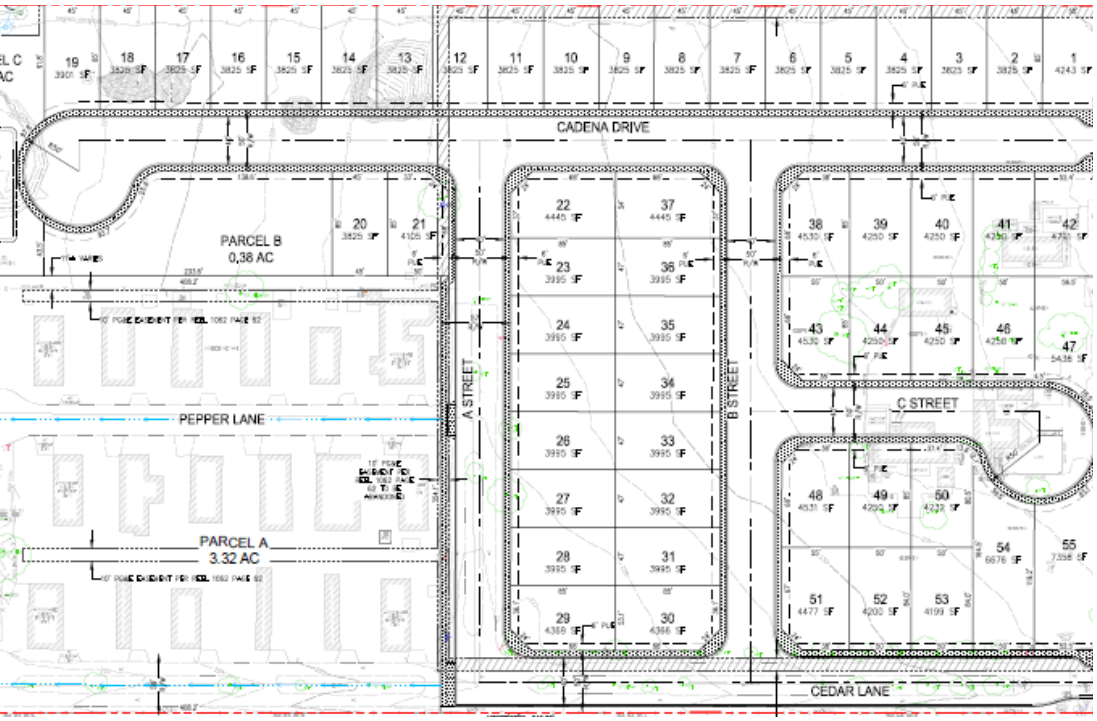
Exhibit A

Final Environmental Impact Report

Almond Acres

SCH# 2025030381

April 27, 2026



Prepared by

EMC Planning Group

FINAL ENVIRONMENTAL IMPACT REPORT

ALMOND ACRES

SCH# 2025030381

PREPARED FOR

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April 27, 2026

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Table of Contents

1.0 INTRODUCTION 1-1

1.1 CEQA Requirements 1-1

1.2 Purpose of Public Review 1-2

1.3 Final EIR 1-3

2.0 DRAFT EIR COMMENTS AND RESPONSES 2-1

2.1 CEQA Requirements 2-1

2.2 Written Comments on the Draft EIR 2-1

1.0 Introduction

1.1 CEQA Requirements

Before approving a project that may cause a significant environmental impact, the California Environmental Quality Act (CEQA) requires the City of Soledad ("City"), acting as the Lead Agency under CEQA, to prepare and certify a final environmental impact report ("final EIR"). The contents of a final EIR are specified in CEQA Guidelines Section 15132, which states that:

The final EIR shall consist of:

a) The draft EIR or a revision of the draft;

b) Comments and recommendations received on the draft EIR either verbatim or in summary;

c) A list of persons, organizations, and public agencies commenting on the draft EIR;

d) The responses of the Lead Agency to significant environmental points raised in the review and consultation process; and

e) Any other information added by the Lead Agency.

All comments addressing environmental issues received on the draft EIR during the public review period from June 27, 2025 to August 11, 2025 have been addressed in this final EIR.

CEQA Guidelines section 15204(a) states that in reviewing a draft EIR, persons and public agencies should focus on the sufficiency of the document in identifying and analyzing the possible impacts on the environment and ways in which the significant effects of the project might be avoided or mitigated. Comments are most helpful when they suggest additional specific alternatives or mitigation measures that would provide better ways to avoid or mitigate the significant environmental effects. At the same time, reviewers should be aware that the adequacy of an EIR is determined in terms of what is reasonably feasible, in light of factors such as the magnitude of the project at issue, the severity of its likely environmental impacts, and the geographic scope of the project.

Per CEQA Guidelines section15204(a), CEQA does not require a lead agency to conduct every test or perform all research, study, and experimentation recommended or demanded by commenters. Likewise, a lead agency also need not respond to general reference materials submitted in support of comments, comments that repeat those already considered, or comments that are clearly irrelevant.

According to CEQA Guidelines section 15204(a), when responding to comments, lead agencies need only respond to significant environmental issues and do not need to provide all information requested by reviewers, as long as a good faith effort at full disclosure is made in the EIR, as also described in CEQA Guidelines sections 15088(c) and 15132(d).

CEQA Guidelines section 15204(c) states that reviewers should explain the basis for their comments, and should submit data or references offering facts, reasonable assumptions based on facts, or expert opinion supported by facts in support of the comments. Pursuant to section 15064, an effect shall not be considered significant in the absence of substantial evidence.

CEQA Guidelines section 15088 requires the lead agency to provide a written proposed response to a public agency on comments made by that public agency at least 10 days prior to certifying an EIR. Written responses to comments have been prepared to address comments on the project and have been sent to the commenting agencies and organizations.

CEQA Guidelines 15095(a) also requires that the lead agency file a copy of the final EIR with the appropriate planning agency of any city, county, or city and county where significant effects on the environment may occur. A copy of this final EIR is available for review at the City of Soledad Community and Economic Development Department, 248 Main Street, Soledad.

1.2 Purpose of Public Review

CEQA Guidelines section 15200 indicates that the purposes of the public review process include the following:

- sharing expertise;
- disclosing agency analysis;
- checking for accuracy;
- detecting omissions;
- discovering public concerns; and
- soliciting counter proposals.

In compliance with CEQA public noticing requirements, the City of Soledad prepared a draft EIR for the proposed project that was circulated for public review from June 27, 2025 to August 11, 2025. The City received comments from three agencies.

1.3 Final EIR

This final EIR has been prepared to address timely comments received on the draft EIR in the manner specified in the Notice of Completion/Availability and, together with the draft EIR, constitutes the complete *Almond Acres Final EIR*. This final EIR is organized into the following sections:

- Section 1 - introduction to the final EIR; and
- Section 2- list of persons, organizations, and public agencies that commented on the draft EIR, written comments on the draft EIR and the responses to those comments.

Responding to the comments on the draft EIR did not require any changes to the draft EIR.

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2.0
Draft EIR Comments and Responses

2.1 CEQA Requirements

CEQA Guidelines section 15132(c) requires that a final EIR contain a list of persons, organizations, and public agencies that have commented on the draft EIR. A list of the correspondence received during the public review period is presented below.

CEQA Guidelines sections 15132(b) and 15132(d) require that a final EIR contain the comments that raise significant environmental points in the review and consultation process, and written responses to those comments. A copy of each comment letter or other form of correspondence received during the public review period is provided, with each letter identified by a number at the top of the first page. Individual comments to which responses are provided are numbered along the right margin in each letter. Responses corresponding to the numbered comments are presented immediately following each letter.

Where required, revisions have been made to the text or graphics of the draft EIR in response to comments. Comments that trigger changes to the draft EIR are so noted as part of the response. Revisions to the draft EIR are included in Section 3.0, Changes to the Draft EIR.

2.2 Written Comments on the Draft EIR

The City received written comments from the following agencies during the public review period:

1. Monterey Bay Air Resources District ("air district"), July 31, 2025;
2. Monterey-Salinas Transit District (MST), August 7, 2025; and
3. California Department of Fish and Wildlife (CDFW), August 11, 2025.

Comments and responses to comments on environmental topics are provided on the following pages.

August 7, 2025

Ariana Mora
City of Soledad
248 Main Street
Soledad, CA 93960

RE: Notice of Availability / Notice of Public Comment Period for the Draft EIR for the Almond Acres Subdivision

Dear Ms. Mora:

Monterey-Salinas Transit District (MST) provides public transportation throughout Monterey County and operates an intracity fixed-route circulator and regional service to the City of Soledad. MST has reviewed the Notice of Availability and Draft Environmental Impact Report (DEIR) for the Almond Acres Subdivision and would like to make the following comments for your consideration:

MST-Soledad Existing Services

1 MST provides daily regional service between Salinas and King City with two stops in the City of Soledad at Front & San Vicente and the Mission Center Shopping Center with Line 23 (Salinas – King City). At the time of this letter, Line 23 operates hourly with departures from Soledad to Salinas (northbound) between 6:17 AM to 7:29 PM on weekdays. Trips to King City (southbound) also operate on an hourly schedule between 7:04 AM to 7:05 PM on weekdays. Line 23X is an express route and is also available for Soledad residents who travel on weekdays during peak commute hours.

MST's Line 32 (Soledad), the new fixed route circulator service in Soledad, kicked off in January 2025 and replaced MST's On-Call services. Line 32 provides service to 18 bus stops every 30 minutes on weekdays between 6:45 AM to 6:39 PM, while also providing simple transfers for regional travel with Line 23. The new bus stops are located throughout the City of Soledad and provide access to the Downtown Front Street Corridor, K-12 Schools, Hartnell College, shopping centers, and social/health services. MST requests that the Draft EIR include current route and schedule information for MST's Line 32 (Soledad) and Line 23 (Salinas – King City). Please visit MST's website or contact MST staff for more information.

Draft EIR Comments

Transportation

2 Although VMT reduction measures were deemed infeasible and unavoidable, MST would like to encourage the Developer and City of Soledad to find appropriate solutions for Project related VMT impacts. Since the implementation of MST's Line 32, transit ridership increased 12.6% compared to the previous years in the City of Soledad. The future Almond Acres subdivision will have access to one (1)

2 cont'd

bus stop serviced by Line 32, within walking distance, which increases the Project's potential for transit ridership and reductions in Vehicle Miles Traveled. To comply with the City's General Plan Policy C-10 and meet VMT reduction goals, MST would like to respectfully request bus stop infrastructure consistent with MST's Designing for Transit Guidelines (2020) and the Americans with Disabilities Act (ADA). The bus stop infrastructure should be provided adjacent to the Almond Acres Subdivision on Orchard Lane. MST plans to extend the transit service in the City of Soledad once dedicated funds and staff are available. Every stop is unique based on the surrounding built environment, existing street, and density of development. Please contact MST staff during the design phase of the requested bus stop to ensure the bus stop provides the best possible infrastructure for transit service and Soledad residents.

3

MST-VMT Reduction Resources

MST recommends the Developer collaborate with City of Soledad to share MST's resources once future residents move into the Almond Acres project. VMT reduction resources include the following:

- **Travel Training**: MST offers free fixed-route travel training to teach interested individuals, groups, and organizations how to ride the MST bus network safely and independently. Training involves a brief classroom session and/or a bus ride accompanied by a travel trainer.
- **MST's Group Discount Program**: Provides 31-Day MST GoPasses at a substantially reduced price if bus passes are purchased in bulk. Discounts are available for residential developments that serve the elderly and people with disabilities.
- **Commute with Enterprise & MST**: MST has partnered with Enterprise to provide vanpooling options for commuters who travel to the same area in Monterey County. Enterprise connects a minimum of four (4) individuals, who commute to or from Monterey County, and provides them with a van or SUV. Vanpools receive up to a $500 monthly subsidy per vehicle from MST if they complete monthly reports.

MST would like to thank the City of Soledad for the opportunity to comment. As the Almond Acres project moves forward, we ask the City to continue to collaborate with MST to ensure future housing developments link to transportation and services. If you have any questions about the above comments, please do not hesitate to contact me at epatel@mst.org or 831-264-9288.

Sincerely,

EPatel

Emma Patel
Planning Manager

Letter 1 – Monterey-Salinas Transit

1. MST provides information on its regional and local bus service, including its new Line 32 in Soledad. Line 32 is a new fixed route circulator to provides service to 18 bus stops in the city every 30 minutes and also providing transfers for regional travel with Line 23, the latter of which provides service between King City and Salinas.

   The information is acknowledged. It does not raise an environmental issue and therefore, no further response is required.

2. MST states that although the project VMT impact was deemed significant and unavoidable, the developer and City should find appropriate solutions for the impact. MST notes that with Line 32 now operational, ridership in the city has increased and that the project site is within walking distance of a bus stop on Line 32. MST requests that bus stop infrastructure be constructed adjacent to the project site on Orchard Lane.

   City staff has coordinated with the project developer and will coordinate with MST on any future bus stop improvements on Orchard Lane. See also the discussion regarding bus stops on page 5-5 of the draft EIR. No changes to the draft EIR are required.

3. MST recommends that the developer collaborate with the City to share MST's resources available to new residents. VMT reduction resources are identified as Travel Training, Group Discount Program, and Commute with Enterprise & MST.

   See the response to comment 2 above. The City could consider requesting the developer to provide the resources suggested with the sale of each home. However, there is no way to quantify a reduction in VMT associated with sharing these resources. See also response to Letter 2, comment 1 below. The VMT impact would still be significant and unavoidable. No changes to the draft EIR are required.

Monterey Bay Air Resources District
Serving Monterey, San Benito, and Santa Cruz Counties

24580 Silver Cloud Court
Monterey, CA 93940

PHONE: (831) 647-9411 • FAX: (831) 647-8501

July 31, 2025

Ariana Mora
Senior Planner
248 Main St.
Soledad, CA 93960
Submitted via email: amora@cityofsoledad.gov

Re: Almond Acres Subdivision and Planned Unit Development – Nino Homes at Almond Acres

Dear Ms. Mora,

Thank you for providing the Monterey Bay Air Resources District (MBARD) with the opportunity to comment on the June 9, 2025 Draft Environmental Impact Report (EIR) for the Almond Acres Subdivision and Planned Unit Development Project. MBARD has reviewed the EIR and has the following comments:

Project Vehicle Miles Travelled (VMT)

1 In section 5.0 Transportation of the Draft EIR, on page 5-5, the lead agency concludes that the project will generate VMT per capita that exceeds the 15% below existing VMT threshold of significance as determined by the Governor's Office of Planning and Research (OPR). Mitigation measures identified in the report reduce some VMT, however, it states that an additional 8.2% reduction in VMT is not feasible and cannot be achieved. MBARD recommends that the City of Soledad re-evaluate the project's VMT considering recommendations from Monterey-Salinas Transit (MST) and OPR.

Monterey-Salinas Transit VMT Mitigation

2 In the March 25, 2025 comment letter issued by MST, attached with this Draft EIR regarding the VMT exceedance of the project, MST identifies bus "Line 32" within the City of Soledad which kicked off in January of 2025 as the most convenient route for residents of the new Almond Acres subdivision. Line 32 provides service at 18 bus stops, two of which are within walking distance of the proposed project. Furthermore, MST recommended a Transportation Demand Management Plan (TDM) be developed to identify potential improvements to sidewalks and crosswalks along specific roads to ensure that future residents of the project have access to these two bus stops. MBARD endorses MST's recommendation for the development of a TDM and believes that its implementation could help further mitigate VMT generated from this project as well as provide the residents of Soledad access to mass transit to further reduce pollution emissions within the North Central Coast Air Basin.

Micromobility

3 Providing "micromobility" options to residents of the new Almond Acres subdivision can be an effective way of reducing the projects VMT to within OPR's 15% threshold. Micromobility is defined as active transportation methods that directly replace motor vehicle usage. Examples of micromobility include but are not limited to bicycles, electric bicycles, wheelchairs, and scooters. The primary goal of providing access to micromobility options is to bridge the first and last mile gap while providing clean and safe

alternative forms of transportation to and from transit centers. MBARD recommends the lead agency implement a micromobility program that both fits the needs of the community and is feasible and sustainable.

OPR Guidance

4 OPR has provided a document to help assist in determining VMT impacts as well as provide examples of appropriate VMT mitigation measures. Page 22, Section H of the Technical Advisory: On Evaluating Transportation Impacts in CEQA provides an extensive list of mitigation measures that are feasible within a range of project sizes and scopes. MBARD recommends utilizing this document to assist in the implementation of mitigation measures that can address the VMT impacts of this project.

MBARD appreciates the opportunity to comment on the Draft EIR for the Almond Acres Subdivision and Planned Unit Development Project. Please let me know if you have any questions. I may be reached at (831) 718-8030 or eballaron@mbard.org.

Regards,

Edward Ballaron
Air Quality Planner I

cc: Richard A. Stedman, Air Pollution Control Officer
David Frisbey, Planning and Air Monitoring Manager
Shawn Boyle, Planning and Air Monitoring Supervisor

Letter 2 – Monterey Bay Air Resources District

1. The air district states that the City should reevaluate the project's VMT impact considering recommendations from MST.

   Refer to the responses to comment #2 and #3 in Letter 1 from MST.

   The applicant's agreement to construct a bus stop along Orchard Lane would not materially affect the VMT analysis in the draft EIR, as a percentage of the project residents are already assumed to utilize transit in the travel demand model used to evaluate VMT impacts of the project. Adding a bus stop closer to the site may nominally increase ridership by residents of the project, but it is unlikely that this change would be sufficient to reduce project VMT/capita to less than significant. Other VMT reduction measures noted by MST may have potential to reduce VMT, but it would be speculative to determine to what extent future residents might avail themselves of these measures initially or consistently over time, and therefore, speculative to quantify if VMT/capita for the project might be reduced.

2. The air district states that it endorses MST's recommendation for developing a transportation demand management program for the project to further reduce VMT and reduce air emissions.

   Refer to the responses to comments 1, 2, and 3 in Letter 1 from MST, and to the response to comment #4 below.

3. The air district identifies "micromobility" options as a tool to reduce project VMT. Examples of micromobility options include bicycles, electric bikes, wheelchairs, and scooters. The purpose of providing micromobility options is to bridge the first and last mile gap to transit access. The air district recommends that the City implement a micromobility program.

   Providing micromobility options for accessing transit are acknowledged, and the City could consider implementing a micromobility program in Soledad. Note in the response to comment #2 in Letter 1, that the applicant has agreed, as a condition of approval, to construct a bus stop along the project site frontage. Therefore, project residents would have immediate access to a transit route such that bridging the gap to transit accessibility would be moot for the project. No changes to the draft EIR are required.

4. The air district recommends using the list of VMT mitigation measures in the California Office of Planning and Research's "Technical Advisory on Evaluating Transportation Impacts in CEQA Documents" to assist with identifying feasible mitigation measures the VMT impact.

   A range of VMT reduction measures were evaluated for their feasibility and validity for the project and for which quantifying associated potential VMT reductions would not be speculative, as discussed in the draft EIR. Sources including the Technical Advisory on Evaluating Transportation Impacts in CEQA Documents, the California Air Pollution Control

Officers' publication "Handbook for Analyzing Greenhouse Gas Emission Reductions, Assessing Climate Vulnerabilities, and Advancing Health and Equity", and Hexagon Transportation Consultants' experience with the regional travel demand model and the firm's experience regarding VMT reduction measure feasibility were considered. After careful review of possible measures with the traffic consultant, the determinations in the project initial study and VMT analysis in Appendix A of the draft EIR, and in Section 5.0, Transportation – Vehicle Miles Traveled of the draft EIR were made.

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State of California – Natural Resources Agency
DEPARTMENT OF FISH AND WILDLIFE
Central Region
1234 East Shaw Avenue
Fresno, California 93710
(559) 243-4005
www.wildlife.ca.gov

GAVIN NEWSOM, Governor
CHARLTON H. BONHAM, Director

August 11, 2025

Ariana Mora, Senior Planner
City of Soledad
248 Main Street Soledad
Monterey, California 93960
(831) 223-5020
amora@cityofsoledad.gov

Subject: Almond Acres
Draft Environmental Impact Report (DEIR)
SCH No.: 2025030381

Dear Ariana Mora:

The California Department of Fish and Wildlife (CDFW) received a DEIR from the City of Soledad pursuant to the California Environmental Quality Act (CEQA) and CEQA Guidelines.

Thank you for the opportunity to provide comments and recommendations regarding those activities involved in the Project that may affect California fish and wildlife. Likewise, CDFW appreciates the opportunity to provide comments regarding those aspects of the Project that CDFW, by law, may be required to carry out or approve through the exercise of its own regulatory authority under Fish and Game Code.

CDFW ROLE

CDFW is California's **Trustee Agency** for fish and wildlife resources and holds those resources in trust by statue for all the people of the State (Fish and Game Code, §§ 711.7, subd. (a) & 1802; Pub. Resources Code, § 21070; CEQA Guidelines § 15386, subd. (a)). CDFW, in its trustee capacity, has jurisdiction over the conservation, protection, and management of fish, wildlife, native plants, and habitat necessary for biologically sustainable populations of those species (*Id*., § 1802).

CDFW is also submitting comments as a **Responsible Agency** under CEQA (Pub. Resources Code, § 21069; CEQA Guidelines, § 15381). CDFW expects that it may need to exercise regulatory authority as provided by the Fish and Game Code. As proposed, for example, activities evaluated in the Plan may be subject to CDFW's lake

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and streambed alteration regulatory authority (Fish and Game Code, § 1600 et seq.). Likewise, to the extent implementation of the Plan as proposed may result in "take" as defined by State law of any species protected under the California Endangered Species Act (CESA) (Fish & G. Code, § 2050 et seq.), related authorization as provided by the Fish and Game Code may be required.

Unlisted Species: Species of plants and animals need not be officially listed as Endangered, Rare, or Threatened (E, R, or T) on any State or federal list to be considered E, R, or T under CEQA. If a species can be shown to meet the criteria for E, R, or T, as specified in the CEQA Guidelines section 15380, CDFW recommends it be fully considered in the environmental analysis for the Project.

PROJECT DESCRIPTION SUMMARY

Proponent: Nino Homes at Almond Acres Inc

Objective: The Project proposes to subdivide three parcels (A, B, and C), and a 55-lot single-family subdivision. A new 12-unit, multi-family apartment building would be constructed on Parcel B (0.38 acres), and stormwater improvements would be constructed on Parcel C (0.41 acres). As part of the Project, a 55-lot single-family subdivision would be constructed on the balance of the site (5.31 acres). Forty-seven of the single-family lots would be 4,250 square feet or less, with the remaining eight lots ranging from 4,500 to 7,358 square feet. A total of 67 units are planned. New internal roads would be constructed within the Project site to access all parcels and individual lots.

Location: The Project is located at 315 Orchard Lane, within Assessor's Parcel Number (APN) 022-281-005.

COMMENTS AND RECOMMENDATIONS

CDFW offers the following comments and recommendations to assist the City of Soledad in adequately identifying and/or mitigating the Project's significant, or potentially significant, direct and indirect impacts on fish and wildlife (biological) resources. Editorial comments or other suggestions may also be included to improve the DEIR prepared for this Project.

1 CDFW originally commented on the Project's Notice of Preparation (NOP) on April 22, 2025, and provided recommendations pertaining to the State candidate Crotch's bumble bee (*Bombus crotchii*), the State species of special concern American badger (*Taxidea taxus*), and the California Rare Plant Rank (CRPR) 1B.1 Congdon's Tarplant (*Centromadia parryi ssp. Congdonii*), and federally threatened and CRPR 1B.2 Monterey spineflower (*Chorizanthe pungens var. pungens*). After a review of the DEIR, CDFW has concerns about the ability of some the proposed mitigation measures to

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reduce impacts to less than significant and avoid unauthorized take for several special-status species, including Crotch's bumble bee and Congdon's Tarplant.

Crotch's Bumble bee

CDFW previously recommended a habitat assessment be conducted as part of the biological studies to inform the DEIR. The DEIR notes that a reconnaissance-level biological survey was conducted on October 11, 2024, after most floral resources had senesced. No additional surveys were performed beyond the October 11, 2024, survey. Appendix C of the DEIR concludes a low probability of Crotch's Bumble Bee (CBB) presence due to marginal habitat—open undeveloped areas and urban landscaping—with few nectar plants and minimal nesting sites such as burrows, vegetation tufts, and construction debris. However, since the survey occurred after most floral resources would have senesced, the availability of nectar resources may not accurately reflect on-site conditions during peak bloom. As such, CDFW recommends the following:

Recommended Mitigation Measure 1: CBB Habitat Assessment

1 cont'd

CDFW recommends a qualified biologist conduct a habitat assessment during the appropriate time of year to determine if the entire Project site and the immediate surrounding vicinity contain habitat suitable to support CBB. Potential nesting sites, which include all small mammal burrows, perennial bunch grasses, thatched annual grasses, brush piles, old bird nests, dead trees, and hollow logs would need to be documented as part of the assessment.

Recommended Mitigation Measure 2: CBB Surveys Prior to Construction

If potentially suitable habitat is identified, regardless of what time of year Project activities will be conducted, CDFW recommends that a qualified biologist conduct focused surveys for CBB and their requisite habitat features following the methodology outlined in the Survey Considerations for California Endangered Species Act Candidate Bumble Bee Species (CDFW 2023).

Recommended Mitigation Measure 3: CBB Avoidance

If CBB is detected, CDFW recommends that all small mammal burrows and thatched/bunch grasses be avoided by a minimum of 50 feet to avoid take and potentially significant impacts. If ground-disturbing activities will occur during the overwintering period (October through February), consultation with CDFW is warranted to discuss how to implement Project activities and avoid take. Any detection of CBB prior to or during Project implementation warrants consultation with CDFW to discuss how to avoid take.

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1 cont'd

Recommended Mitigation Measure 4: CBB Take Authorization

If take cannot be avoided, CDFW recommends acquiring an Incidental Take Permit (ITP) pursuant to Fish and Game Code Section 2081(b), prior to initiating ground-disturbing activities.

Congdon's Tarplant

Appendix C of the DEIR states there's a low probability of Congdon's tarplant presence within the Project site but notes the site contains suitable habitat. Appendix C notes that there is low probability for Congdon's tarplant as no individuals were observed during the reconnaissance-level biological survey on October 11, 2024.

The blooming period for Congdon's tarplant is generally considered to be from May to October. The peak blooming period would be in late summer, and as the reconnaissance survey was timed near the end of the species bloom period, CDFW recommends conducting additional botanical surveys prior to construction. CDFW recommends these surveys be timed during the Congdon's tarplant's appropriate bloom period (May to October), with at least one survey conducted during the peak bloom period (July) and that nearby reference populations be utilized to facilitate the likelihood of field investigations occurring during the appropriate floristic period. CDFW also recommends the following:

2

Recommended Mitigation Measure 5: Special-Status Plant Avoidance

CDFW recommends special-status plant species be avoided whenever possible by delineation and observing a no-disturbance buffer of at least 50 feet from the outer edge of the plant population(s) or specific habitat type(s) required by special-status plant species. If buffers cannot be maintained, then consultation with CDFW is warranted to determine appropriate minimization and mitigation measures for impacts to special-status plant species.

Recommended Mitigation Measure 6: Special-Status Plant Take Authorization

If a State-listed plant species is identified during botanical surveys, consultation with CDFW is warranted to determine if the Project can avoid take. If take cannot be avoided, take authorization would need to occur through issuance of an ITP, pursuant to Fish and Game Code section 2081 subdivision (b), or Fish and Game Code section 1900 and California Code of Regulations, title 14, section 786.9.

EDITORIAL NOTES AND SUGGESTIONS

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California Natural Diversity Database

3 Please note that the California Natural Diversity Database (CNDDB) is populated by and records voluntary submissions of species detections. As a result, species may be present in locations not depicted in the CNDDB but where there is suitable habitat and features capable of supporting species. A lack of an occurrence record in the CNDDB does not mean a species is not present. In order to adequately assess any potential Project-related impacts to biological resources, surveys conducted by a qualified biologist/botanist during the appropriate survey period(s) and using the appropriate protocol survey methodology are warranted in order to determine whether or not any special-status species are present at or near the Project site.

ENVIRONMENTAL DATA

4 CEQA requires that information developed in environmental impact reports and negative declarations be incorporated into a database, which may be used to make subsequent or supplemental environmental determinations (Pub. Resources Code, § 21003, subd. (e)). Accordingly, please report any special-status species and natural communities detected during Project surveys to the CNDDB. The CNDDB field survey form can be found at the following link: https://www.wildlife.ca.gov/Data/CNDDB/Submitting-Data. The completed form can be mailed electronically to CNDDB at the following email address: CNDDB@wildlife.ca.gov. The types of information reported to CNDDB can be found at the following link: https://www.wildlife.ca.gov/Data/CNDDB/Plants-and-Animals.

FILING FEES

5 The Project, as proposed, would have an impact on fish and/or wildlife, and assessment of filing fees is necessary. Fees are payable upon filing of the Notice of Determination by the Lead Agency and serve to help defray the cost of environmental review by CDFW. Payment of the fee is required in order for the underlying project approval to be operative, vested, and final (Cal. Code Regs, tit. 14, § 753.5; Fish & G. Code, § 711.4; Pub. Resources Code, § 21089).

CONCLUSION

CDFW appreciates the opportunity to comment on the DEIR to assist the City of Soledad in identifying and mitigating this Project's impacts on biological resources.

More information on survey and monitoring protocols for sensitive species can be found at CDFW's website (https://www.wildlife.ca.gov/Conservation/Survey-Protocols). Please see the enclosed, Attachment 1, Mitigation Monitoring and Reporting Program (MMRP) table, which corresponds with recommended mitigation measures in this comment letter. Questions regarding this letter or further coordination should be directed to Evelyn

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Barajas-Perez, Environmental Scientist, at (805) 503-5738 or evelyn.barajas-perez@wildlife.ca.gov.

Sincerely,

DocuSigned by:
Julie Vance
FA83F09FE08945A...

Julie A. Vance
Regional Manager

ATTACHMENT

ec: State Clearinghouse
Governor's Office of Planning and Research
state.clearinghouse@lci.ca.gov

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REFERENCES

California Department of Fish and Wildlife. 2023. Survey considerations for California Endangered Species Act (CESA) candidate bumble bee species. Sacramento, California, USA.

Docusign Envelope ID: 5189B80A-C357-4052-82BC-2B722EE7288F

Attachment 1

CALIFORNIA DEPARTMENT OF FISH AND WILDLIFE RECOMMENDED MITIGATION MONITORING AND REPORTING PROGRAM (MMRP)

PROJECT: Almond Acres

SCH No.: 2025030381

RECOMMENDED MITIGATION MEASURE	STATUS/DATE/INITIALS
Before Disturbing Soil or Vegetation	
Crotch's bumble bee (CBB)	
Recommended Mitigation Measure 1: CBB Habitat Assessment	
Recommended Mitigation Measure 2: CBB Surveys Prior to Construction	
Recommended Mitigation Measure 4: CBB Take Authorization	
Congdon's Tarplant	
Recommended Mitigation Measure 6: Special-Status Plant Take Authorization	
During Construction	
Crotch's bumble bee (CBB)	
Recommended Mitigation Measure 3: CBB Avoidance	
Congdon's Tarplant	
Recommended Mitigation Measure 5: Special-Status Plant Avoidance	

Letter 3 – California Department of Fish and Wildlife

1. CDFW recommends additional discussion and mitigation for the potential presence of Crotch's bumble bee (*Bombus crotchii*).

   The initial study in Appendix A of the draft EIR includes a section on biological resources. A site visit was conducted on October 11, 2024, to document existing plant communities/wildlife habitats and assess the suitability of the site to support special-status species. A second site visit was conducted on September 17, 2025, to address this comment letter.

   Although this species is a generalist and, if present, could utilize non-native bur clover (*Medicago polymorpha*), sweet clover (*Melilotos* sp.), or native California poppies (*Eschscholzia californica*) present in small quantities at the site, habitat quality at the site is considered low to very low. Potential nesting habitat is limited and no bumble bees of any species were observed during the site visits. The nearest historical observation of Crotch's bumble bee recorded in the *California Natural Diversity Database* is from 1964 with a general location of "near the Salinas River," approximately 1.4 miles from the project site (Occurrence No. 38, CDFW 2025). According to Bumble Bee Watch, a citizen science project documenting observations of bumble bee species throughout the country, the closest recent observations of Crotch's bumble bee are found in Paicines and Tres Piños, more than twenty miles from the project site.

   The project site is located in an urban area, with the nearest non-developed habitats (agricultural fields) located 1,200 feet to the east, the Salinas River located 1.4 miles to the southwest and foothill grassland located 1.5 miles to the east. The urban nature of the project area, combined with the distance to recent observations of the species and potential contiguous habitats, indicate this species is unlikely to occur within the project area. Additional mitigation measures are not recommended.

2. CDFW recommends additional discussion and mitigation for the potential presence of Congdon's tarplant (*Centromadia parryi* spp. *congdonii*).

   The initial study in Appendix A of the draft EIR includes a section on biological resources. A site visit was conducted on October 11, 2024, to document existing plant communities/wildlife habitats and assess the suitability of the site to support special-status species. A second site visit was conducted on September 17, 2025, to address this comment letter.

   Congdon's tarplant is a low-growing annual herb that typically blooms May to October, with peak blooming from late summer to early fall. It is found on a range of substrates and is tolerant of disturbed and ruderal (weedy) areas, often occurring in patches of non-native grassland. The closest documented occurrence was recorded in 1998 approximately four miles northeast of the project site (Occurrence No. 30, CDFW 2025). Both the site visit in 2024 and the follow up site

visit in 2025 occurred during the blooming period for this species. The site was systematically searched for Congdon's tarplant and none were observed. Additional mitigation measures are not recommended.

3. CDFW notes that a lack of an occurrence record in the California Natural Diversity Database does not mean a species is not present.

   This comment is acknowledged. Please see the responses to comments 1 and 2 above regarding biologists site investigations and conclusions.

4. CDFW notes that CEQA requires that information developed in environmental impact reports and negative declarations be incorporated into California Natural Diversity Database, which may be used to make subsequent or supplemental environmental determinations.

   No observations of special-status species were identified during either of the site investigations, and therefore, there is no information to incorporate into the database.

5. CDFW notes that the project would have an impact on fish and/or wildlife and an assessment of filing fees is necessary.

   This comment is acknowledged.

Sources

Bumble Bee Watch. 2025. *Bumble Bee Maps*. Accessed September 2025. https://www.bumblebeewatch.org/

California Department of Fish and Wildlife. 2025. *California Natural Diversity Database*. Accessed September 2025. https://apps.wildlife.ca.gov/rarefind/view/RareFind.aspx

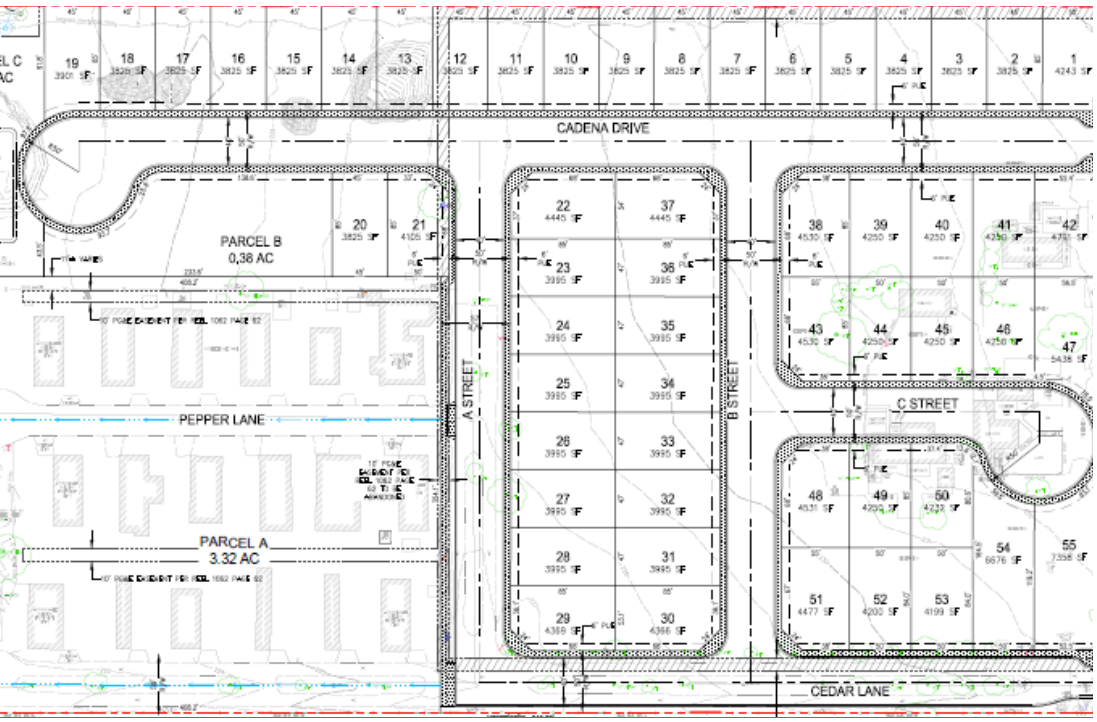
Exhibit B

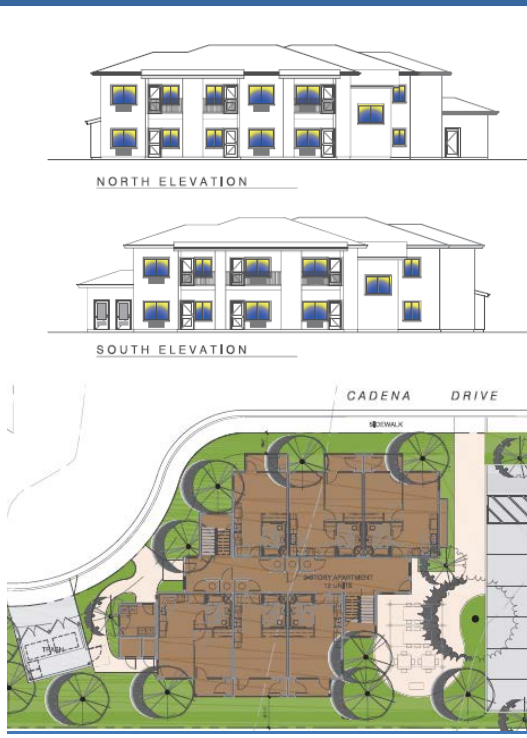
CEQA Findings

Almond Acres

SCH# 2025030381

November 25, 2025





Prepared by

EMC Planning Group

CEQA FINDINGS

ALMOND ACRES

SCH# 2025030381

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November 25, 2025

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Table of Contents

CEQA FINDINGS OF FACT AND STATEMENT OF OVERRIDING CONSIDERATIONS – ALMOND ACRES EIR 1

I. Environmental Review Process 1

II. Project Description 2

III. Findings and Statement of Overriding Considerations Background 4

IV. Findings for Significant Environmental Impacts Mitigated to a Less-than-Significant Level 6

V. Findings for Environmental Impacts that are Significant and Unavoidable 15

VI. Findings Regarding Alternatives to the Proposed Project and the City Council's Decision to Reject the Alternatives 16

VII. Statement of Overriding Considerations 18

VIII. Mitigation Monitoring and Reporting Program 21

IX. Record of the Proceedings 21

CEQA Findings of Fact and Statement of Overriding Considerations – Almond Acres EIR

I. Environmental Review Process

CEQA (PRC Section 21000 et seq.) requires state and local government agencies to consider the environmental consequences of projects for which they have discretionary authority. This document, which has been prepared in compliance with the requirements of CEQA and the CEQA Guidelines (California Code of Regulations Title 14 Section 15000 et seq.), sets forth the findings of the City of Soledad (hereafter referred to as "City"), the lead agency under CEQA, regarding the Almond Acres Project (also referred to as the "project" or "proposed project").

The primary source of information for this document is the Final Environmental Impact Report (Final EIR; SCH #2025030381) for the proposed project, and the documents that have been incorporated into the Final EIR directly or by reference. Full descriptions of the proposed project, its associated environmental impacts, mitigation measures, project alternatives, and other information required under CEQA are contained in the Final EIR. The Final EIR consists of the Draft EIR and the responses to comments on the Draft EIR.

To determine the scope of the Draft EIR, the City prepared an initial study. The initial study can be found as Appendix A to the Draft EIR. The initial study identified several potentially significant impacts of the project and includes mitigation measures to reduce those impacts to less than significant. However, the vehicle miles traveled (VMT) impact was found to be significant and unavoidable. Thus, the initial study was used to focus the Draft EIR on the topic of VMT. The determinations of impact significance for project are, therefore, found in both the initial study in Appendix A of the Draft EIR and in the body of the Draft EIR for VMT. The City then prepared a Notice of Preparation (NOP). On March 10, 2025, the NOP was distributed to trustee and responsible agencies, members of the public, other interested parties, and the Governor's Office of Land Use and Climate Innovation (formerly named the California State Clearinghouse). This began the 30-day public review period, which ended on April 10, 2025. Written responses to the NOP were received from the following:

1. Native American Heritage Commission, March 11, 2025;
2. Monterey-Salinas Transit, March 25, 2025;
3. Pacific Gas and Electric Company, April 2, 2025;

4. Pacific Gas and Electric Company, April 8, 2025;
5. California Department of Transportation – District 5, April 8, 2025;
6. Monterey Bay Air Resources District, April 9, 2025; and
7. California Department of Fish and Wildlife, April 22, 2025.

Comments received in response to the NOP were considered during preparation of the Final EIR and are included in their entirety in that document.

The Draft EIR, with an accompanying Notice of Completion (NOC), was circulated to the State Clearinghouse, trustee agencies, responsible agencies, other government agencies, and interested members of the public for a 45-day review period, extending from June 27, 2025 through August 11, 2025.

Comments on the Draft EIR, a list of commenters, and the City's responses to comments are contained in the Final EIR, dated November 5, 2025. Pursuant to CEQA Guidelines Section15088(b), the Final EIR was made available for review by agencies and interests that provided written comments on the Final EIR for at least 10 days prior to the City Council public hearing at which the City Council considered certifying the Final EIR.

The Final EIR consists of the following:

A. Draft Environmental Impact Report ("Draft EIR"), dated June 9, 2025;

B. All appendices to the Draft EIR;

C. Final EIR, dated November 2025, containing all written comments and responses on the Draft EIR and refinements and clarifications to the Draft EIR;

D. All comments and City responses entered into the record in writing, as well as accompanying technical memoranda or evidence entered into the record; and

The Final EIR did not provide any significant new information regarding the proposed project or cumulative impacts or mitigation measures beyond that contained in the Draft EIR.

II. Project Description

For the complete project description, refer to Draft EIR Section 4.0, Project Description. Key elements of the project description are summarized below to inform review of these CEQA findings.

Project Location

The Almond Acres project site is located in the eastern portion of the City of Soledad on 12.48 acres. The project site fronts Orchard Lane and is located between Cedar Lane and Calle Valverde,

consisting of undeveloped non-native annual grassland and ruderal vegetation. Eighteen mobile homes are located in the southwestern portion of the property that would remain. Three on-site houses from Orchard Lane – these homes would be removed. The site slopes mildly from northeast to southeast, with ranges in elevation from approximately 234 feet in the northeast to approximately 224 feet in the southwest.

The project site is bordered by residences to the north and east, San Vicente Elementary School to the south, and Gabilan Elementary School and the Soledad Community Center to the west.

Project Objectives

The underlying purpose of the project is to support the City's projected growth needs consistent with the General Plan. The objectives are based on the applicant's vision for developing the site as anticipated by the General Plan and consistent with the zoning designation of the site. The objectives are as follows:

- Design the project using the development standard flexibility allowed per the City's Planned Unit Development regulations to maximize compatibility of new development with existing adjacent land uses;
- Utilize the City's Planned Unit Development regulations to enable developing a portion of the site as multi-family residential (senior/affordable housing) to meet the City's inclusionary housing requirements and deliver housing in critical need;
- Develop market rate single-family housing consistent with the General Plan land use designation for the site; and
- Reduce environmental impacts of development by building new housing on a degraded infill site that is centrally located in the city.

Project Characteristics

The applicant has submitted an application for a vesting tentative subdivision map (TSM 2024-01) to subdivide the site into three parcels (A, B, and C), and a 55-lot single-family subdivision. The existing mobile home park would be retained on Parcel A (3.32 acres). A new 12-unit, multi-family affordable housing apartment building is planned on Parcel B (0.38 acres), and stormwater improvements would be installed on Parcel C (0.41 acres). The single-family subdivision would be constructed on 5.31 acres, with the 3.06-acre balance of the site comprised of new internal roadways. Forty-seven of the single-family lots would be 4,250 square feet or less, with the remaining eight lots ranging from 4,500 to 7,358 square feet. A total of 67 units are planned.

A Planned Unit Development approval is also required to allow for the site planning flexibility being proposed.

Roadway and Stormwater Facilities

New internal roads would be constructed to access all parcels and individual lots. Existing Cardena Drive would be extended west into the site to terminate in a cul-de-sac. Streets A and B would extend south from Cardena Drive with a Street C cul-de-sac constructed east from Street B. Cedar Lane is an existing street that traverses about half of the southern site boundary from. It would be improved to City standards to provide a second access to Orchard Lane. All new streets would be 50 feet wide, with two 12-foot travel lanes, two 8-foot parking lanes and 5-foot sidewalks on both sides.

A bio-retention facility is planned on Parcel C to be consistent with stormwater management and water quality control requirements. Underground stormwater chambers would be placed here and sized to retain greater than the 95th percentile rain events and runoff to predevelopment levels for a 100-year storm event.

III. Findings and Statement of Overriding Considerations Background

The content of sections IV through IX of this finding and statement of overriding considerations document generally follow direction provided in CEQA Guidelines Section 15091, Findings:

> 15091. FINDINGS
>
> (a) No public agency shall approve or carry out a project for which an EIR has been certified which identifies one or more significant environmental effects of the project unless the public agency makes one or more written findings for each of those significant effects, accompanied by a brief explanation of the rationale for each finding. The possible findings are:
>
> (1) Changes or alterations have been required in, or incorporated into, the project which avoid or substantially lessen the significant environmental effect as identified in the final EIR.
>
> (2) Such changes or alterations are within the responsibility and jurisdiction of another public agency and not the agency making the finding. Such changes have been adopted by such other agency or can and should be adopted by such other agency.
>
> (3) Specific economic, legal, social, technological, or other considerations, including provision of employment opportunities for highly trained workers, make infeasible the mitigation measures or project alternatives identified in the final EIR.
>
> (b) The findings required by subdivision (a) shall be supported by substantial evidence in the record.

> (c) The finding in subdivision (a)(2) shall not be made if the agency making the finding has concurrent jurisdiction with another agency to deal with identified feasible mitigation measures or alternatives. The finding in subdivision (a)(3) shall describe the specific reasons for rejecting identified mitigation measures and project alternatives.
>
> (d) When making the findings required in subdivision (a)(1), the agency shall also adopt a program for reporting on or monitoring the changes which it has either required in the project or made a condition of approval to avoid or substantially lessen significant environmental effects. These measures must be fully enforceable through permit conditions, agreements, or other measures.
>
> (e) The public agency shall specify the location and custodian of the documents or other material which constitute the record of the proceedings upon which its decision is based.
>
> (f) A statement made pursuant to Section 15093 does not substitute for the findings required by this section.

The findings and statement of overriding considerations provide the written analysis and conclusions of the City Council regarding the environmental impacts of the project, the mitigation measures for those impacts, and alternatives to the proposed project.

In consideration of making these findings and determinations, the City Council has considered the opinions of other agencies and members of the public, including opinions that disagree with some of the analysis and, to the extent they are indirectly implicated, the significance thresholds used in the Final EIR. The City Council finds that the determination of significance thresholds is a judgment within the discretion of the City Council; the significance thresholds used in the Final EIR are supported by substantial evidence in the record, including the expert opinion of the Final EIR preparers and City of Soledad staff; and the significance thresholds used in the Final EIR provide reasonable and appropriate means of assessing the significance of the adverse environmental effects of the project.

The initial study in Appendix A of the Draft EIR, which is incorporated into the Final EIR, identified the potential for the project to cause significant environmental impacts in the areas of: air quality, biological resources, cultural resources, geology and soils, hazards and hazardous materials, and noise. The City Council finds that the feasible mitigation measures for these impacts identified in the initial study, with the exception of the unmitigable VMT impact discussed in Section V of this document, reduce the project impacts to a less-than-significant level. The City Council adopts all of the feasible mitigation measures for the project described in the Final EIR as conditions of approval of the project and incorporates those into the project.

The information in Sections IV and V of this document summarizes the environmental determinations of the Final EIR about the project environmental impacts before and after mitigation. This information does not describe the full analysis of each environmental impact

contained in the Final EIR. Instead, each environmental impact is listed, along with the applicable mitigation measure(s) described in the Final EIR, and the City Council's findings on the significance of each environmental impact after imposition of the applicable mitigation measure(s) are described. A full explanation of the environmental impacts and significance conclusions can be found in the Final EIR and this findings document hereby incorporate by reference the discussion and analysis in the Final EIR supporting the determinations regarding the environmental impacts and mitigation measures designed to address those impacts.

Accordingly, the City Council approves the findings herein as its findings regarding the project's environmental impacts before and after mitigation. In making these findings, the City Council ratifies, adopts, and incorporates the analysis and explanations in the Final EIR, and ratifies, adopts, and incorporates in these findings the determinations and conclusions of the Final EIR relating to environmental impacts and mitigation measures, except to the extent any such determinations and conclusions are specifically and expressly modified by these findings.

The City Council adopts, and incorporates as conditions of approval of the project, the mitigation measures set forth in the Mitigation Monitoring Program (MMRP) to reduce or avoid the potentially significant and significant impacts of the project. In recommending adoption of these mitigation measures, the City Council adopts each of the mitigation measures identified by the Final EIR. In the event a mitigation measure recommended in the Final EIR has inadvertently been omitted from the MMRP, the City Council hereby adopts such mitigation measures by reference. In addition, in the event the language describing a mitigation measure set forth in the MMRP fails to accurately reflect the mitigation measures in the Final EIR due to a clerical error, the language of the mitigation measure as set forth in the Final EIR shall control, unless the language of the mitigation measure has been specifically and expressly modified by these findings.

IV. Findings for Significant Environmental Impacts Mitigated to a Less-than-Significant Level

This section includes the significant impacts identified in the initial study (Appendix A of the Draft EIR) that can be mitigated to less than significant, the mitigation measure(s) that would reduce the impacts to less than significant, and findings and facts in support of the findings for each impact.

A. Air Quality

The project impacts on air quality are discussed in Section 3.0, Air Quality, of the initial study (Appendix A of the Draft EIR).

Impact – Operation of Construction Equipment Could Expose Sensitive Receptors to Toxic Air Contaminants

Findings

Changes or alterations have been required in the project that avoid or substantially lessen the significant environmental effect as identified in the initial study. Specifically, the following mitigation measure imposed upon the project mitigates the impact to a less-than-significant level:

Mitigation Measure AQ-1. The applicant shall prepare a construction management plan that shall specify best management practices for reducing toxic air contaminants from diesel powered equipment used during construction activities. The plan shall include the following measures, which shall be included in all bid documents, grading and construction plans and implemented by the project contractor during construction.

a. Heavy-duty diesel vehicles will have 2010 or newer model year engines, in compliance with the California Air Resources Board's Truck and Bus Regulation, and will not be staged within 500 feet of occupied residences.

b. Idling of construction equipment and heavy-duty diesel trucks will be avoided where feasible, and if idling is necessary, it will not exceed three minutes.

c. All construction equipment will be maintained and properly tuned in accordance with manufacturer's specifications and will be checked by a certified visible emissions evaluator.

d. All non-road diesel construction equipment will, at a minimum, meet Tier 3 emission standards listed in the Code of Federal Regulations Title 40, Part 89, Subpart B, §89.112. Further, where feasible, construction equipment will use alternative fuels such as compressed natural gas, propane, electricity or biodiesel.

Facts in Support of the Findings

The dust control measures identified in Mitigation Measure AQ-1 have been recommended by the air district over time as best management measures for reducing emissions from diesel equipment used during construction activities. Diesel particulate matter contained in those emissions can be a health risk to nearby sensitive receptors. Imposition of the measures as contractor specifications is a common CEQA mitigation approach. The measures will sufficiently reduce diesel emissions from construction activities such that this potentially significant impact will be reduced to less than significant.

B. Biological Resources

The project impacts on biological resources are discussed in Section 4.0, Biological Resources, of the initial study (Appendix A of the Draft EIR).

Impact. Disturbance of Roost and/or Natal Sites Occupied by Special-Status Bats Could Results in the Loss or Harm to Species

Findings

Changes or alterations have been required in the project that avoid or substantially lessen the significant environmental effect as identified in the initial study. Specifically, the following mitigation measure imposed upon the project mitigates the impact to a less-than-significant level:

Mitigation Measure BIO-1. Special-Status Bat Species. The following measures shall be implemented to avoid loss of or harm to special-status bat species:

1. Prior to issuance of tree removal, demolition, and grading permits, approximately 14 days prior to tree removal or any construction activities, a qualified biologist shall conduct a habitat assessment for bats and potential roosting sites in trees or buildings within 50 feet of the construction easement. These surveys shall include a visual inspection of potential roosting features (bats need not be present) and a search for presence of guano within the project site, construction access routes, and 50 feet around these areas. Cavities, crevices, exfoliating bark, and bark fissures that could provide suitable potential nest or roost habitat for bats shall be surveyed. Assumptions can be made on what species is present due to observed visual characteristics along with habitat use, or the bats can be identified to the species level with the use of a bat echolocation detector such as an "Anabat" unit. Potential roosting features found during the survey shall be flagged or marked.
2. If no roosting sites or bats are found, a letter report shall be prepared by the biologist and submitted to City of Soledad, where it shall be kept on file, and no further measures are required.
3. If bats or roosting sites are found, bats shall not be disturbed without specific notice to and consultation with California Department of Fish and Wildlife.
4. The nursery season is typically from May 1 to October 1. If bats are found roosting outside of the nursery season, California Department of Fish and Wildlife shall be consulted prior to any eviction or other action. If avoidance or postponement is not feasible, a Bat Eviction Plan shall be submitted to California Department of Fish and Wildlife for written approval prior to project implementation. A request to evict bats from a roost includes details for excluding bats from the roost site and monitoring to ensure that all bats have exited the roost prior to the start of activity and are unable to re-enter the roost until activity is completed. Any bat eviction shall be timed to avoid lactation and young-rearing. If bats are found roosting during the nursery season, they shall be monitored to determine if the roost site is a maternal roost. This could occur by either visual inspection of the roost bat pups, if possible, or by monitoring the roost after the adults leave for the night to listen for bat pups. Because bat pups cannot leave the roost until they are mature enough, eviction of a maternal roost cannot occur during the nursery season. Therefore, if a maternal roost is present, a 50-foot buffer zone (or different size if determined in

consultation with the California Department of Fish and Wildlife) shall be established around the roosting site within which no construction activities including tree removal or structure disturbance shall occur until after the nursery season.

Mitigation Measure BIO-2. Worker Environmental Awareness Program. Prior to the project commencement, a qualified biologist shall conduct a training session for all construction personnel. At a minimum, the training shall include a description of special-status species potentially occurring in the project vicinity, including, but not limited to roosting bats and nesting birds. Their habitats, general measures that are being implemented to conserve species as they relate to the project, and the boundaries within which construction activities will occur will be explained. Informational handouts with photographs clearly illustrating the species' appearances shall be used in the training session. All new construction personnel shall undergo this mandatory environmental awareness training. The project applicant shall document evidence of completion of this training by a letter report prepared by the biologist and submitted to the City of Soledad, where it will be kept on file.

Facts in Support of the Findings

If special-status bat species are present during construction activities, including tree or building removal, the project could result in the disturbance of roost and/or natal sites occupied by special-status bat species if the activities were to occur on or adjacent to the project site. Implementation of this mitigation measure would reduce potential impacts to special-status bat species to less than significant by requiring a habitat assessment for bats and potential roosting sites in trees or buildings within 50 feet of the construction easement prior to issuance of tree removal, demolition, and grading permits and approximately 14 days prior to tree removal or any construction activities. If bats or roosting sites are found, bats shall not be disturbed without specific notice to and consultation with California Department of Fish and Wildlife. Therefore, this impact is less than significant with mitigation incorporated.

Impact. Disturbance to Nesting Birds During Construction Could Results in the Loss or Harm to Species

Findings

Changes or alterations have been required in the project that avoid or substantially lessen the significant environmental effect as identified in the initial study. Specifically, the following mitigation measure imposed upon the project mitigates the impact to a less-than-significant level:

Mitigation Measure BIO-3. Nesting Birds. To avoid impacts to nesting birds during the nesting season (January 15 through September 15), all construction activities should be conducted between September 16 and January 14, which is outside of the bird nesting season. If construction or project-related work is scheduled during the nesting season (February 15 to August 30 for small bird species such as passerines; January 15 to September 15 for owls; and February 15 to September 15 for other raptors), a qualified biologist shall conduct nesting bird surveys.

1. Two surveys for active bird nests will occur within 14 days prior to start of ground disturbance, with the final survey conducted within 48 hours prior to ground disturbance. Appropriate minimum survey radii surrounding each work area are typically 250 feet for passerines, 500 feet for smaller raptors, and 1,000 feet for larger raptors. Surveys will be conducted at the appropriate times of day to observe nesting activities. Locations off the site to which access is not available may be surveyed from within the site or from public areas. If no nesting birds are found, a letter report confirming absence will be prepared and submitted to the City of Soledad and no further mitigation is required.
2. If the qualified biologist documents active nests within the project site or in nearby surrounding areas, an appropriate buffer between each nest and active construction shall be established. The buffer shall be clearly marked and maintained until the young have fledged and are foraging independently. Prior to construction, the qualified biologist shall conduct baseline monitoring of each nest to characterize "normal" bird behavior and establish a buffer distance, which allows the birds to exhibit normal behavior. The qualified biologist shall monitor the nesting birds daily during construction activities and increase the buffer if birds show signs of unusual or distressed behavior (e.g., defensive flights and vocalizations, standing up from a brooding position, and/or flying away from the nest). If buffer establishment is not possible, the qualified biologist or construction foreman shall have the authority to cease all construction work in the area until the young have fledged and the nest is no longer active. Once the absence of nesting birds has been confirmed, a letter report will be prepared and submitted to the City of Soledad.

Facts in Support of the Findings

If nesting birds protected by state and federal regulations are present during soil-disturbing or construction activities including vegetation removal and site preparation, the proposed project may directly result in loss of active nests, or indirectly result in nest abandonment and thereby cause loss of fertile eggs or nestlings. Implementation of this mitigation measure would reduce potential impacts to nesting birds and raptors to less than significant by requiring a preconstruction survey prior to construction in and adjacent to the project site. A previously presented measure (BIO-2) also requires preconstruction training to inform workers at the construction site that nesting birds may be found and steps to follow if any nesting activity is observed. If nesting activity is observed, measures to protect the nest(s) shall be implemented. Therefore, this impact is less than significant with mitigation incorporated.

C. Cultural Resources

The project impacts on cultural resources are discussed in Section 5.0, Cultural Resources, of the initial study (Appendix A of the Draft EIR).

Impact. Potential Adverse Change to Historic Resources and/or Unique Archaeological Resources During Construction

Findings

Changes or alterations have been required in the project that avoid or substantially lessen the significant environmental effect as identified in the initial study. Specifically, the following mitigation measure imposed upon the project mitigates the impact to a less-than-significant level:

Mitigation Measure CUL-1. In the event that archaeological resources are encountered during ground disturbing activities, the contractor shall temporarily halt or divert excavations within a 50 meter (165 feet) of the find until it can be evaluated. All potentially significant archaeological deposits shall be evaluated to demonstrate whether the resource is eligible for inclusion on the California Register of Historic Resources, even if discovered during construction. If archaeological deposits are encountered, they will be evaluated and mitigated simultaneously in the timeliest manner practicable, allowing for recovery of materials and data by standard archaeological procedures. For prehistoric archaeological sites, this data recovery involves the hand-excavated recovery and non-destructive analysis of a small sample of the deposit. Historic resources shall also be sampled through hand excavation, though architectural features may require careful mechanical exposure and hand excavation.

Any previously undiscovered resources found during construction activities shall be recorded on appropriate California Department of Parks and Recreation (DPR) forms and evaluated for significance by a qualified Archaeologist. Significant cultural resources consist of but are not limited to stone, bone, glass, ceramics, fossils, wood, or shell artifacts, or features including hearths, structural remains, or historic dumpsites.

Facts in Support of the Findings

A pedestrian survey was conducted at the project site, but no resources were found. Mitigation Measure CUL-1 is designed to ensure that, if cultural resources are uncovered during construction activities, appropriate measures are taken to protect and treat the resources. This is standard mitigation that ensures the potential impact on cultural resources, if present, are reduced to less than significant.

Impact. Potential to Disturb Native American Human Remains During Construction

Findings

Changes or alterations have been required in the project that avoid or substantially lessen the significant environmental effect as identified in the initial study. Specifically, the following mitigation measure imposed upon the project mitigates the impact to a less-than-significant level:

Mitigation Measure CUL-2. In the event that human remains (or remains that may be human) are discovered at the project site, Public Resource Code Section 5097.98 must be followed. All grading or earthmoving activities shall immediately stop within 50 meters (165 feet) of the find. The Monterey County Coroner will be notified immediately, and the coroner shall be permitted to examine the remains as required by California Health and Safety Code Section 7050.5(b).

Section 7050.5 requires that excavation be stopped in the vicinity of discovered human remains until the coroner can determine whether the remains are those of a Native American. If human remains are determined as those of Native American origin, the project proponent shall comply with the state relating to the disposition of Native American burials that fall within the jurisdiction of the NAHC (Public Resource Code [PRC] § 5097). The coroner shall contact the Native American Heritage Commission (NAHC) to determine the most likely descendant(s) (MLD). The MLD shall complete his or her inspection and make recommendations or preferences for treatment within 48 hours of being granted access to the site. The MLD will determine the most appropriate means of treating the human remains and associated grave artifacts, and shall oversee the disposition of the remains. In the event the NAHC is unable to identify an MLD or the MLD fails to make a recommendation within 48 hours after being granted access to the site, the landowner or his/her authorized representative shall rebury the Native American human remains and associated grave goods with appropriate dignity within the project area in a location not subject to further subsurface disturbance if: a) the Native American Heritage Commission is unable to identify the MLD or the MLD failed to make a recommendation within 48 hours after being allowed access to the site; b) the descendent identified fails to make a recommendation; or c) the landowner or his authorized representative rejects the recommendation of the descendent, and the mediation by the Native American Heritage Commission fails to provide measures acceptable to the landowner.

Facts in Support of the Findings

A pedestrian survey was conducted at the project site, but no resources were found. Mitigation Measure CUL-2 is designed to ensure that if cultural resources, including human remains, are uncovered during construction activities, that appropriate measures are taken to protect and treat the resources. Mitigation Measure CUL-2 is designed specifically to provide direction for actions to be taken if human remains, rather than other cultural resource artifacts, are uncovered during construction. This is standard mitigation that will ensure potential impacts on human remains, if present, are reduced to less than significant.

D. Geology and Soils

The project impacts related to geology and soils are discussed in Section 7.0, Geology and Soils, of the initial study (Appendix A of the Draft EIR).

Impact. Directly or Indirectly Destroy a Unique Paleontological Resource During Construction

Findings

Changes or alterations have been required in the project that avoid or substantially lessen the significant environmental effect as identified in the initial study. Specifically, the following mitigation measure imposed upon the project mitigates the impact to a less-than-significant level:

Mitigation Measure GEO-1. The following language shall be included on all grading permits: "If paleontological resources are discovered during demolition and earthmoving activities, work shall stop within 100 feet of the find until a qualified paleontologist can assess if the find is unique and, if necessary, develop appropriate treatment measures in consultation with the City of Soledad Community and Economic Development Department."

Facts in Support of the Findings

Mitigation Measure GEO-1 is designed to ensure that, if paleontological resources are uncovered during construction activities, appropriate measures are taken to protect and treat the resources. This is standard mitigation that ensures the potential impact on paleontological resources, if present, are reduced to less than significant.

E. Hazards and Hazardous Materials

The project impacts regarding hazards and hazardous materials are discussed in Section 9.0, Hazards and Hazardous Materials, of the initial study (Appendix A of the Draft EIR).

Impact. Demolition Activities Could Release Hazardous Materials into the Environment

Findings

Changes or alterations have been required in the project that avoid or substantially lessen the significant environmental effect as identified in the initial study. Specifically, the following mitigation measure imposed upon the project mitigates the impact to a less-than-significant level:

Mitigation Measure HAZ-1. Asbestos and Lead-Based Paint Survey Report. The project developer shall conduct an Asbestos and Lead-Based Paint Survey Report on the existing single-family home at 315 Orchard Lane prior to its demolition to identify the potential presence of asbestos and lead-based paint. The survey report shall be submitted for review and approval by the City Building and Safety Division prior to issuance of a demolition permit. The survey report shall include, but is not limited to:

- Visual inspection;
- Collection of samples;
- Testing of samples;

- Consolidating data and findings into a written report; and
- Recommendations provided, as necessary.

If no asbestos or lead-based paint is detected, demolition of the single-family home may commence with no additional precautions. If asbestos and/or lead-based paint is detected, the recommendations provided within the survey report shall be implemented.

Facts in Support of the Findings

Mitigation Measure HAZ-1 is designed to ensure that if asbestos or lead-based paint is found on the existing home, the appropriate measures will be taken to protect the potential for its release into the environment. This is standard mitigation that will ensure potential impacts associated with the release of hazardous materials into the environment, if present, are reduced to less than significant.

F. Noise

The project noise impacts are discussed in Section 13.0, Noise, of the initial study (Appendix A of the Draft EIR).

Impact. Construction Activities Would Cause a Substantial Temporary Noise Increase

Findings

Changes or alterations have been required in the project that avoid or substantially lessen the significant environmental effect as identified in the initial study. Specifically, the following mitigation measure imposed upon the project mitigates the impact to a less-than-significant level:

Mitigation Measure N-1. The following best management practices shall be applied during project construction. The management practices shall be included in all construction documents, subject to review and approval by the City Engineer, prior to issuance of a demolition or grading permit:

- Per the City of Soledad Municipal Code, construction activities shall not occur outside the hours of 7:00 AM to 6:00 PM;
- All construction equipment shall be properly maintained and muffled as to minimize noise generation at the source;
- Noise-producing equipment shall not be operating, running, or idling while not in immediate use;
- All noise-producing construction equipment shall be located and operated, to the extent possible, at the greatest possible distance from any noise-sensitive land uses;
- Locate construction staging areas, to the extent possible, at the greatest possible distances from any noise-sensitive land uses; and

- Signs shall be posted at the construction site and near adjacent sensitive receptors displaying hours of construction activities and providing the contact phone number of a noise disturbance coordinator to be identified by the construction contractor. The coordinator shall be responsible for addressing construction noise issues that may be raised by residents or other affected parties. Concerns that cannot be resolved by the coordinator may then be raised with the Community and Economic Development Director, who has final authority to resolve such concerns.

Facts in Support of the Findings

The noise reduction measures in Mitigation Measure N-1 are common best management practices for reducing short-term noise from such activities. They represent a common strategy for ensuring the individual sources of noise are reduced, that periods of construction be limited to reduce noise generation during hours at which noise receptors are most sensitive to noise, and providing a means for noise nuisances, if any, to be addressed and reduced. Together, these measures would reduce construction noise impacts to less than significant.

V. Findings for Environmental Impacts that are Significant and Unavoidable

This section includes the significant impact identified in the Final EIR that cannot be mitigated to less than significant because of the absence of project design features or mitigation that would reduce VMT. This section also includes findings and facts in support of the findings for the impact.

A. Transportation (VMT)

The project VMT impact is discussed in Section 5.0, Transportation (VMT) and Section 6.0, Significant and Unavoidable Impacts, of the Final EIR.

Impact 5-1. Conflict with CEQA Guidelines Section 15064.3 by Exceeding the Applicable Threshold for VMT

Findings

A VMT reduction of 11.7 percent would be required to reduce the impact to a less-than-significant level. Project design features would reduce VMT, but not to less than significant and no feasible, measurable and/or implementable mitigation measures were identified to reduce VMT to less than significant.

Facts in Support of the Findings

The multi-family housing component of the project would generate approximately 3.5 percent fewer daily trips compared to a single-family project, but even with this design feature, the project would still exceed the VMT threshold by 8.2 percent.

A range of other VMT reduction measures were considered to further reduce VMT (primarily transit-related), but their implementation is deemed to be infeasible or uncertain. Therefore, the VMT impact is significant and unavoidable.

VI. Findings Regarding Alternatives to the Proposed Project and the City Council's Decision to Reject the Alternatives

The Final EIR evaluated three alternatives to the proposed project:

1. Alternative 1: No Project;
2. Alternative 2: All Affordable Housing; and
3. Alternative 3: Increased Multi-Family Housing.

The Final EIR compared the environmental impacts of each alternative to the proposed project and the relative ability of each alternative to meet project objectives. The Final EIR also summarized the criteria used to identify a reasonable range of alternatives for review in the EIR and briefly discussed other alternatives considered, but not selected for detailed analysis.

A. Discussion and Findings for Alternatives

Alternative 1: No Project

Under CEQA, a "no project alternative" must be evaluated. This alternative must discuss the existing conditions, as well as what would be reasonably expected to occur in the foreseeable future if the project were not approved, based on current plans and consistent with available infrastructure and community services. The "No Project" alternative is based on a single-family residential land use designation that applies to the site. Development under this designation would be reasonably foreseeable in the absence of the proposed project. Under this alternative, development capacity for the site is assumed to be 67 detached single-family units on small lots. This alternative also assumes the area of disturbance on the project site is the same as for the proposed project.

This alternative would worsen the unavoidable VMT impact of the proposed project because the trip generation rate for single-family detached housing is greater than for multi-family units. Thus, it would generate a greater number of average daily vehicle trips. Refer to Section 8.0, Alternatives, of the Final EIR for more discussion about this alternative and its relative impacts compared to the proposed project.

The No Project alternative would meet only two of the project objectives - it would enable single-family housing consistent with the General Plan on a biologically degraded infill site centrally located in Soledad. However, this alternative would not include multi-family units (senior/affordable housing) and would not implement the City's Planned Unit Development regulations.

Because of its failure to meet two fundamental project objectives, the City Council hereby rejects the No Project alternative.

Alternative 2: All Affordable Housing

The California Governor's Office of Land Use and Climate Innovation recommends presuming that residential development that is 100 percent affordable and constructed on an infill parcel would have a less than significant VMT impact. The project site is an infill parcel. This alternative evaluates the impacts of a project comprised of 100 percent affordable housing, which would reduce the VMT impact to less than significant. With the addition of the 12 multi-family units already included in the project design, this all-affordable housing alternative would consist of constructing 118 multi-family units. Refer to Section 8.0, Alternatives, of the Final EIR for more discussion about this alternative and its relative impacts compared to the proposed project.

This alternative would meet three of the four project objectives. It would not meet the objective to develop single-family housing consistent with the General Plan. However, this alternative would reduce the significant and unavoidable VMT impact to less than significant.

While this alternative would be superior to the proposed project from an environmental impact perspective, it would not accomplish the project objective of consistency with the General Plan. Further, the Housing Element already identifies enough development capacity for higher residential densities sufficient to meet affordable housing cost criteria – there is no need to identify additional capacity for higher density residential uses for this purpose. In addition, the small-lot/small single-family residential uses proposed are considered to be affordable to moderate income households in Soledad. This housing product type is in high demand in Soledad and would provide housing that meets an important goal of the Housing Element. Eliminating this product type from the project would eliminate this important benefit. Therefore, City Council hereby rejects the All Affordable Housing alternative.

Alternative 3: Increased Multi-Family Housing

The purpose of this alternative is to increase the number of multi-family units and reduce the number of single-family units as a basis to reduce daily vehicle trip volume and associated daily VMT. Residential development capacity under this alternative is assumed to be the same as the proposed project at 67 units and the project site area of disturbance would be the same as for the proposed project.

One possible variation in the ratio of multi-family to single-family unit types that would reduce VMT is to construct 23 multi-family units and 44 single-family units (a change from 12 multi-family units and 55 single-family units as proposed). With this change, daily VMT/capita would be reduced by 12 percent, which is greater than the 8.2 percent reduction needed for VMT to be reduced to or below the threshold of significance of 11.2 VMT/capita. This results from the lower daily vehicle trip rate for multi-family units relative to single-family units. Refer to Section 8.0, Alternatives, of the Final EIR for more discussion about this alternative.

This alternative would reduce the significant and unavoidable VMT impact to less than significant. This alternative would meet three of the four project objectives, and would partially meet the fourth objective, constructing single-family housing consistent with the General Plan, but to a lesser degree than the proposed project.

While this alternative would be superior to the proposed project from an environmental impact perspective, it would not accomplish the project objective of consistency with the General Plan.

As also described for Alternative 2, the Housing Element already identifies enough development capacity for higher residential densities sufficient to meet affordable housing cost criteria – there is no need to identify additional capacity for higher density residential uses for this purpose. In addition, the small-lot/small single-family residential uses proposed are considered to be affordable to moderate income households in Soledad. This housing product type is in high demand in Soledad and would provide housing that meets an important goal of the Housing Element. Eliminating this product type from the project would eliminate this important benefit. Therefore, City Council hereby rejects the Increased Multi-Family Housing alternative.

Findings Regarding Adequacy of Range of Alternatives

The City Council finds that the range of alternatives evaluated in the EIR reflects a reasonable attempt to identify and evaluate various types of alternatives that would be capable of avoiding or substantially lessening the environmental impacts of the proposed project, while accomplishing most of the project objectives. The City Council finds that the alternatives analysis is sufficient to inform the City Council and the public regarding the tradeoffs between the degree to which alternatives to the project could avoid or lessen environmental impacts and the corresponding degree to which the alternatives would hinder the ability to achieve project objectives.

VII. Statement of Overriding Considerations

Before adopting a Statement of Overriding Considerations, the City Council, as the lead agency or decision-making agency, must meet the following provisions set forth in section 15093 of the CEQA Guidelines:

a) CEQA requires the decision-making agency to balance, as applicable, the economic, legal, social, technological, or other benefits, including region-wide or statewide environmental benefits, of a proposed project against its unavoidable environmental risks when determining whether to approve the project. If the specific economic, legal, social, technological, or other benefits, including regionwide or statewide environmental benefits, of a proposed project outweigh the unavoidable adverse environmental effects, the adverse environmental effects may be considered "acceptable."

b) When the lead agency approves a project that will result in the occurrence of significant effects identified in the final EIR but are not avoided or substantially lessened, the agency shall state in writing the specific reasons to support its action based on the final EIR and/or other information in the record. The statement of overriding considerations shall be supported by substantial evidence in the record.

c) If an agency makes a statement of overriding considerations, the statement should be included in the record of the project approval and should be mentioned in the notice of determination. This statement does not substitute for, and shall be in addition to, findings required pursuant to Section 15091.

The City Council finds and determines that its approval of the proposed project would result in one significant adverse environmental effect that cannot be avoided because of the absence of project design features or mitigation that would reduce Impact 5-1, Conflict with CEQA Guidelines Section 15064.3 by Exceeding the Applicable Threshold for VMT, to less than significant.

This impact is both individually and cumulatively significant. In light of the considerations described below, this City Council chooses to approve the proposed project because in its view, the benefits resulting from the proposed project will render the significant VMT impact acceptable. Each of the overriding considerations set forth below constitutes a separate and independent ground for finding that the benefits of the proposed project outweigh its significant adverse environmental effects and is an overriding consideration warranting approval.

Findings Regarding the Proposed Project and Statement of Overriding Considerations

The City finds and determines that the benefits of the proposed project are sufficient to make a finding that the environmental effect that is not reduced to a level of less than significant is acceptable and justify the adoption of a Statement of Overriding Considerations. The following Findings cite substantial evidence in the record and state the City of Soledad's specific reasoning (CEQA Guidelines Section 15093(b).). The record materials cited in Section IX are representative of materials in the record; additional evidence in the record supports these findings. In the event that any finding is declared unenforceable or inadequate as a matter of law, such finding will be considered deleted, and the remaining findings shall remain in full force and effect.

The proposed project as set forth in the City's Findings would feasibly and inclusively achieve all of the specific economic, legal, social, technological, or other benefits identified below. In accordance with CEQA Guidelines Section 15093, the City Council finds that the benefits of the proposed project outweigh the unavoidable adverse environmental effects that would result from its implementation, and that the adverse environmental effect listed above is considered acceptable, for the specific reasons set forth below:

- The project is consistent with General Plan land use and zoning designations for the project site;
- The project implements the Housing Element by providing residential uses, including multi-family housing at a density considered to meet affordable housing criteria, and including small-lot/unit size single-family residential units considered to be affordable by design. Both product types are in high demand in Soledad, with the latter type particularly beneficial for its affordability to moderate income buyers.
- The project is proposed on an infill parcel, which yields benefits that include:
  - Efficient use of existing water, sewer and transportation infrastructure;
  - Reduced pressure to convert agricultural land at the margins of the city to urban residential uses to meet the City's Regional Housing Needs Assessment requirements; and
  - Reduces vehicle trip length and associated transportation source criteria air emissions and GHGs relative to growth at the margins of the city.
- The project site is located on a new MST bus route, which may help reduce vehicle trip volume with the co-benefit of reducing transportation-source air emissions and GHGs. As a condition to consult with MST, the project may include constructing a new bus stop that could further enhance transit use by project and nearby residents.

Benefits of the Proposed Project Outweigh the Potentially Significant Environmental Impacts

The proposed project is located in a rural setting with a limited transit network, a discontinuous pedestrian network, and in an area of the city where a mixed-use project would be inconsistent with the land use designation for the site adjoining land uses. This locational and land use context makes it challenging for any substantially single-family residential project in Soledad that is consistent with the General Plan to achieve a 15 percent reduction in average VMT/capita. The benefits of the project as discussed here are, therefore, set against the backdrop that its significant and unavoidable VMT impact is not likely to be unique to the proposed project. It is possible that any future predominantly lower-density residential project proposed in Soledad could result in a significant unavoidable VMT impact.

As set forth above, the proposed project provides significant benefits to the City and the community of Soledad as a whole. The City Council has weighed the benefits of the proposed project against the significant and unavoidable impacts of the proposed project identified in the Final EIR and listed above. The City Council hereby determines that the benefits of the proposed project outweigh the adverse VMT impact of the proposed project, and further determines that the significant and unavoidable VMT impact is acceptable.

Accordingly, the City Council adopts the Statement of Overriding Considerations, recognizing that a significant and unavoidable impact will result from implementation of the proposed project. Having adopted all feasible mitigation measures as discussed in the Draft EIR, Final EIR, and Findings; rejected infeasible alternatives to the proposed project as discussed in the Draft and Final EIR, the Findings, and this Statement of Overriding Considerations; and recognized the significant and unavoidable impact of the proposed project, the City Council hereby finds that each of the separate benefits of the proposed project, as stated herein, is determined to be unto itself an overriding consideration, independent of other benefits, that warrants approval of the proposed project and outweighs and overrides its significant and unavoidable impact, and thereby justifies the approval of the proposed project.

VIII. Mitigation Monitoring and Reporting Program

The City Council recognizes that any approval of the proposed project requires adoption and implementation of a Mitigation Monitoring and Reporting Program (MMRP), which ensures performance of identified mitigation measures. The MMRP must identify the entity responsible for monitoring and implementation, and the timing of such activities. The City will use the MMRP to track compliance with proposed project mitigation measures. The MMRP will remain available for public review during the compliance period. The City Council will also be asked to adopt the MMRP after project approval.

IX. Record of the Proceedings

The documents and other materials that constitute the record of proceedings on which the City Council bases the Findings are located at the City of Soledad Community and Economic Development Department office, 248 Main Street Soledad, California 93960. The custodian for these documents and materials that constitute the record is the City of Soledad Community and Economic Development Director's office. This information is provided in compliance with Public Resources Code Section 21081.6(a)(2) and Title 14 California Code of Regulations (CEQA Guidelines) Section 15091(e).

The environmental analysis provided in the Final EIR and these findings are based on and are supported by the following documents, materials and other evidence, which constitute the administrative record for the approval of the project:

A. All project plans and materials for the project.

B. The NOP, comments received on the NOP, as well as the initial study attached to the NOP, and all other public notices issued by the City in relation to the Draft and Final EIR (e.g., Notice of Availability).

C. The Draft EIR, the Final EIR, all appendices to any part of the Final EIR; all technical materials; plans; comment letters; and responses to comments.

D. All non-draft and/or non-confidential reports and memoranda prepared by the City and consultants related to the Final EIR, its analysis and findings.

E. Minutes and transcripts of the discussions regarding the project and/or project components at public hearings held by the Planning Commission and/or City Council.

F. Staff reports associated with Planning Commission and/or City Council meetings on the project and supporting technical memoranda and any letters or other material submitted into the record by any party.

G. Matters of common knowledge to the Planning Commission and/or City Council which they consider, such as the City of Soledad General Plan and City of Soledad General Plan EIR.

Mitigation Monitoring and Reporting Program

1.1 Introduction

CEQA Guidelines section 15097 requires public agencies to adopt reporting or monitoring programs when they approve projects subject to an environmental impact report or a negative declaration that includes mitigation measures to avoid significant adverse environmental effects. The reporting or monitoring program is to be designed to ensure compliance with conditions of project approval during project implementation in order to avoid significant adverse environmental effects.

The law was passed in response to historic non-implementation of mitigation measures presented in environmental documents and subsequently adopted as conditions of project approval. In addition, monitoring ensures that mitigation measures are implemented and thereby provides a mechanism to evaluate the effectiveness of the mitigation measures.

A definitive set of project conditions would include enough detailed information and enforcement procedures to ensure the measure's compliance. This monitoring program is designed to provide a mechanism to ensure that mitigation measures and subsequent conditions of project approval are implemented.

1.2 Monitoring and Reporting Program

This monitoring program incorporates the mitigation measures included in the project environmental impact report and the initial study attached to the environmental impact report. The mitigation measures are designed to eliminate or reduce significant adverse environmental effects to less than significant levels. The mitigation measures will be conditions of project approval, which the project proponent is required to complete before, during and after project implementation.

The attached checklist is a tool to be used for monitoring implementation of the mitigation measures. The checklist contains all mitigation measures in the environmental impact report and the initial study attached to the environmental impact report.

1.3 Monitoring and Reporting Program Procedures

The City of Soledad shall use the attached monitoring checklist for the proposed project. The monitoring program should be implemented as follows:

1. The Soledad Community and Economic Development Department should be responsible for coordination of the monitoring program, including the monitoring checklist. The Soledad Community and Economic Development Department should be responsible for completing the monitoring checklist and distributing the checklist to the responsible individuals or agencies for their use in monitoring the mitigation measures.
2. Each responsible individual or agency will then be responsible for determining whether the mitigation measures contained in the monitoring checklist have been complied with. Once all mitigation measures have been complied with, the responsible individual or agency should submit a copy of the monitoring checklist to the Soledad Community and Economic Development Department to be placed in the project file. If the mitigation measure has not been complied with, the monitoring checklist should not be returned to the Soledad Community and Economic Development Department.
3. The Soledad Community and Economic Development Department will review the checklist to ensure that appropriate mitigation measures have been complied with at the appropriate time, e.g. prior to issuance of a use permit, etc.
4. If a responsible individual or agency determines that a non-compliance has occurred, a written notice should be delivered by certified mail to the project proponent within 10 days, with a copy to the Soledad Community and Economic Development Department, describing the non-compliance and requiring compliance within a specified period of time. If non-compliance still exists at the expiration of the specified period of time, construction may be halted and fines may be imposed at the discretion of the City of Soledad.

1.4 Monitoring and Reporting Checklist

Step 1 - Prior to Issuance of Demolition or Tree Removal Permits

BIO-1 Special-Status Bat Species. The following measures shall be implemented to avoid loss of or harm to special-status bat species:

1. Prior to issuance of tree removal, demolition, and grading permits, approximately 14 days prior to tree removal or any construction activities, a qualified biologist shall conduct a habitat assessment for bats and potential roosting sites in trees or buildings within 50 feet of the construction easement. These surveys shall include a visual inspection of potential roosting features (bats need not be present) and a search for presence of guano within the project site, construction access routes, and 50 feet around these areas. Cavities, crevices, exfoliating bark, and bark fissures that could provide suitable potential nest or roost habitat for bats shall be surveyed. Assumptions can be made on what species is present due to observed visual characteristics along with habitat use, or the bats can be identified to the species level with the use of a bat echolocation detector such as an "Anabat" unit. Potential roosting features found during the survey shall be flagged or marked.

2. If no roosting sites or bats are found, a letter report shall be prepared by the biologist and submitted to City of Soledad, where it shall be kept on file, and no further measures are required.

3. If bats or roosting sites are found, bats shall not be disturbed without specific notice to and consultation with California Department of Fish and Wildlife.

4. The nursery season is typically from May 1 to October 1. If bats are found roosting outside of the nursery season, California Department of Fish and Wildlife shall be consulted prior to any eviction or other action. If avoidance or postponement is not feasible, a Bat Eviction Plan shall be submitted to California Department of Fish and Wildlife for written approval prior to project implementation. A request to evict bats from a roost includes details for excluding bats from the roost site and monitoring to ensure that all bats have exited the roost prior to the start of activity and are unable to re-enter the roost until activity is completed. Any bat eviction shall be timed to avoid lactation and young-rearing. If bats are found roosting during the nursery season, they shall be monitored to determine if the roost site is a maternal roost. This could occur by either visual inspection of the roost bat pups, if possible, or by monitoring the roost after the adults leave for the night to listen for bat pups. Because bat pups cannot leave the roost until they are mature enough, eviction of a maternal roost cannot occur during the nursery season. Therefore, if a maternal roost is present, a 50-foot buffer zone (or different size if determined in consultation with the California Department of Fish and Wildlife) shall be established around the roosting site within which no construction activities including tree removal or structure disturbance shall occur until after the nursery season.

Party Responsible for Implementation: *Applicant/Project Developer*

Party Responsible for Monitoring: *Soledad Community and Economic Development Department*

Monitoring Notes:

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BIO-2 Worker Environmental Awareness Program. Prior to the project commencement, a qualified biologist shall conduct a training session for all construction personnel. At a minimum, the training shall include a description of special-status species potentially occurring in the project vicinity, including, but not limited to roosting bats and nesting birds. Their habitats, general measures that are being implemented to conserve species as they relate to the project, and the boundaries within which construction activities will

occur will be explained. Informational handouts with photographs clearly illustrating the species' appearances shall be used in the training session. All new construction personnel shall undergo this mandatory environmental awareness training. The project applicant shall document evidence of completion of this training by a letter report prepared by the biologist and submitted to the City of Soledad, where it will be kept on file.

Party Responsible for Implementation: *Applicant/Project Developer*

Party Responsible for Monitoring: *Soledad Community and Economic Development Department*

Monitoring Notes:

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BIO-3 Nesting Birds. To avoid impacts to nesting birds during the nesting season (January 15 through September 15), all construction activities should be conducted between September 16 and January 14, which is outside of the bird nesting season. If construction or project-related work is scheduled during the nesting season (February 15 to August 30 for small bird species such as passerines; January 15 to September 15 for owls; and February 15 to September 15 for other raptors), a qualified biologist shall conduct nesting bird surveys.

1. Two surveys for active bird nests will occur within 14 days prior to start of ground disturbance, with the final survey conducted within 48 hours prior to ground disturbance. Appropriate minimum survey radii surrounding each work area are typically 250 feet for passerines, 500 feet for smaller raptors, and 1,000 feet for larger raptors. Surveys will be conducted at the appropriate times of day to observe nesting activities. Locations off the site to which access is not available may be surveyed from within the site or from public areas. If no nesting birds are found, a letter report confirming absence will be prepared and submitted to the City of Soledad and no further mitigation is required.

2. If the qualified biologist documents active nests within the project site or in nearby surrounding areas, an appropriate buffer between each nest and active construction shall be established. The buffer shall be clearly marked and maintained until the young have fledged and are foraging independently. Prior to construction, the qualified biologist shall conduct baseline monitoring of each nest to characterize "normal" bird behavior and establish a buffer distance, which allows the birds to exhibit normal behavior. The qualified biologist shall monitor the nesting birds daily during construction activities and increase the buffer if birds show signs of unusual or distressed behavior (e.g., defensive flights and vocalizations, standing

up from a brooding position, and/or flying away from the nest). If buffer establishment is not possible, the qualified biologist or construction foreman shall have the authority to cease all construction work in the area until the young have fledged and the nest is no longer active. Once the absence of nesting birds has been confirmed, a letter report will be prepared and submitted to the City of Soledad.

Party Responsible for Implementation: *Applicant/Project Developer*

Party Responsible for Monitoring: *Soledad Community and Economic Development Department*

Monitoring Notes:

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HAZ-1 Asbestos and Lead-Based Paint Survey Report. The project developer shall conduct an Asbestos and Lead-Based Paint Survey Report on the existing single-family home at 315 Orchard Lane prior to its demolition to identify the potential presence of asbestos and lead-based paint. The survey report shall be submitted for review and approval by the City Building and Safety Division prior to issuance of a demolition permit. The survey report shall include, but is not limited to:

- Visual inspection;
- Collection of samples;
- Testing of samples;
- Consolidating data and findings into a written report; and
- Recommendations provided, as necessary.

If no asbestos or lead-based paint is detected, demolition of the single-family home may commence with no additional precautions. If asbestos and/or lead-based paint is detected, the recommendations provided within the survey report shall be implemented.

Party Responsible for Implementation: *Applicant/Project Developer*

Party Responsible for Monitoring: *Soledad Building and Safety Division*

Monitoring Notes:

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N-1 The following best management practices shall be applied during project construction. The management practices shall be included in all construction documents, subject to review and approval by the City Engineer, prior to issuance of a demolition or grading permit:

- Per the City of Soledad Municipal Code, construction activities shall not occur outside the hours of 7:00 AM to 6:00 PM;
- All construction equipment shall be properly maintained and muffled as to minimize noise generation at the source;
- Noise-producing equipment shall not be operating, running, or idling while not in immediate use;
- All noise-producing construction equipment shall be located and operated, to the extent possible, at the greatest possible distance from any noise-sensitive land uses;
- Locate construction staging areas, to the extent possible, at the greatest possible distances from any noise-sensitive land uses; and
- Signs shall be posted at the construction site and near adjacent sensitive receptors displaying hours of construction activities and providing the contact phone number of a noise disturbance coordinator to be identified by the construction contractor. The coordinator shall be responsible for addressing construction noise issues that may be raised by residents or other affected parties. Concerns that cannot be resolved by the coordinator may then be raised with the Community and Economic Development Director, who has final authority to resolve such concerns.

Party Responsible for Implementation: *Applicant/Project Developer*

Party Responsible for Monitoring: *Soledad Engineer*

Monitoring Notes:

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Step 2 - Prior to Issuance of a Grading Permit

AQ-1 The applicant shall prepare a construction management plan that shall specify best management practices for reducing toxic air contaminants from diesel powered equipment used during construction activities. The plan shall include the following measures, which shall be included in all bid documents, grading and construction plans and implemented by the project contractor during construction.

a. Heavy-duty diesel vehicles will have 2010 or newer model year engines, in compliance with the California Air Resources Board's Truck and Bus Regulation, and will not be staged within 500 feet of occupied residences.

b. Idling of construction equipment and heavy-duty diesel trucks will be avoided where feasible, and if idling is necessary, it will not exceed three minutes.

c. All construction equipment will be maintained and properly tuned in accordance with manufacturer's specifications and will be checked by a certified visible emissions evaluator.

d. All non-road diesel construction equipment will, at a minimum, meet Tier 3 emission standards listed in the Code of Federal Regulations Title 40, Part 89, Subpart B, §89.112. Further, where feasible, construction equipment will use alternative fuels such as compressed natural gas, propane, electricity or biodiesel.

Party Responsible for Implementation: *Applicant/Project Developer*

Party Responsible for Monitoring: *Soledad Director of Public Works*

Monitoring Notes:

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GEO-1 The following language shall be included on all grading permits: "If paleontological resources are discovered during demolition and earthmoving activities, work shall stop within 100 feet of the find until a qualified paleontologist can assess if the find is unique and, if necessary, develop appropriate treatment measures in consultation with the City of Soledad Community and Economic Development Department."

Party Responsible for Implementation: *Applicant/Project Developer*

Party Responsible for Monitoring: *Soledad Community and Economic Development Department*

Monitoring Notes:

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Step 3 – During Ground-Disturbing Activities

CUL-1 In the event that archaeological resources are encountered during ground disturbing activities, the contractor shall temporarily halt or divert excavations within a 50 meter (165 feet) of the find until it can be evaluated. All potentially significant archaeological deposits shall be evaluated to demonstrate whether the resource is eligible for inclusion on the California Register of Historic Resources, even if discovered during construction. If archaeological deposits are encountered, they will be evaluated and mitigated simultaneously in the timeliest manner practicable, allowing for recovery of materials and data by standard archaeological procedures. For prehistoric archaeological sites, this data recovery involves the hand-excavated recovery and non-destructive analysis of a small sample of the deposit. Historic resources shall also be sampled through hand excavation, though architectural features may require careful mechanical exposure and hand excavation.

Any previously undiscovered resources found during construction activities shall be recorded on appropriate California Department of Parks and Recreation (DPR) forms and evaluated for significance by a qualified Archaeologist. Significant cultural resources consist of but are not limited to stone, bone, glass, ceramics, fossils, wood, or shell artifacts, or features including hearths, structural remains, or historic dumpsites.

Party Responsible for Implementation: *Applicant/Project Developer*

Party Responsible for Monitoring: *Soledad Community and Economic Development Department*

Monitoring Notes:

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CUL-2 In the event that human remains (or remains that may be human) are discovered at the project site, Public Resource Code Section 5097.98 must be followed. All grading or earthmoving activities shall immediately stop within 50 meters (165 feet) of the find. The

Monterey County Coroner will be notified immediately, and the coroner shall be permitted to examine the remains as required by California Health and Safety Code Section 7050.5(b).

Section 7050.5 requires that excavation be stopped in the vicinity of discovered human remains until the coroner can determine whether the remains are those of a Native American. If human remains are determined as those of Native American origin, the project proponent shall comply with the state relating to the disposition of Native American burials that fall within the jurisdiction of the NAHC (Public Resource Code [PRC] § 5097). The coroner shall contact the Native American Heritage Commission (NAHC) to determine the most likely descendant(s) (MLD). The MLD shall complete his or her inspection and make recommendations or preferences for treatment within 48 hours of being granted access to the site. The MLD will determine the most appropriate means of treating the human remains and associated grave artifacts, and shall oversee the disposition of the remains. In the event the NAHC is unable to identify an MLD or the MLD fails to make a recommendation within 48 hours after being granted access to the site, the landowner or his/her authorized representative shall rebury the Native American human remains and associated grave goods with appropriate dignity within the project area in a location not subject to further subsurface disturbance if: a) the Native American Heritage Commission is unable to identify the MLD or the MLD failed to make a recommendation within 48 hours after being allowed access to the site; b) the descendent identified fails to make a recommendation; or c) the landowner or his authorized representative rejects the recommendation of the descendent, and the mediation by the Native American Heritage Commission fails to provide measures acceptable to the landowner.

Party Responsible for Implementation: *Applicant/Project Developer*

Party Responsible for Monitoring: *Soledad Community and Economic Development Department*

Monitoring Notes:

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ORDINANCE NO. 781

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SOLEDAD ANNOUNCING FINDINGS AND APPROVING A PLANNED UNIT DEVELOPMENT (PUD-24002) AND VESTING TENTATIVE SUBDIVISION MAP (TM-24003) FOR A 12.48-ACRE SUBDIVISION LOCATED ON THE WEST SIDE OF ORDCHARD LANE AND CEDAR LANE (APN 022-281-005) IN THE R-1 ZONING DISTRICT

WHEREAS, the applicant, "Nino Homes LLC" has submitted applications for Planned Unit Development (PUD-24002) and Vesting Tentative Subdivision Map (TM-24003) for the Almond Acres Subdivision ("Project"), located on approximately 12.48 acres on the west side of Orchard Lane between Cedar Lane and Calle Valverde (APN 022-281-005); and

WHEREAS, the proposed project includes approximately 55 single-family residential units, a 12-unit affordable multi-family housing component located on Parcel B, retention of an existing 18-unit mobile home park on Parcel A, stormwater improvements on Parcel C, internal roadway improvements, utility infrastructure, and associated site improvements; and

WHEREAS, the proposed Vesting Tentative Subdivision Map would subdivide the property into residential lots, infrastructure parcels, roadway improvements, and related public and private improvements necessary to serve the development; and

WHEREAS, the Planned Unit Development is requested to allow flexibility in site planning, lot configuration, housing types, setbacks, and development standards in accordance with the intent of the Soledad Municipal Code, including SMC §17.38.230; and

WHEREAS, the proposed Planned Unit Development and Vesting Tentative Subdivision Map includes the Parcel B as a multi-family housing component to facilitate the development of a 12-unit affordable housing project consistent with the City's inclusionary housing requirements and Housing Element goals; and

WHEREAS, the proposed project is an appropriate site for future residential and affordable housing development due to its infill location, access to existing infrastructure, proximity to schools, parks, public transportation, and community services, and the proposed project advances the City's efforts to provide housing opportunities for a range of income levels; and

WHEREAS, the project has been reviewed for consistency with the City's General Plan, Zoning Ordinance, Subdivision Ordinance, and applicable development standards related to circulation, utilities, drainage, grading, parking, open space, emergency access, and compatibility with surrounding land uses; and

WHEREAS, the City of Soledad, as Lead Agency under the California Environmental Quality Act ("CEQA"), prepared an Initial Study for the project, which identified potentially significant impacts associated with the project; and

WHEREAS, with implementation of mitigation measures, all impacts identified in the Initial Study were determined to be less than significant except for vehicle miles traveled ('VMT"), which was determined to be significant and unavoidable; and

WHEREAS, a Focused Environmental Impact Report ("EIR") (SCH# 2025030381) was prepared to analyze VMT impacts, project alternatives, and feasible mitigation measures in accordance with CEQA and the State CEQA Guidelines; and

WHEREAS, a Notice of Preparation ("NOP") was circulated on March 10, 2025, for a 30-day public review period ending April 10, 2025, and the Draft EIR was subsequently circulated for a 45-day public review period from June 27, 2025, through August 11, 2025; and

WHEREAS, the Final EIR includes the Draft EIR, all technical appendices, comments received during the public review period, and written responses to comments, and does not identify any significant new information requiring recirculation pursuant to CEQA Guidelines Section 15088.5; and

WHEREAS, the Final EIR concludes that the project would result in a significant and unavoidable VMT impact that cannot be fully mitigated, thereby requiring adoption of CEQA Findings, a Statement of Overriding Considerations, and a Mitigation Monitoring and Reporting Program (MMRP); and

WHEREAS, on June 1, 2026, during a Special Planning Commission meeting, the Planning Commission conducted a duly noticed public hearing on the proposed project and reviewed the staff report, Final EIR, project plans, proposed findings, conditions of approval, and all supporting documentation; and

WHEREAS, the Planning Commission recommended that the City Council certify the Final EIR and approve the associated project entitlements; and

WHEREAS, the City Council held a duly noticed public hearing on June 17, 2026, at which it considered the Final EIR, CEQA Findings, Statement of Overriding Considerations, MMRP, project plans, staff report, public testimony, and all documentary evidence submitted for the Almond Acres Project; and

WHEREAS, by Resolution No. 6375, the City Council certified the Final EIR (SCH# 2025030381) and adopted the associated CEQA Findings, Statement of Overriding Considerations, and Mitigation Monitoring and Reporting Program for the Almond Acres Project; and

WHEREAS, the City Council conducted a subsequent duly noticed public hearing on July 1, 2026, for formal consideration and adoption of this ordinance approving Planned Unit Development (PUD-24002) and Vesting Tentative Subdivision Map (TM-24003).

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF SOLEDAD DOES ORDAIN AS FOLLOWS:

Section 1. Environmental Review

The City Council has certified the Final Environmental Impact Report (SCH# 2025030381) and adopted the associated CEQA Findings, Statement of Overriding Considerations, and Mitigation Monitoring and Reporting Program pursuant to Resolution No. 6375.

Section 2. Planned Unit Development Approval (PUD-24002)

The City Council hereby approves Planned Unit Development (PUD-24002), as shown on "**Exhibit B"**, is hereby approved, subject to the Conditions of Approval included in "**Exhibit A"**. The City Council finds that the Planned Unit Development:

- Promotes efficient land use and coordinated site planning;
- Provides a mix of housing opportunities, including affordable housing;
- Ensures adequate infrastructure, circulation, and emergency access;
- Is compatible with surrounding residential and institutional uses; and
- Advances the housing and planning goals of the City.

Section 3. Vesting Tentative Subdivision Map (TM-24003)

The City Council hereby approves Vesting Tentative Subdivision Map (TM-24003), as shown in "**Exhibit C"**, subject to the Conditions of Approval included as "**Exhibit A"**, finding that the proposed subdivision is consistent with the City's General Plan, Subdivision Ordinance, and applicable provisions of the Soledad Municipal Code. The proposed map provides for orderly development of the site through coordinated lot design, roadway circulation, utility infrastructure, drainage improvements, and public access, while supporting the development of residential housing consistent with the goals and policies of the City.

Section 4. Conditions of Approval

The project shall be subject to all Conditions of Approval included in "**Exhibit A"**, which are necessary to ensure compliance with applicable City standards related to zoning, subdivision design, infrastructure, circulation, parking, landscaping, drainage, utilities, and public safety.

Section 5. Severability

If any section, subsection, sentence, clause, or phrase of this ordinance is for any reason held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining portions of the ordinance. The City Council hereby declares that it would have adopted this ordinance and each section, subsection, sentence, clause, and phrase thereof irrespective of the fact that any one or more portions be declared invalid or unconstitutional.

Section 5. Effective Date.
This ordinance shall take effect and be in force 30 days after its
adoption, and a summary of this ordinance shall be published once with the names of the

members of the council voting for and against the ordinance in a newspaper of general circulation in the City of Soledad.

PASSED AND ADOPTED by the City Council of the City of Soledad at a duly noticed public hearing held on _____

AYES, and in favor thereof Councilmembers:

NOES, Councilmembers:

ABSENT, Councilmembers:

ABSTAIN, Councilmembers:

_____
ANNA M. VELAZQUEZ, Mayor

ATTEST:

_____
MEGAN HUNTER, City Clerk

Exhibits

A- Conditions of Approval
B- Planned Unit Development Entitlement Packet
C- Vesting Tentative Map Packet

EXHIBIT A

PLANNED DEVELOPMENT PERMIT AND VESTING TENTATIVE MAP

CITY OF SOLEDAD

APPROVAL DATE AND REFERENCE

PUD-24002 & TM-24003
PERMIT NOS.

APN: 022-281-005
ASSESSOR'S PARCEL NO.

Planned Development Permit No. PUD-24002 and TM-24003 authorizing the Planned Unit Development (PUD) and Vesting Tentative Subdivision Map (TM-24003) for the 12.48-acre "Almond Acres" project located on the west side of Orchard Lane and Cedar Lane (APN 022-281-005), consistent with the Soledad Municipal Code. The project proposes 55 single-family homes and a 12-unit multi-family inclusionary housing complex, while retaining the existing 18-unit mobile home park. The PUD also includes a proposed multi-family component within the development. A Focused Environmental Impact Report has been prepared in accordance with the California Environmental Quality Act (CEQA), which identifies significant Vehicle Miles Traveled (VMT) impacts that require adoption of CEQA findings, a Statement of Overriding Considerations, and a Mitigation Monitoring and Reporting Program certified and adopted through Resolution No. 6375.

FINDINGS:

Section 1: General Plan Consistency

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

1. The project site is designated as "Single Family Residential" on the General Plan Land Use Plan Map and the proposed project uses are consistent and within the allowable density range: General Plan and Zoning Ordinance, provisions 4-16 and Section 17.14.040, respectively.

2. The project site is designated as a planned unit development, the project using the development standard flexibility allowed per the City's Planned Unit Development regulations to maximize compatibility of new development with existing adjacent land uses. The City's Planned Unit Development regulations to enable developing a portion of the site as multi-family residential (senior/affordable housing) to meet the City's inclusionary housing requirements

and deliver housing in critical need;

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

4. The project is consistent with General Plan policies promoting the provision of safe and decent affordable multi-family housing; and
5. Conditions of approval require design adherence to appropriate Community Design Guideline and Standards, and the proposed site plan and buildings, as conditioned, have been found to be in substantial conformance with said provisions.

Section 2: <u>Planned Development Ordinance</u>

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

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

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

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

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

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

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

7. Streets and Circulation: Streets serving the development provide adequate circulation for residents, visitors, and emergency vehicles. As conditioned, on-street parking on the cul-de-sacs will be prohibited to maintain emergency access.

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

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

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

1. The project site is primarily zoned R-1 (Single-Family Residential District), and the proposed single-family residential component is consistent with the permitted uses and density standards of the district.
2. The proposed subdivision and Planned Unit Development include the rezoning of Parcel B from the R-1 zoning district to the R-3 (Residential High Density) zoning district to facilitate the development of a 12-unit multi-family affordable housing component. The proposed rezoning is consistent with the City's Housing Element goals and supports the development of affordable housing on a site identified for future residential development.
3. The proposed site plan, as conditioned, complies with the applicable development standards of the R-1 and R-3 zoning districts. Requested modifications to lot configuration, setbacks, open space, and related development standards are permitted through the Planned Unit Development process and support a cohesive and efficient residential neighborhood design.

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

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

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

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

4. The facility has adequate on-site parking adequately screened from view of

surrounding residential areas;

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

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

1. An application has been received and accepted by the Planning Department for processing.
2. A Public Hearing Notice was published in the Salinas Californian on April 29, 2026 and public notices were mailed to all property owners within a 300-foot radius of the subject property. Hearing notices were posted at City Hall in accordance with Government Code.

THE FOLLOWING APPROVAL REQUIREMENTS AND ANY SPECIAL CONDITIONS SHALL BE APPLIED THROUGH THE DEVELOPMENT APPROVAL PROCESS.

PROJECT MITIGATION MEASURES

The Project Proponent shall be subject to compliance with the mitigation measures of the project's adopted Mitigation Monitoring and Reporting Program. The following measures shall be included with all building permit, grading, or improvement plans.

Air Quality

1. **MM AQ-1:** The applicant shall prepare a construction management plan that shall specify best management practices for reducing toxic air contaminants from diesel powered equipment used during construction activities. The plan shall include the following measures, which shall be included in all bid documents, grading and construction plans and implemented by the project contractor during construction.

   a. Heavy-duty diesel vehicles will have 2010 or newer model year engines, in compliance with the California Air Resources Board's Truck and Bus Regulation, and will not be staged within 500 feet of occupied residences;

   b. Idling of construction equipment and heavy-duty diesel trucks will be avoided where feasible, and if idling is necessary, it will not exceed three minutes;

   c. All construction equipment will be maintained and properly tuned in accordance with manufacturer's specifications and will be checked by a certified visible emissions evaluator; and,

d. All non-road diesel construction equipment will, at a minimum, meet Tier 3 emission standards listed in the Code of Federal Regulations Title 40, Part 89, Subpart B, §89.112. Further, where feasible, construction equipment will use alternative fuels such as compressed natural gas, propane, electricity or biodiesel.

Biological Resources

2. **MM BIO-1**: Special-Status Bat Species. The following measures shall be implemented to avoid loss of or harm to special-status bat species:

a. Prior to issuance of tree removal, demolition, and grading permits, approximately 14 days prior to tree removal or any construction activities, a qualified biologist shall conduct a habitat assessment for bats and potential roosting sites in trees or buildings within 50 feet of the construction easement. These surveys shall include a visual inspection of potential roosting features (bats need not be present) and a search for presence of guano within the project site, construction access routes, and 50 feet around these areas. Cavities, crevices, exfoliating bark, and bark fissures that could provide suitable potential nest or roost habitat for bats shall be surveyed. Assumptions can be made on what species is present due to observed visual characteristics along with habitat use, or the bats can be identified to the species level with the use of a bat echolocation detector such as an "Anabat" unit. Potential roosting features found during the survey shall be flagged or marked;

b. If no roosting sites or bats are found, a letter report shall be prepared by the biologist and submitted to City of Soledad, where it shall be kept on file, and no further measures are required;

c. If bats or roosting sites are found, bats shall not be disturbed without specific notice to and consultation with California Department of Fish and Wildlife; and,

d. The nursery season is typically from May 1 to October 1. If bats are found roosting outside of the nursery season, California Department of Fish and Wildlife shall be consulted prior to any eviction or other action. If avoidance or postponement is not feasible, a Bat Eviction Plan shall be submitted to California Department of Fish and Wildlife for written approval prior to project implementation. A request to evict bats from a roost includes details for excluding bats from the roost site and monitoring to ensure that all bats have exited the roost prior to the start of activity and are unable to re-enter the roost until activity is completed. Any bat eviction shall be timed to avoid lactation and young-rearing. If bats are found roosting during the nursery season, they shall be monitored to determine if the roost site is a maternal roost. This could occur by either visual inspection of the roost bat pups, if possible, or by monitoring the roost after the adults leave for the night to listen for bat pups. Because bat pups cannot leave the roost until they are mature enough, eviction of a maternal roost cannot occur during the nursery season. Therefore, if a maternal roost is present, a 50-foot

buffer zone (or different size if determined in consultation with the California Department of Fish and Wildlife) shall be established around the roosting site within which no construction activities including tree removal or structure disturbance shall occur until after the nursery season.

3. **MM BIO-2**: Worker Environmental Awareness Program. Prior to the project commencement, a qualified biologist shall conduct a training session for all construction personnel. At a minimum, the training shall include a description of special-status species potentially occurring in the project vicinity, including, but not limited to roosting bats and nesting birds. Their habitats, general measures that are being implemented to conserve species as they relate to the project, and the boundaries within which construction activities will occur will be explained. Informational handouts with photographs clearly illustrating the species' appearances shall be used in the training session. All new construction personnel shall undergo this mandatory environmental awareness training. The project applicant shall document evidence of completion of this training by a letter report prepared by the biologist and submitted to the City of Soledad, where it will be kept on file.

4. **MM BIO-3**: Nesting Birds. To avoid impacts to nesting birds during the nesting season (January 15 through September 15), all construction activities should be conducted between September 16 and January 14, which is outside of the bird nesting season. If construction or project-related work is scheduled during the nesting season (February 15 to August 30 for small bird species such as passerines; January 15 to September 15 for owls; and February 15 to September 15 for other raptors), a qualified biologist shall conduct nesting bird surveys.

   a. Two surveys for active bird nests will occur within 14 days prior to start of ground disturbance, with the final survey conducted within 48 hours prior to ground disturbance. Appropriate minimum survey radii surrounding each work area are typically 250 feet for passerines, 500 feet for smaller raptors, and 1,000 feet for larger raptors. Surveys will be conducted at the appropriate times of day to observe nesting activities. Locations off the site to which access is not available may be surveyed from within the site or from public areas. If no nesting birds are found, a letter report confirming absence will be prepared and submitted to the City of Soledad and no further mitigation is required; and,

   b. If the qualified biologist documents active nests within the project site or in nearby surrounding areas, an appropriate buffer between each nest and active construction shall be established. The buffer shall be clearly marked and maintained until the young have fledged and are foraging independently. Prior to construction, the qualified biologist shall conduct baseline monitoring of each nest to characterize "normal" bird behavior and establish a buffer distance, which allows the birds to exhibit normal behavior. The qualified biologist shall monitor the nesting birds daily during construction activities and increase the buffer if

birds show signs of unusual or distressed behavior (e.g., defensive flights and vocalizations, standing up from a brooding position, and/or flying away from the nest). If buffer establishment is not possible, the qualified biologist or construction foreman shall have the authority to cease all construction work in the area until the young have fledged and the nest is no longer active. Once the absence of nesting birds has been confirmed, a letter report will be prepared and submitted to the City of Soledad.

Cultural Resources

5. **MM CUL-1**: In the event that archaeological resources are encountered during ground disturbing activities, the contractor shall temporarily halt or divert excavations within 50 meters (165 feet) of the find until it can be evaluated. All potentially significant archaeological deposits shall be evaluated to demonstrate whether the resource is eligible for inclusion on the California Register of Historic Resources, even if discovered during construction. If archaeological deposits are encountered, they will be evaluated and mitigated simultaneously in the timeliest manner practicable, allowing for recovery of materials and data by standard archaeological procedures. For prehistoric archaeological sites, this data recovery involves the hand-excavated recovery and non-destructive analysis of a small sample of the deposit. Historic resources shall also be sampled through hand excavation, though architectural features may require careful mechanical exposure and hand excavation.

   Any previously undiscovered resources found during construction activities shall be recorded on appropriate California Department of Parks and Recreation (DPR) forms and evaluated for significance by a qualified Archaeologist. Significant cultural resources consist of but are not limited to stone, bone, glass, ceramics, fossils, wood, or shell artifacts, or features including hearths, structural remains, or historic dumpsites.

6. **MM CUL-2:** In the event that human remains (or remains that may be human) are discovered at the project site, the provisions of Public Resource Code Section 5097.98 must be followed. All grading or earthmoving activities shall immediately stop within 50 meters (165 feet) of the find. The Monterey County Coroner will be notified immediately, and the coroner shall be permitted to examine the remains as required by California Health and Safety Code Section 7050.5(b).

   Section 7050.5 requires that excavation be stopped in the vicinity of discovered human remains until the coroner can determine whether the remains are those of a Native American. If human remains are determined as those of Native American origin, the Applicant shall comply with the state relating to the disposition of Native American burials that fall within the jurisdiction of the NAHC (Public Resource Code [PRC] § 5097). The coroner shall contact the Native American Heritage Commission (NAHC) to determine the most likely descendant(s) (MLD). The MLD shall complete his or her inspection and make recommendations or preferences for treatment within 48 hours of being granted access to the site. The MLD will determine the most appropriate means

of treating the human remains and associated grave artifacts, and shall oversee the disposition of the remains. In the event the NAHC is unable to identify an MLD or the MLD fails to make a recommendation within 48 hours after being granted access to the site, the landowner or his/her authorized representative shall rebury the Native American human remains and associated grave goods with appropriate dignity within the project area in a location not subject to further subsurface disturbance if: a) the Native American Heritage Commission is unable to identify the MLD or the MLD failed to make a recommendation within 48 hours after being allowed access to the site; b) the descendent identified fails to make a recommendation; or c) the landowner or his authorized representative rejects the recommendation of the descendent, and the mediation by the Native American Heritage Commission fails to provide measures acceptable to the landowner.

Geology and Soils

7. **MM GEO-1**: The following language shall be included on all grading permits: "If paleontological resources are discovered during demolition and earthmoving activities, work shall stop within 100 feet of the find until a qualified paleontologist can assess if the find is unique and, if necessary, develop appropriate treatment measures in consultation with the City of Soledad Community and Economic Development Department."

Hazards and Hazardous Materials

8. **MM HAZ-1**: Asbestos and Lead-Based Paint Survey Report. The project developer shall conduct an Asbestos and Lead-Based Paint Survey Report on the existing single-family homes at 315 Orchard Lane prior to its demolition to identify the potential presence of asbestos and lead-based paint. The survey report shall be submitted for review and approval by the City Building and Safety Division prior to issuance of a demolition permit. The survey report shall include, but is not limited to:
   - Visual inspection;
   - Collection of samples;
   - Testing of samples;
   - Consolidating data and findings into a written report; and
   - Recommendations provided, as necessary.

   If no asbestos or lead-based paint is detected, demolition of the single-family home may commence with no additional precautions. If asbestos and/or lead-based paint is detected, the recommendations provided within the survey report shall be implemented prior to or simultaneously with demolition.

Noise

9. **MM N-1**: The following best management practices shall be applied during project construction. The management practices shall be included in all construction documents, subject to review and approval by the City Engineer, prior to issuance of a demolition or grading permit:

- Per the City of Soledad Municipal Code, construction activities shall not occur outside the hours of 7:00 AM to 6:00 PM, Monday through Friday;
- All construction equipment shall be properly maintained and muffled as to minimize noise generation at the source;
- Noise-producing equipment shall not be operating, running, or idling while not in immediate use;
- All noise-producing construction equipment shall be located and operated, to the extent possible, at the greatest possible distance from any noise-sensitive land uses;
- Locate construction staging areas, to the extent possible, at the greatest possible distances from any noise-sensitive land uses; and
- Signs shall be posted at the construction site and near adjacent sensitive receptors displaying hours of construction activities and providing the contact phone number of a noise disturbance coordinator to be identified by the construction contractor. The coordinator shall be responsible for addressing construction noise issues that may be raised by residents or other affected parties. Concerns that cannot be resolved by the coordinator may then be raised with the Community and Economic Development Director, who has final authority to resolve such concerns.

CONDITIONS OF APPROVAL

STANDARD CONDITIONS

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

2. **VTM Term.** The Vesting Tentative Subdivision Map approval granted pursuant to this Resolution and shown in **Exhibit C**, shall remain in effect for two years to July 1, 2028. Failure to apply for a Final Map approval with the City Engineer within this term shall result in expiration of approval unless an extension of time is granted by the Community Development Department prior to the expiration date. The expiration of the tentative map shall terminate all proceedings, and no final map of all or any portion of the real property

shall be filed without first processing a new tentative map. Extensions of time shall be considered pursuant to the City of Soledad Subdivision Ordinance and the State Subdivision Map Act.

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

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

5. **Subdivision Improvement Agreement.** The Project Developer shall enter into a subdivision improvement agreement with the City prior to approval of the final subdivision map for the Project. Said agreement shall set forth the necessary public service improvements to serve the proposed project, including grading, street improvements, temporary secondary access, water service, sewer service and storm drainage, refuse collection service, gas, electric, telephone and cable services, and any other necessary appurtenances and/or services, and shall include provisions requiring security for performance and materials and labor associated with said improvements in accordance with Government Code Sections 66499-66499.10. All security shall be in the amount to cover 100 percent of the cost of such improvements, based on an engineer's estimate provided to the City by the Project Developer, plus an amount necessary for the guarantee and warranty of the work for a period of one year following completion and acceptance of said improvements.

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

7. **Mitigation Monitoring Plan.** The Project Proponent shall be responsible for carrying out all duties set forth in the mitigation monitoring program adopted for the proposed project. The Project Proponent's compliance with said mitigation monitoring program shall be subject to review and approval by those agencies and officials designated in the program. The mitigation monitoring program is attached hereto as Exhibit "**B**" and is made a part of these conditions by reference.

8. **Applicability to Site.** This permit approval applies only to the physical site, structures and uses shown on the site plans and architectural drawings submitted by Nino Development dated June 2024 attached hereto as **Exhibit B**, which are made a part of this permit except as may be modified by these conditions. Notwithstanding this requirement, minor changes in site design and elevations from those shown on the approved site plan may be made, subject to review and approval of modified site plan by the City Community Development Director or designee.

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

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 project conditions below shall be prepared by the Project Developer, and reviewed as to form, accuracy, and sufficiency by the City Attorney.

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

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

for those items agreed to by the owner and the Building Official.

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

14. **Cost Reimbursement.** The Project Developer shall reimburse the City of Soledad for all engineering, inspection, legal, and administrative expenses incurred or to be incurred by the City in connection with this development, including expenses incurred through the use of outside consultants and additional inspectors, where necessary. At the time of submission of improvement plans for the project, the Project Developer shall continue a Reimbursement Agreement and deposit not less than twenty thousand dollars ($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 promptly, and shall return any portion of said deposit in excess of the actual amount of expenses incurred. If, in the judgment of the Community and Economic Development Director or designee, it appears that the amount deposited shall not be sufficient to cover all expenses, Project Developer shall, within fifteen (15) days after written request from City, make an additional deposit of funds in an amount determined by the Director to be sufficient to make up the deficiency. At no time after submission of improvement plans shall the balance of the deposit fund be less than five thousand dollars ($5,000). The need for the maintenance of this account shall cease upon compliance with all project conditions and code requirements.

PLANNING DIVISION
PROJECT-SPECIFIC PLANNING CONDITIONS

15. **Affordability Covenants.** The development shall satisfy the inclusionary affordable housing requirements set forth in SMC Title 17, Zoning-Chapter 17.41- Inclusionary Housing and the City's Housing Element. Developer has initially proposed to satisfy these requirements by dedicating Parcel B, as identified on the VTM, for the development of a 12-unit multi-family affordable housing rental project. Key requirements of this proposal would include, but are not limited to construction of at least twelve (12) 100% affordable multifamily units designated for moderate, very low, or low income households , developed concurrently with market rate units, and preparation, execution and recordation of an Affordable Housing Agreement, approved by the City Council, prior to the issuance of any building permit for the project. City will not issue certificates of occupancy for any unit in the entire project until Developer has demonstrated compliance with the Affordable Housing Agreement. However, modifications to timing requirements for the project may

be considered by City in order to accommodate the needs of an involved affordable housing developer. In the event Developer's development plans for Parcel B do not come to fruition, Developer shall not be relieved of its obligation to comply with SMC Title 17, Zoning-Chapter 17.41- Inclusionary Housing and the City's Housing Element.

16. **Final Site Development Plans:** Final site development plans for the single-family residential development shall be reviewed for conformance with PUD24-02 and in accordance with the City of Soledad Municipal Code and approved by the Community and Economic Development Director prior to issuance of a building permit.

17. **Architectural Relief for Same Plan**. When the same plan is repeated along a street, acceptable architectural treatments will be employed to give the appearance of at least three different designs, and front yard setbacks will be varied, to the extent feasible in compliance with City regulations, to provide a more pleasing and attractive appearance to the neighborhood. Provisions include but are not limited to, driveways will be located on the side of the lot farthest from the intersection if the lot is a corner lot. The pairing of driveways (i.e., Siamese driveways) shall be avoided whenever possible.

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

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

20. **Site Plan Review:** Prior to issuance of a building permit for the 12-unit, Multi-family Affordable Housing site (Parcel B), a Site Plan Review application shall be submitted to and approved by the Community and Economic Development Director in accordance with Chapter 17.44 (Site Plan Review) of the Soledad Municipal Code.

21. **Planting and irrigation working drawings:** Detailed landscape planting and irrigation working drawings shall be submitted to the Community and Economic Development Director for approval prior to issuance of a building permit. Landscape plans for streets and landscape easements shall be part of the improvement plan submittal. All landscaping and irrigation working drawings shall comply with Chapter 15.10 (Landscape) of the Soledad Municipal Code and shall include the following:

a. Landscaped areas of the subdivision shall include common areas, pedestrian corridors, intersections, entrances, as denoted on the tentative map and residential front yards.

b. Landscaping plans shall also require the installation of street trees along all street frontages.

c. All landscaping appurtenant to the development shall be installed, complete and accepted by the City prior to final City acceptance of the subdivision. All landscaping, not including grass or turf or similar plantings, shall be underlain by weed control fabric acceptable to the City. All landscaped areas shall be maintained free of weeds, trash and debris, and all plant material shall be continuously maintained in a healthy, growing condition.

d. All front yards of all lots shall be landscaped at the time of construction and shall utilize low water use "xeriscape" landscaping as defined by the City of Soledad Water Conservation Ordinance. Turf grass shall be limited to a maximum of 15 percent of the entire landscape for all lots. Turf area may be increased to 25 percent of the entire landscape if a drought-tolerate species is used.

22. **Street Trees**. Each residential lot shall have at least one street tree (two per corner lot) planted in the public right-of-way, in accordance with City standards. All landscaped areas shall be maintained free of weeds, trash and debris and all plant material shall be continuously maintained in a healthy growing condition. Automatic irrigation systems shall be installed for landscaping that can be seen from the public right-of-way. Prior to occupancy, the Project Proponent shall complete all landscaping. All planting areas not consisting of turf or grass shall be underlain by weed control fabric acceptable to the City.

23. **Walls.** The Project Proponent shall provide wall locations depicted on the final improvement plans. The final improvement plans shall show a masonry wall consistent with the existing wall on Orchard Lane. The design of all walls and relevant landscaping shall remain consistent and shall be designed to be attractive and create visual interest. The final subdivision map and final improvement plans shall be reviewed and approved by the City Public Works Director and City Engineer prior to the recordation of the final subdivision map. The Project Proponent shall use its best efforts to obtain permission from the adjacent property owners to install the required walls and fences on the common property line (with wall pilasters extending into each owner's respective property as necessary) and shall provide conforms from side yard fences to the new fences/walls. Architectural plans showing all walls shall be submitted for review and approval before the construction of said walls, before building permit issuance.

a. The Final Map shall depict all proposed fencing and walls within the subdivision, including

perimeter, street-frontage, and common area fencing. All fencing and walls within the subdivision shall be constructed in substantial conformance with the approved Vesting Tentative Map, improvement plans, and applicable provisions of the City of Soledad Municipal Code. Prior to issuance of building permits, the applicant shall submit a fencing and wall plan for review and approval by the Planning Department and City Engineer, identifying locations, heights, and materials.

Fencing and walls shall be designed to ensure adequate sight distance and public safety, as determined by the City Engineer, and shall use durable materials consistent with the approved project design. Chain-link fencing shall not be permitted along public street frontages or pedestrian pathways, except for temporary construction purposes with City approval.

All required fencing and walls shall be installed consistent with the approved phasing plan, and no occupancy shall be granted for any phase until required fencing for that phase is installed or secured to the satisfaction of the City Engineer and Planning Director.

PUBLIC WORKS - ENGINEERING DIVISION
PROJECT-SPECIFIC ENGINEERING CONDITIONS

24. **Final Map:** The Project Proponent shall have a Final Map prepared by a registered engineer or licensed land surveyor delineating all parcels and easements created. There shall be concurrence in writing by PG & E, Telephone, Cable TV and any other affected agencies to all improvements and easements which are applicable to them. The number and locations of monuments shall be set as required by the City Engineer. The project final map shall be approved by the City Council and recorded before issuance of a grading permit.

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

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

City.

27. **Improvement Plans**: The Project Proponent shall submit as part of the improvement plans for the project, profiles of all improvements in the subdivision and typical cross-sections of all streets and details of curbs, gutters, and sidewalks, to be accomplished to the satisfaction of the City Engineer prior to submittal of Final Map. Improvement plans are to show water lines, sanitary sewer, storm drain system, pavement widths, curve radius, and existing utilities.

a. The Vesting Tentative Map shall be designed to include and permanently reserve a pedestrian pathway(s) that provides direct, safe, and continuous connections between the project site and adjacent and surrounding neighborhoods. The pedestrian pathway shall be shown on the Tentative Map, shall connect to existing or planned public rights-of-way, sidewalks, or pedestrian facilities at the project boundaries, and shall be configured to promote pedestrian permeability through the site where feasible. Prior to approval of the Final Map, the applicant shall demonstrate to the satisfaction of the City Engineer and Planning Department that the pedestrian pathway has been adequately designed for public use, meets applicable ADA accessibility requirements, and includes appropriate easements or dedications to ensure long-term public access and maintenance responsibility, as required by the City.

28. **Timing of Infrastructure Installation**. All subdivision improvement infrastructure required to serve the development shall be in place prior to occupancy of any homes. The main water system shall be in place, operational, and subject to use approved by the City prior to the beginning of combustible construction or other arrangements made acceptable to the Fire Chief and Fire Marshall for adequate fire protection. Additionally, all-weather emergency access shall be in place prior to the issuance of building permits for the project.

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

30. **Condemnation Costs.** Unless otherwise specified, the Project Proponent shall be responsible and agrees to pay all land costs and related legal fees should it be necessary for the City to use its condemnation powers to obtain land that is under separate ownership or leasehold in order to implement the conditions of project approval contained herein.

31. **Subdivision Guarantee.** The Project Proponent 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 the City Engineer prior to approval of the final subdivision map by the City Council.

32. **Geotechnical Investigation**. All recommendations identified in the geotechnical investigation of the project site prepared for the site, and supplements thereto, shall be incorporated into improvement plans for the proposed project and shall be reviewed and approved by the City Public Works Director and City Engineer prior to recordation of the final subdivision map.

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

34. **Dust Control**. The Project Proponent shall be required to prepare and submit a Dust Emission Control Plan for Project Grading. The Plan shall require that contractor work specifications shall include provisions for adequate water to be applied during construction in order to control dust disturbance resulting from grading operations. The Plan and related contractor work specifications shall be reviewed and approved by the City prior to issuance of a grading permit. Dust control measures shall be applied in accordance with all ordinances, rules and regulations of the Monterey County Water Resources Agency regarding use of reclaimed or other sub-potable water for compaction or dust control purposes. Additionally, the Plan will be reviewed to assure compliance with applicable air quality programs, such as those related to particulate emissions, overseen by the Monterey Bay Unified Air Pollution Control District, and for compliance with the City's obligations under the City's Storm Water Quality Ordinance.

STORM DRAIN SYSTEM

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

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

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

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

- The project owner's signed statement accepting responsibility for the O&M of the installed onsite and/or offsite structural treatment and flow control SCMs until such responsibility is legally transferred to another entity; and either
- Written conditions in the sales or lease agreements or deed for the project that require the buyer or lessee to assume responsibility for the O&M of the onsite and/or offsite structural treatment and flow control SCM until such responsibility is legally transferred to another entity; or
- Any other legally enforceable agreement or mechanism, such as recordation in the property deed, that assigns responsibility for the O&M of the onsite and/or offsite structural treatment and flow control SCM to the project owner(s) or the City.
- The proposed project must be designed to not increase the peak flow to the downstream system. Therefore, a drainage report will need to be prepared demonstrating compliance. Refer to the City's Design Standards and Standard Specifications for the specific flood control requirements.
- During construction, the Project Developer shall conform to the City's pollution prevention requirements for construction contracts, including but not limited to, proper clean-up and disposal of spills, regular maintenance of all construction vehicles and heavy equipment, and proper storage of stockpiled materials, chemicals, paints, etc.

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

continued maintenance of onsite drainage facilities consistent with the Soledad Municipal Code.

- Prior to approval of Improvement plans, the applicant shall revise the stormwater control facility design to demonstrate compliance with applicable City of Soledad and Central Coast Regional Water Quality Control Board Stormwater requirements. Submittal shall identify the facility type and shall provide supporting calculations demonstrating the facility achieves drawdown time within 72 hours as well as meeting all other applicable stormwater requirements

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

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

PUBLIC IMPROVEMENT REQUIREMENTS

Water System

36. **Water Mains and Appurtenances**. The Project Proponent shall cause the design and construction to be undertaken of a domestic water system to the satisfaction of the City Engineer. The water system improvements shall be constructed within public easements or street rights-of-way to the satisfaction of the City Engineer and dedicated to the City.

a. Water main sizes shall be determined by the City through modification of the City-wide water model and shall provide 40 pounds per square inch minimum residual pressure with a fire demand at any fire hydrant of 2,500 gallons per minute;

b. The Project Proponent shall reimburse the City for any and all costs for water main sizing and water model/system map modifications; and,

c. The Project Proponent shall provide meter box lids suitable for installation of automatic meter reading sensors and shall pay the additional cost for remote reading meters over and above the current hook-up fee for regular water meters.

37. **Water Meters.** The Project Proponent shall provide separate water services and meters for

each lot. These shall be installed by the developer.

Sanitary Sewer System

38. **Design of Sewer Improvements**. The Project Proponent shall cause to be undertaken the design and construction of sanitary sewer improvements including but not limited to installation of sewer line extension on the proposed public street(s) or private street(s)/drive aisle(s). The sanitary collection system shall include but not be limited to manholes with manhole frames and covers, cleanouts, wye-branches and laterals, and separate sewer taps to each lot. These are to be installed by the developer.

39. **Sewer Connection.** All existing and future sewer lines shall be tied into the City's system and existing septic systems shall be abandoned in accordance with City requirements.

40. **Under-Grounding Utilities.** All new utilities on the project site, and associated with the proposed subdivision, including gas, electricity, telephone, cable T.V. and electrical transformers, shall be placed underground. All existing overhead utilities adjacent to any site boundary or along any street frontage of the site shall be placed underground in accordance with City standards and affected utility company guidelines.

41. **Street Lights.** Street light plans shall be submitted and approved prior to issuance of a building permit. Street lights shall be installed in a number and at locations sufficient to provide adequate lighting levels for public safety as determined by the City Engineer and the Public Works Director prior to occupancy.

42. **Engineering Studies/Calculations**. All engineering design, including, but not limited to storm sewers and appurtenances, sanitary sewers and appurtenances, streets including but not limited to geometrics, sight distances, lighting and sound walls, water systems and appurtenances, signing and striping, landscaping 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 Engineer and Director of Public Works.

43. **Damages to Existing Facilities**. Prior to commencement of any grading or other subdivision improvements, the Project Proponent shall provide proposed trucking routes for all equipment and material deliveries. The City shall video document the routes to establish preconstruction conditions. The Project Proponent shall repair or replace any public improvements damaged by Proponent's operations.

44. **As-Built Infrastructure Costs**. The Project Proponent shall provide City with an estimate of "as- built" costs of infrastructure improvements that meet GASB 34 compliance requirements, before final acceptance of the subdivision by the City.

TRAFFIC/CIRCULATION DEDICATION AND IMPROVEMENTS

45. **Street Improvements**. All street improvements shall comply with the Americans with Disabilities Act (ADA) and City standards. The Project Proponent shall evaluate traffic safety impacts associated with project access to the public right-of-way, including ingress and egress points. Documentation prepared, signed, and stamped by a California Registered Traffic Engineer shall be provided, identifying any required traffic safety or traffic control improvements. Required improvements may include, but are not limited to, signage, striping, curb regulations (including red curb/daylighting), intersection control measures, and improvements necessary to support safe pedestrian access and mobility. Such improvements may extend beyond the project frontage where necessary to address project-related impacts, subject to review and approval by the City Engineer. All improvements shall conform to the most current edition of the Manual on Uniform Traffic Control Devices (MUTCD), applicable State regulations, including California Assembly Bill 413 (AB 413), and City standards. If no improvements are recommended, the Traffic Engineer shall provide written confirmation. The Project shall also comply with the City of Soledad Public Works Requirements for any additional applicable conditions.

FEES AND MITIGATION FEE ACT

46. **Impact Mitigation Fees and Funding of Public Improvements Maintenance**. The Project Developer shall pay all applicable impact fees, including but not limited to water, sanitary sewer, storm drainage, parks, public safety (police and fire), general government, and local and regional transportation (TAMC) fees, in accordance with the fee schedules established by ordinance or resolution and in effect at the time of approval of the VTM. All required fees, per unit, shall be paid in full on the date of final inspection or on the date a certificate of occupancy is issued, whichever occurs later.

47. **Parks and Open Space Maintenance Assessment District.** The Project Proponent and the City shall work together to establish an identified parks and open spaces maintenance assessment district for the maintenance, operation and servicing of public improvements, including landscaping. To the extent allowed by law, the district shall include maintenance and operation of all public amenities of benefit to the future residents of the project site, including but not limited to public landscaping and irrigation improvements on adjacent parks, landscaped strips of land adjacent to curbs, planter walls, retention ponds and bank protection, appurtenant irrigation systems, ornamental plantings including lawns, shrubs, and trees, including necessary repairs, replacements, water, electric current, spraying, care, supervision, debris removal and any and all other items of work necessary and incidental for the proper maintenance and operation thereof. The park and open space maintenance district shall be established prior to recordation of the final subdivision map for the proposed project.

48. **Benefit Assessment District**. The Project Proponent and the City shall work together to establish a benefit assessment district for public areas of the project site provided for community benefit. To the extent allowed by law, the benefit assessment district shall include maintenance and operation of all public amenities of benefit to the future residents of the project site, including but not limited to sweeping, street lights, street striping, lighting costs, storm drain lines, cleaning, repairs, replacement, electric current, supervision, debris removal and any and all other items of work necessary and incidental for the proper maintenance and operation thereof, retention basins and percolation ponds, common on-site landscaping, on-site fences and walls, and streetlights. The benefit assessment district shall be established prior to recordation of the final subdivision map of the proposed project.

49. **Improvement Assessment District**. An improvement assessment district shall be formed by the City, to fund public improvements required to be provided to serve the project. Mutual agreement shall be reached by the Project Proponent, and the City, as to the improvements to be included and those improvements shall be deemed eligible in accordance with all applicable laws.

BUILDING DIVISION
PROJECT SPECIFIC CONDITIONS

50. **California Building Standards Code**. All construction shall be in accordance with the provisions of the California Building Standards Code, as set forth in Tittle 24 of the California Code of Regulations, subject to any modifications thereto set forth in the Soledad Municipal Code, in effect at the time of construction.

51. **Earthquake Resistance**. All structures shall be designed and constructed to resist a major earthquake as required by the latest edition of the California Building Standards 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.

FIRE DIVISION
PROJECT SPECIFIC CONDITIONS

52. **Automatic Fire Sprinklers**. The Project Proponent shall submit plans for review and approval of the Fire Marshall and shall install automatic fire sprinklers in all units in accordance with the provisions of Chapter 15.08 (Adoption of California Building Code) of the Soledad Municipal Code.

53. **Fire Hydrants**. The Project Proponent shall install fire hydrants pursuant to City specifications, and according to the requirements of the California Fire Code. Fire hydrant locations shall be approved by the Fire chief, Public Works Director and City Engineer. The curb/curb and gutter 7.5 feet each side of the centerline of the proposed hydrants shall be constructed utilizing integral red colored concrete. All hydrants shall be painted "Neon Grass" and all visible components between the fire hydrant and fire hydrant concrete pad shall be painted flat black, unless otherwise directed by the City.

54. **No Parking Allowed.** The Project Proponent shall indicate within the improvement plans that the cul-de-sacs will be appropriately marked for "NO Parking". All "NO Parking" striping, as required by the Fire chief shall be installed prior to certificate of occupancy.

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

_____ _____

Applicant Signature Date

_____

_____

_____

Community Development Director Date

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

Exhibit B

NINO DEVELOPMENT INCORPORATED

June 19, 2024

City of Soledad
Planning Division
248 Main St.
Soledad, *CA 93960*

Re: Application for Almond Acres to be a Planned Development

Dear Kao Nou:

Using the application information provided, this is our application for a Planned Development for Nino Homes at Almond Acres

Justification:

The plan for Almond Acres is to build 55 single family homes and a 12-unit multi-family inclusionary housing complex. The existing 18-unit Mobile Home Park will stay intact.

There will be four plans varying in size from 1,201 to 1,900 square feet: two single story layouts and two two-story plans with two elevations for each plan. They will have three to four bedrooms with two or three baths. We will use a variety of materials on the exteriors including batt and board, shutters, iron work and brick. We use 12 designer selected paint standards. Our designer specs the color application for each house individually so very few homes will look the same. Our standard interior finishes include carpet, vinyl, and LVP flooring with wood cabinets, granite counters in the kitchen and cultured marble in the baths. Solar panels to be installed for purchase or lease with each home.

This Planned Development permit includes the request for inclusion of 12 units of rental affordable housing to be located on the 0.38-acre Parcel C of the Vesting Tentative Map. This component of the project, which has been previously reviewed by the City Council Ad-Hoc Housing Subcommittee, has specifically been designed to result in a benefit to the community to maximize the affordable housing opportunities on the property and would result in the construction of new for-rent housing, which has been severely underbuilt in the City of Soledad over the last 25 years and remains a great need.

The lot sizes and setbacks for the single-family units are similar to what was used at the recent Liberty Court project and is consistent with the principles of promoting affordability by design that current State housing policy and the City of Soledad have consistently encouraged in building at the higher end of the allowed density range. In order to continue to provide this specific housing type to more families in Soledad, the development is requesting the following necessary deviations to the strict subdivision standards for the following items:

- Lot Size: The minimum lot size is 3,825 square feet.
- Lot Width: Minimum of 45 feet in width, 85 feet in depth

P.O. BOX 1180
TRES PINOS, CA 95075
PHONE 831-635-0745

LIC. #606698

- Setbacks: 15' Front porch/dwelling setbacks, 15' rear setback, 10' side street setback
- Maximum Lot Coverage: 50% lot coverage
- Minimum Backyard: 650 square feet minimum

Open space – 0.41 Acre Detention Basin

Plan Set

The Tentative Map plan is included with this application which is our ***Master Plan for the Development***. The applications are running simultaneously.

We would like to defer the ***Site/Improvement Plans*** until there is a decision on the lot sizes/standard lot deviations.

Architectural Elevations will be included with the final plans for approval. We have included artist's renderings of the front elevations and ***Preliminary Floor Plans***.

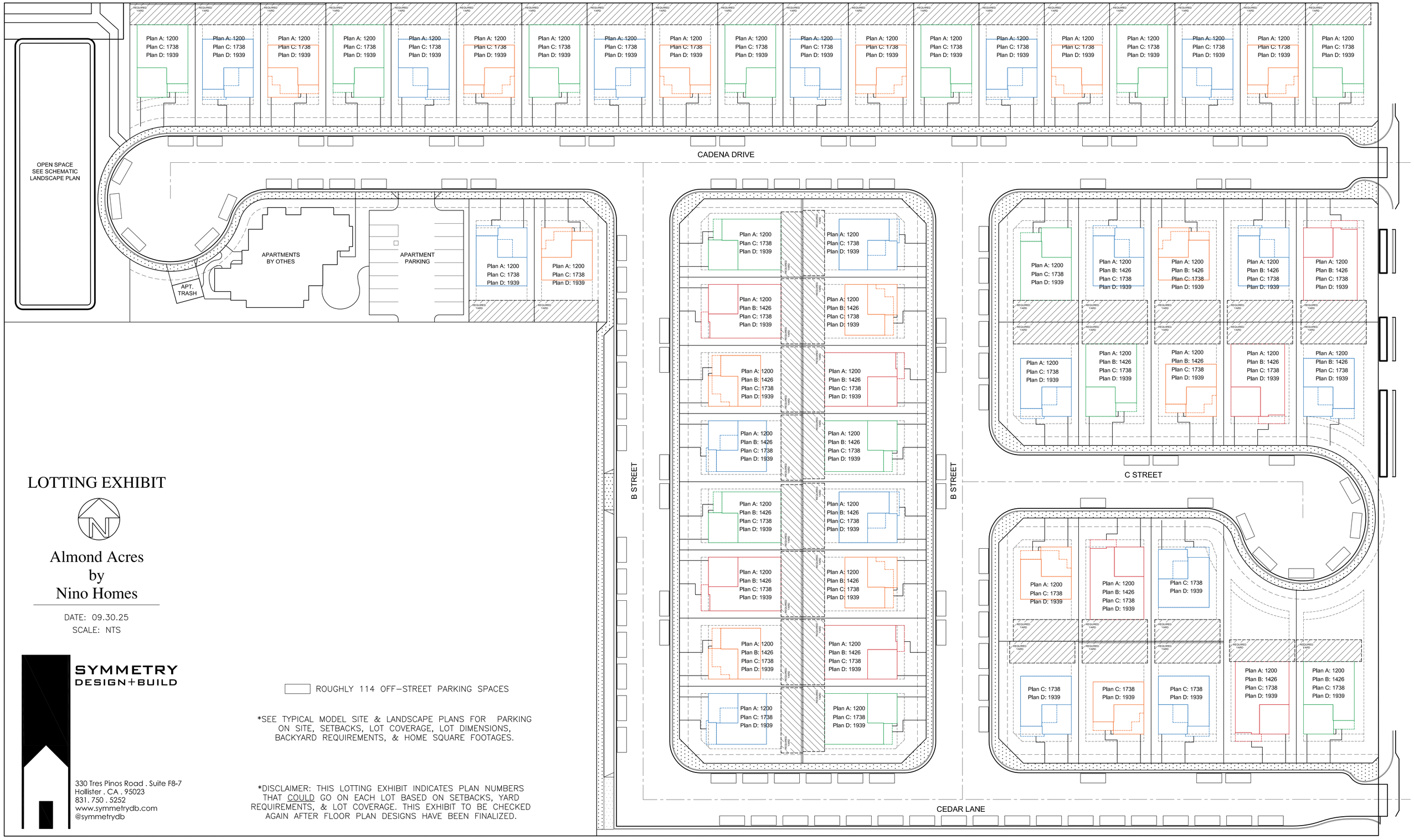
Preliminary Landscape/Grading/Drainage plans to be deferred until there is a decision on the lot sizes/standard lot deviations.

Tree Protection plan –not applicable.

Color Board is included with our 12 Paint schemes. We use a three-color exterior system on our homes. Each lot receives individual paint callouts with a mix two of the color and then an accent color – very few homes will have the same callouts. Roof color are included. Exterior Light fixtures to be determined.

Public Hearing Notification Materials.

The ***Assessor's Information***, ***stamped envelopes*** and ***property owner's list*** have been included with the Tentative Map application.



LOTTING EXHIBIT

Almond Acres
by
Nino Homes

DATE: 09.30.25
SCALE: NTS

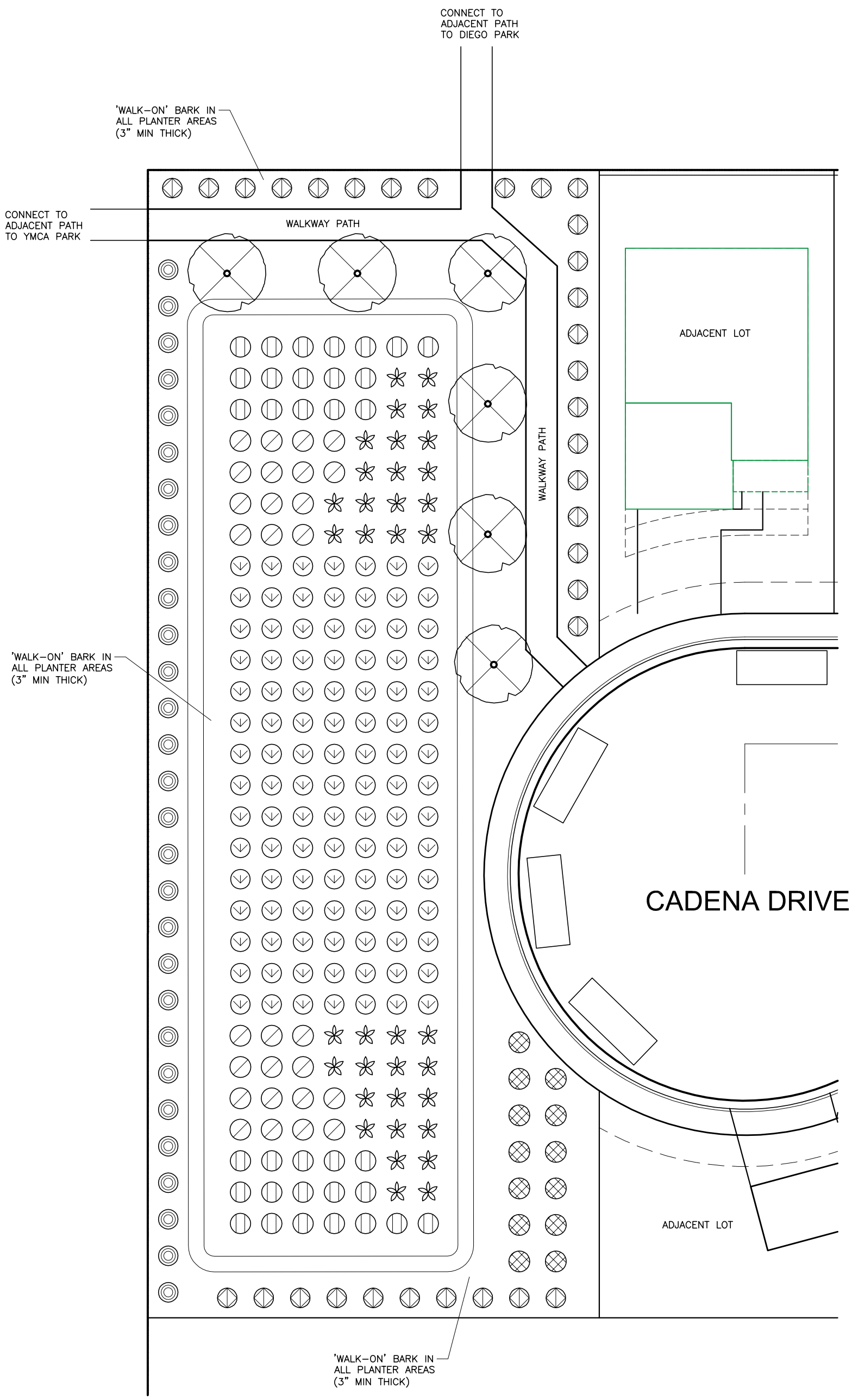
SYMMETRY
DESIGN+BUILD

330 Tres Pinos Road . Suite F8-7
Hollister . CA . 95023
831. 750 . 5252
www.symmetrydb.com
@symmetrydb

ROUGHLY 114 OFF-STREET PARKING SPACES

*SEE TYPICAL MODEL SITE & LANDSCAPE PLANS FOR PARKING ON SITE, SETBACKS, LOT COVERAGE, LOT DIMENSIONS, BACKYARD REQUIREMENTS, & HOME SQUARE FOOTAGES.

*DISCLAIMER: THIS LOTTING EXHIBIT INDICATES PLAN NUMBERS THAT COULD GO ON EACH LOT BASED ON SETBACKS, YARD REQUIREMENTS, & LOT COVERAGE. THIS EXHIBIT TO BE CHECKED AGAIN AFTER FLOOR PLAN DESIGNS HAVE BEEN FINALIZED.

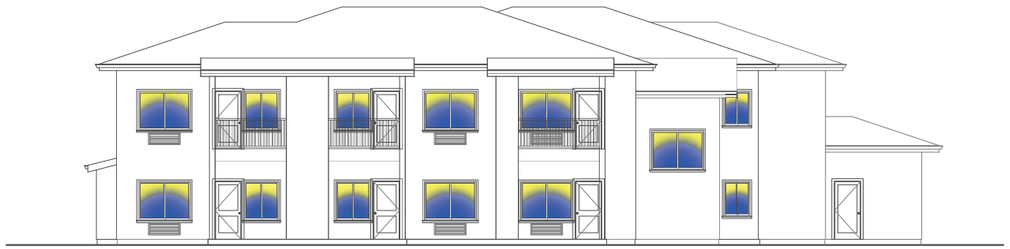


SCHEMATIC LANDSCAPE

Almond Acres by Nino Homes
Open Space at Cadena Dr.
09/30/25
Scale 1" = 20'-0"
Paper Size: 11x17

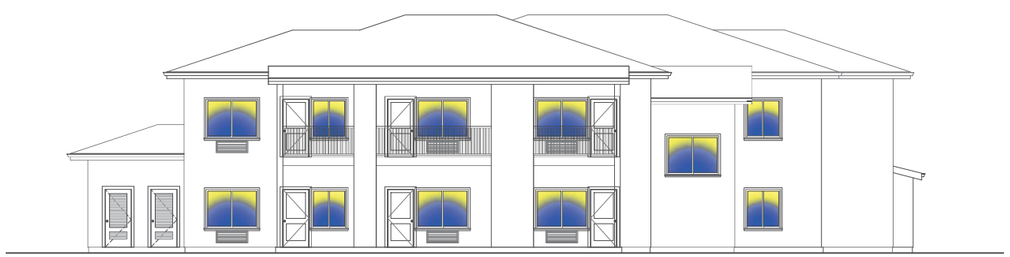
Legend

- MYOPORIUM 1 GAL
- HOPSEED BUSH 5 GAL
- FORTNIGHT LILY 1 GAL
- PHOTINIA 5 GAL
- BLUE OAT GRASS 1 GAL
- ICEBERG ROSE 1 GAL
- DWARF MYRTLE 1 GAL
- WESTERN RED BUD 15 GAL



NORTH ELEVATION

EAST ELEVATION



SOUTH ELEVATION

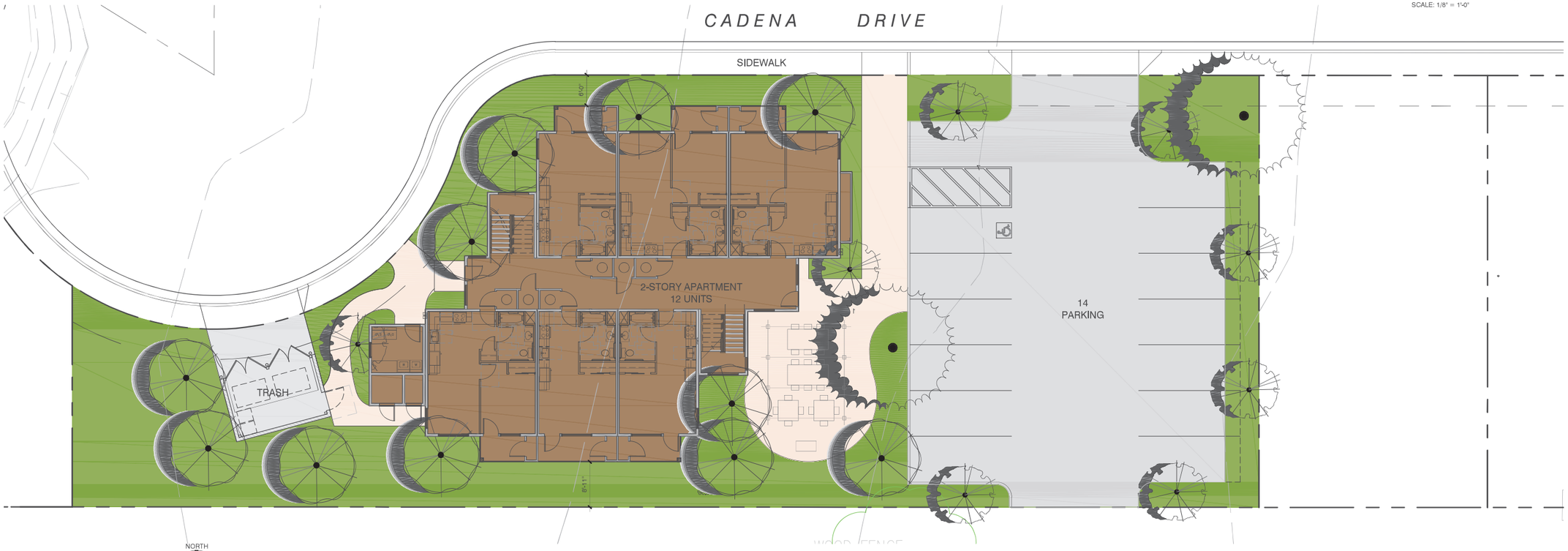
WEST ELEVATION

ELEVATIONS

SCALE: 1/8" = 1'-0"

0 2 4 8 16

SCALE: 1/8" = 1'-0"



SITE PLAN

SCALE: 1" = 10'-0"

0 5 10 20

SCALE: 1" = 10'-0"

Project / Owner:

CHISPA
Soledad Housing Apartments

SOLEDAD, CA

THE PAUL DAVIS PARTNERSHIP
ARCHITECTS & PLANNERS

The Paul Davis Partnership, LLP
286 Eldorado Street
Monterey, CA 93940
(831) 373-2784 FAX (831) 373-7459
EMAIL: info@pauldavispartnership.com

Drawn By: ML

Drawing Date: 07/17/2024

Project Number: 2333

Revisions:

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Sheet Title:
SITE PLAN & ELEVATIONS

Sheet Number:

A1.1

Project / Owner:

CHISPA
Almond Acres
Soledad Housing
Apartments

SOLEDAD, CA

THE
PAUL DAVIS
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ARCHITECTS & PLANNERS

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Monterey, CA 93940
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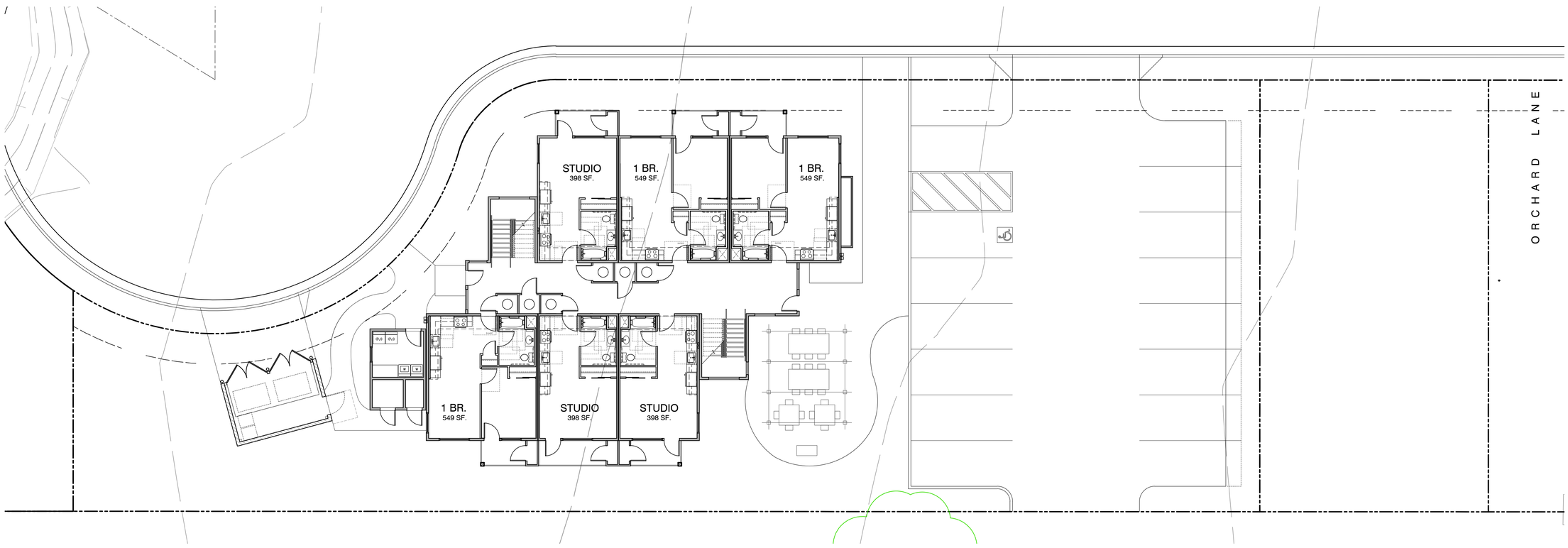

Drawn By: ML

Drawing Date: 07/13/2024

Project Number: 2333

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Sheet Title:
SITE PLAN

NORTH

SITE PLAN

SCALE: 1" = 10'-0"

0 5 10 20
SCALE: 1" = 10'-0"

Sheet Number:

A1.1

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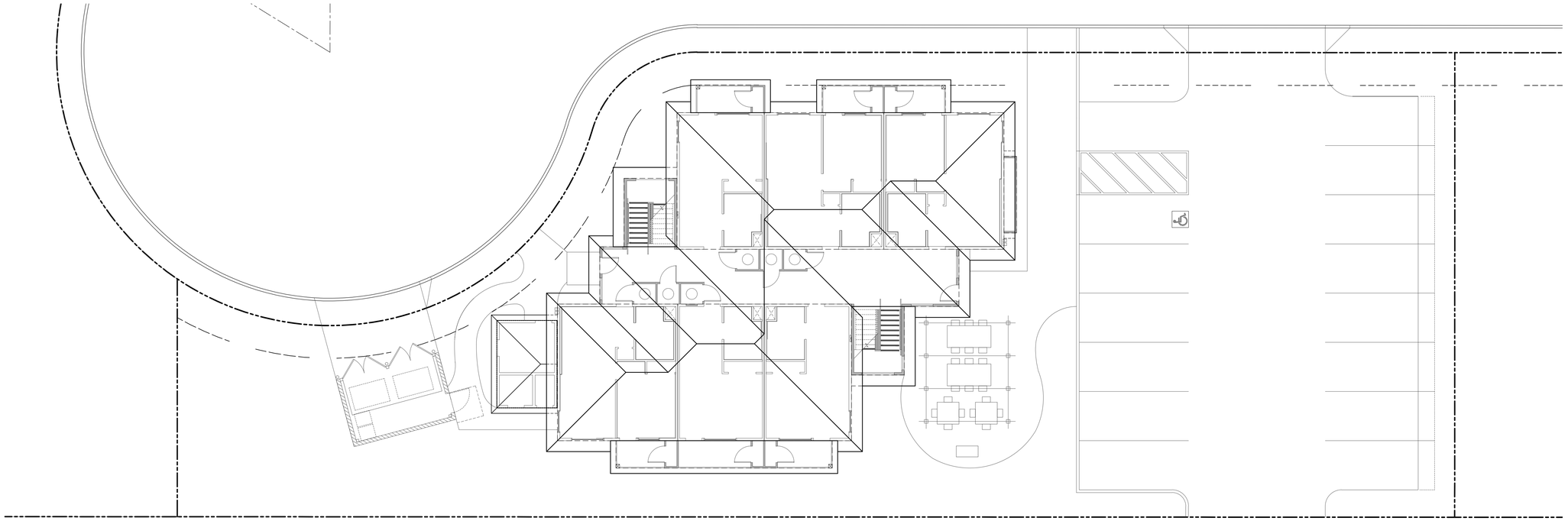
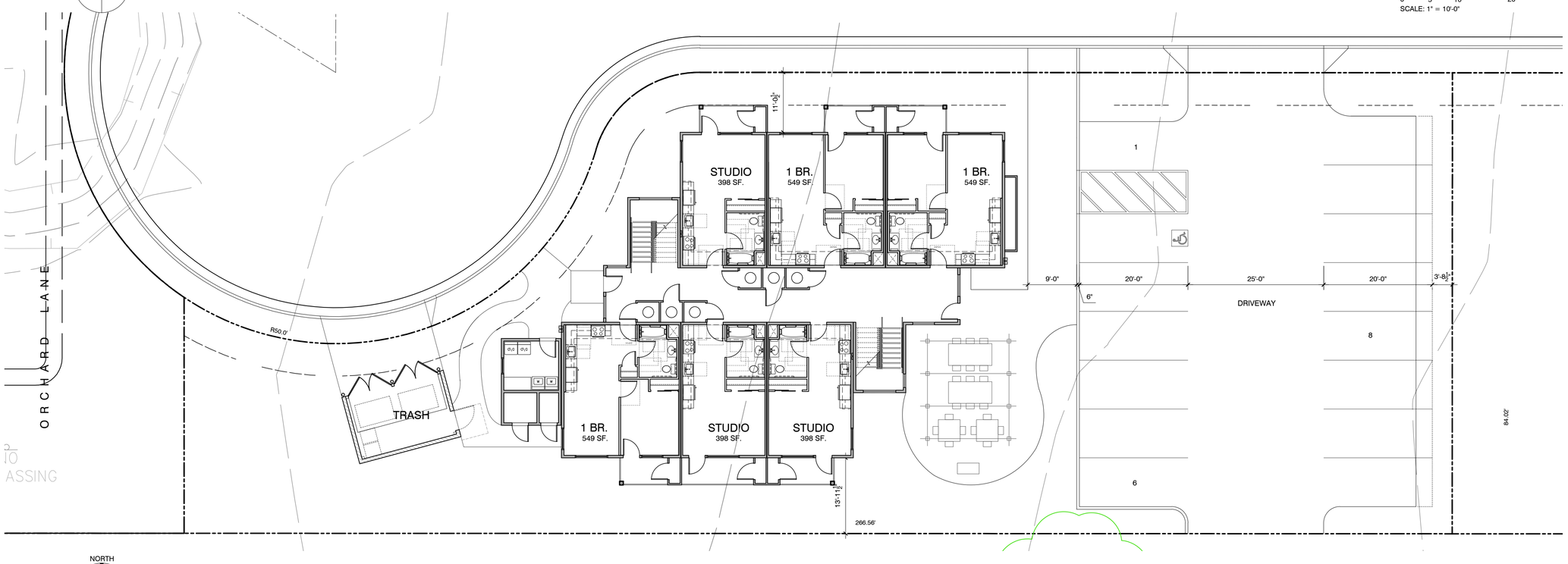


NORTH

ROOF PLAN

SCALE: 1" = 10'-0"

0 5 10 20
SCALE: 1" = 10'-0"



NORTH

SITE PLAN - 2ND. FLOOR

SCALE: 1" = 10'-0"

0 5 10 20
SCALE: 1" = 10'-0"

Project / Owner:

CHISPA
Almond Acres
Soledad Housing
Apartments

SOLEDAD, CA

THE
PAUL DAVIS
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Drawn By: ML

Drawing Date: 07/13/2024

Project Number: 2333

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Sheet Title:
SITE PLAN

Sheet Number:

A1.2

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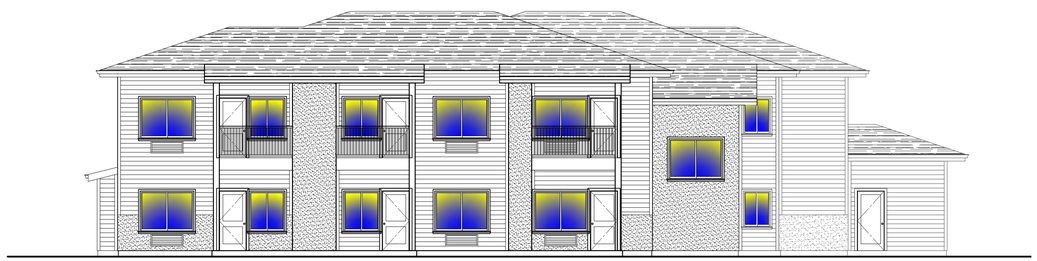
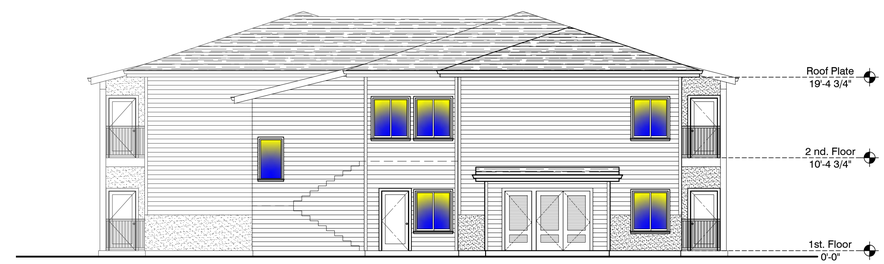
Project / Owner:

CHISPA
Almond Acres
Soledad Housing
Apartments

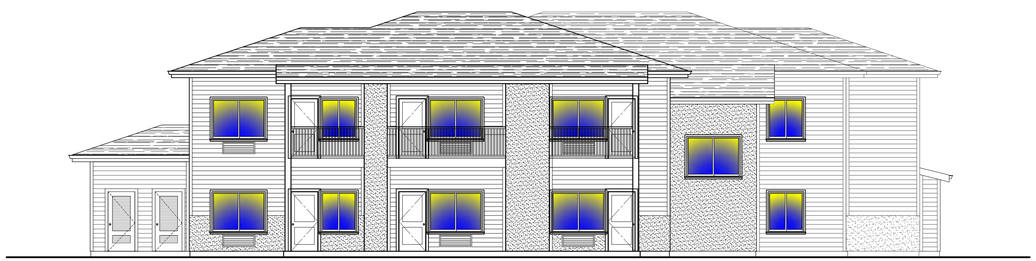
SOLEDAD, CA



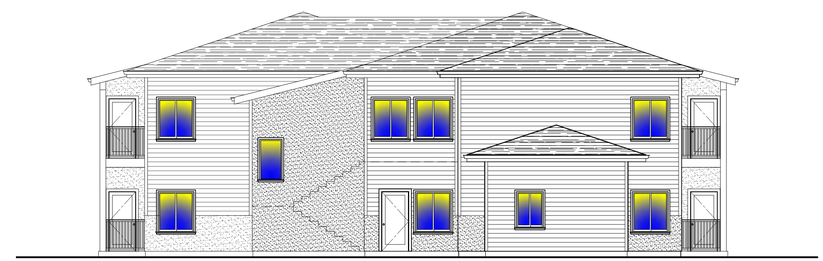
NORTH ELEVATIONS



WEST ELEVATIONS



SOUTH ELEVATIONS



EAST ELEVATIONS

NORTH

ELEVATIONS

SCALE: 1/8" = 1'-0"

0 2 4 8 16
SCALE: 1/8" = 1'-0"

THE PAUL DAVIS PARTNERSHIP
ARCHITECTS & PLANNERS

The Paul Davis Partnership, LLP
286 Eldorado Street
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Drawn By:	ML
Drawing Date:	07/13/2024
Project Number:	2333

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Sheet Title:
ELEVATIONS

Sheet Number:

A3.1

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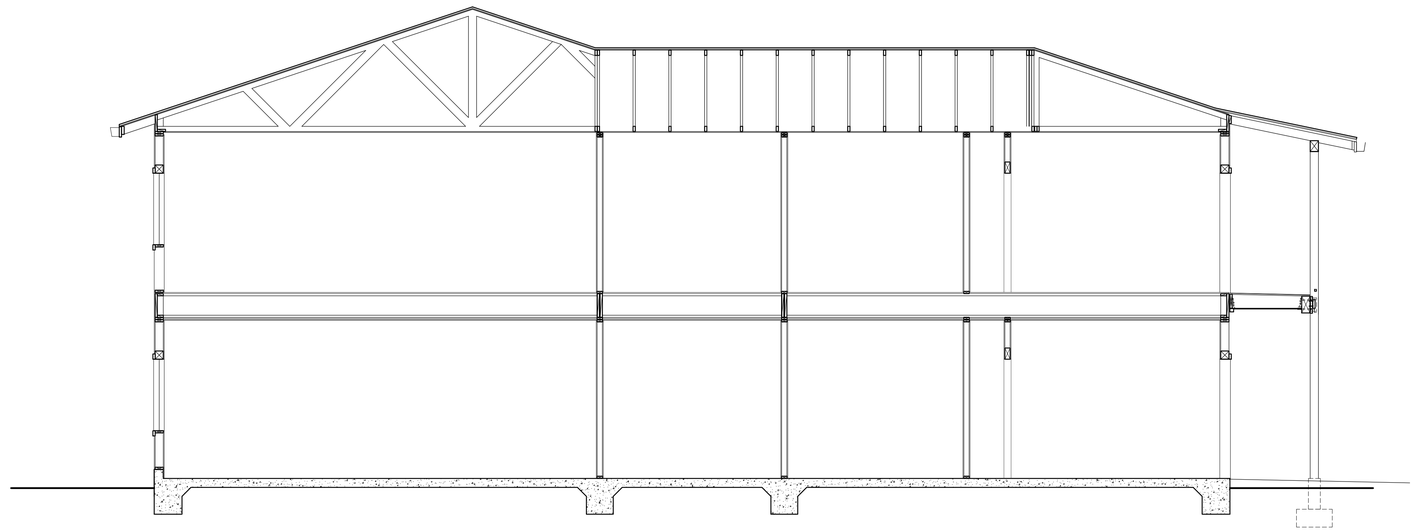
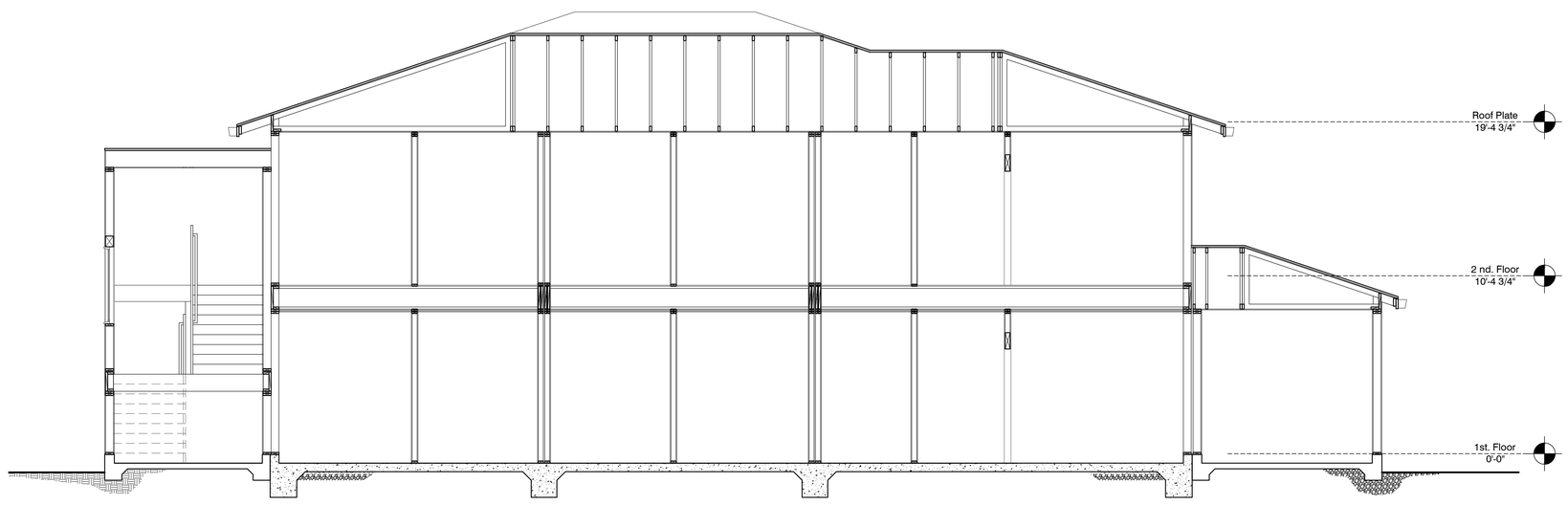


A SECTION



B SECTION

SECTIONS

SCALE: 1/8" = 1'-0"

0 2 4 8 16
SCALE: 1/8" = 1'-0"

Project / Owner:

CHISPA
Almond Acres
Soledad Housing
Apartments

SOLEDAD, CA

THE
PAUL DAVIS
PARTNERSHIP
ARCHITECTS & PLANNERS

The Paul Davis Partnership, LLP
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Monterey, CA 93940
(831) 373-2784 FAX (831) 373-7459
EMAIL: info@pauldavispartnership.com

Drawn By: ML

Drawing Date: 07/13/2024

Project Number: 2333

Revisions:

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Sheet Title:
SECTIONS

Sheet Number:

A3.2

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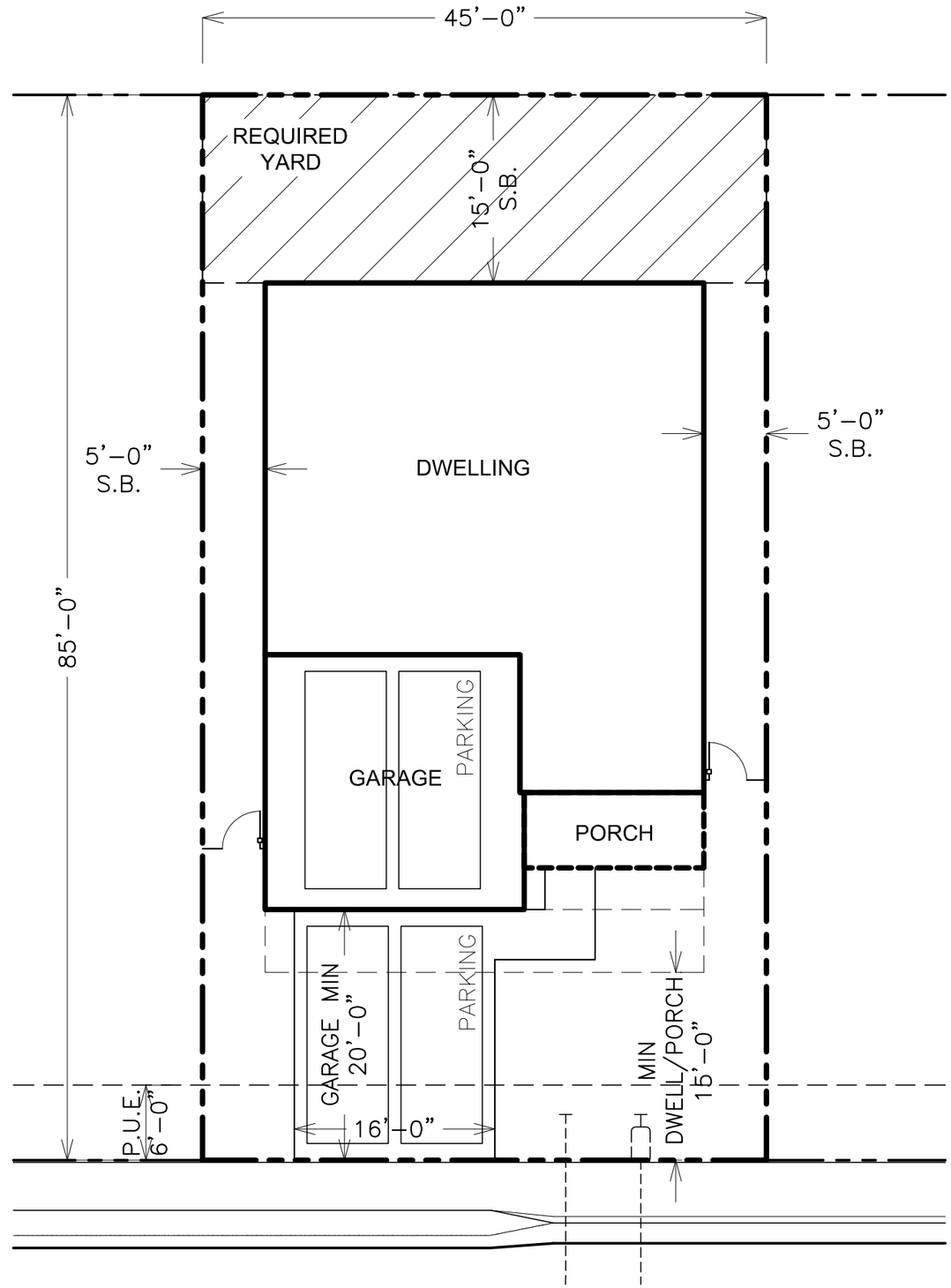


SITE PLAN

Almond Acres
by
Nino Homes

SCALE: 3/32" = 1'–0" (11x17 SIZE)
DATE: 09.05.25

MODEL PLAN A

SINGLE STORY

DWELLING: 1200
GARAGE: 417
PORCH: 86
COVERED: 1703

LOT: 3825
PLAN 1200
COVERED: 1703, 44.5%

FRONT SB: DWELLING/PORCH: 15',
GARAGE: 20'
SIDE SB: INTERIOR 5', CORNER 10'
REAR SB: 15'
BACK YARD: 650 SF MIN
MAX LOT COVERAGE: 50%
GARAGE SIZE: 400 SF

FENCE & GATE
SEWER
WATER

LANSCAPE PLAN

Almond Acres
by
Nino Homes

SCALE: 3/32" = 1'-0"

MODEL PLAN A

Legend

Shrubs

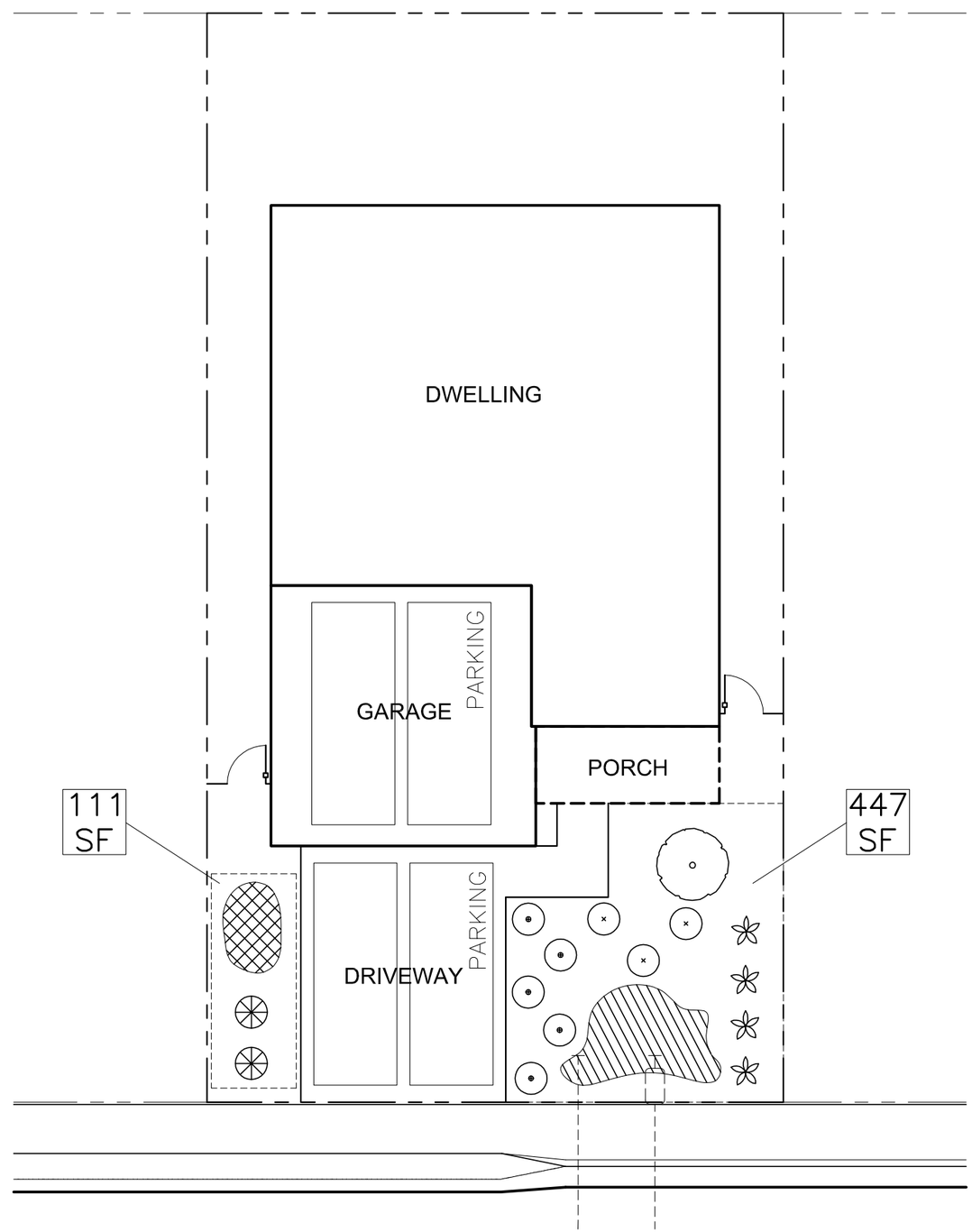
- PHOTINA 1 GAL
- INDIA HAWTHORN 1 GAL
- HEAVENLY BAMBOO 1 GAL
- FORTNIGHT LILY 1 GAL
- PINK DIOSMA 1 GAL
- HOPSEED BUSH 1 GAL
- DWARF MYRTLE 1 GAL
- DWARF PITTOSPORUM 1 GAL
- PITTOSPORUM 1 GAL
- DWARF CAROLINA CHERRY 5 GAL
- NEW ZEALAND FLAX 5 GAL
- HEBE 1 GAL

Ground Cover

- GROUNDCOVER ROSE 1 GAL @ 36"
- STAR JASMINE 1 GAL @ 36"
- ICEBERG ROSE 1 GAL @ 36"
- LILY OF THE NILE 1 GAL @ 36"
- BEARBERRY 1 GAL @ 36"
- EVERGREEN DAYLILY 1 GAL @ 36"
- GERMANDER 1 GAL @ 36"
- ASIAN JASMINE 1 GAL @ 36"

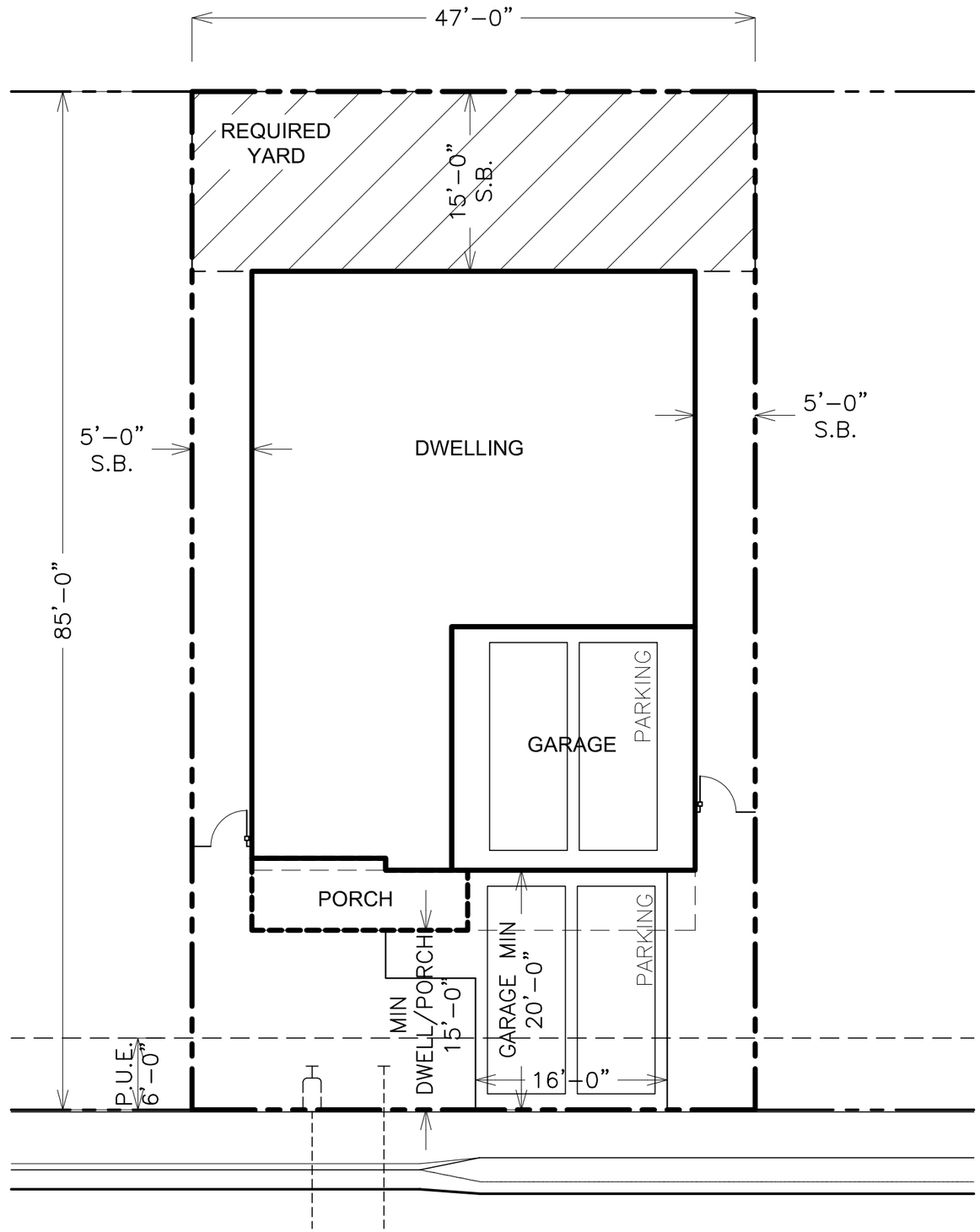
Yard Trees

- CHINESE PISTACHE 15 GAL @ 40'
- CRAPE MYRTLE 15 GAL
- ORNAMENTAL PLUM 15 GAL



LANDSCAPE AREA

FRONT	447
FRONT	111
TOTAL AREA	558 SF



SITE PLAN

Almond Acres
by
Nino Homes

SCALE: 3/32" = 1'–0" (11x17 SIZE)
DATE: 09.05.25

MODEL PLAN B

SINGLE STORY

DWELLING: 1426
GARAGE: 414
PORCH: 102
COVERED: 1942

LOT: 3995
PLAN 1426
COVERED: 1942, 48.6%

FRONT SB: DWELLING/PORCH: 15',
GARAGE: 20'
SIDE SB: INTERIOR 5', CORNER 10'
REAR SB: 15'
BACK YARD: 650 SF MIN
MAX LOT COVERAGE: 50%
GARAGE SIZE: 400 SF

FENCE & GATE
SEWER
WATER

LANSCAPE PLAN

Almond Acres
by
Nino Homes

SCALE: 3/32" = 1'-0"

MODEL PLAN B

Legend

Shrubs

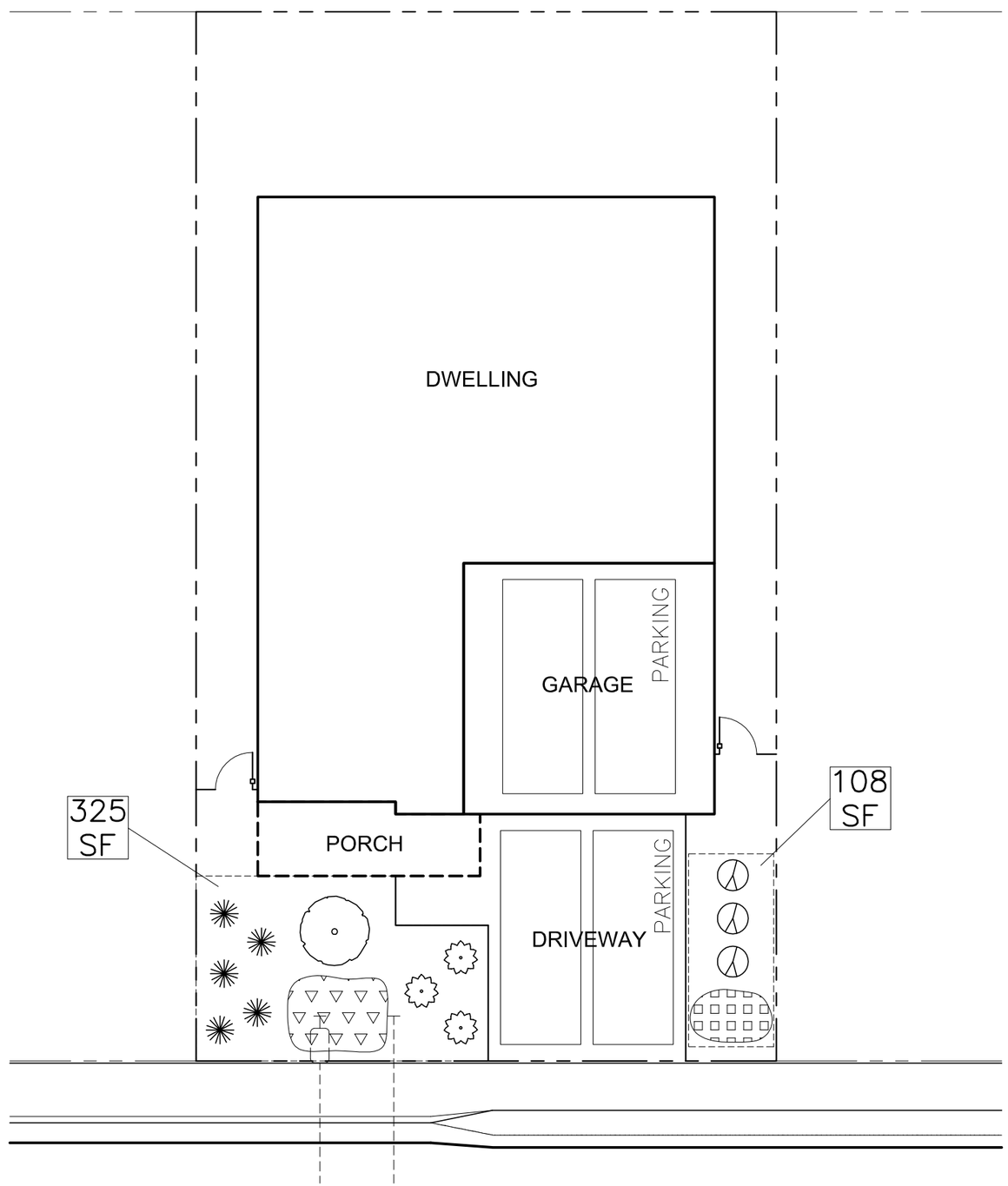
- PHOTINA 1 GAL
- INDIA HAWTHORN 1 GAL
- HEAVENLY BAMBOO 1 GAL
- FORTNIGHT LILY 1 GAL
- PINK DIOSMA 1 GAL
- HOPSEED BUSH 1 GAL
- DWARF MYRTLE 1 GAL
- DWARF PITTOSPORUM 1 GAL
- PITTOSPORUM 1 GAL
- DWARF CAROLINA CHERRY 5 GAL
- NEW ZEALAND FLAX 5 GAL
- HEBE 1 GAL

Ground Cover

- GROUNDCOVER ROSE 1 GAL @ 36"
- STAR JASMINE 1 GAL @ 36"
- ICEBERG ROSE 1 GAL @ 36"
- LILY OF THE NILE 1 GAL @ 36"
- BEARBERRY 1 GAL @ 36"
- EVERGREEN DAYLILY 1 GAL @ 36"
- GERMANDER 1 GAL @ 36"
- ASIAN JASMINE 1 GAL @ 36"

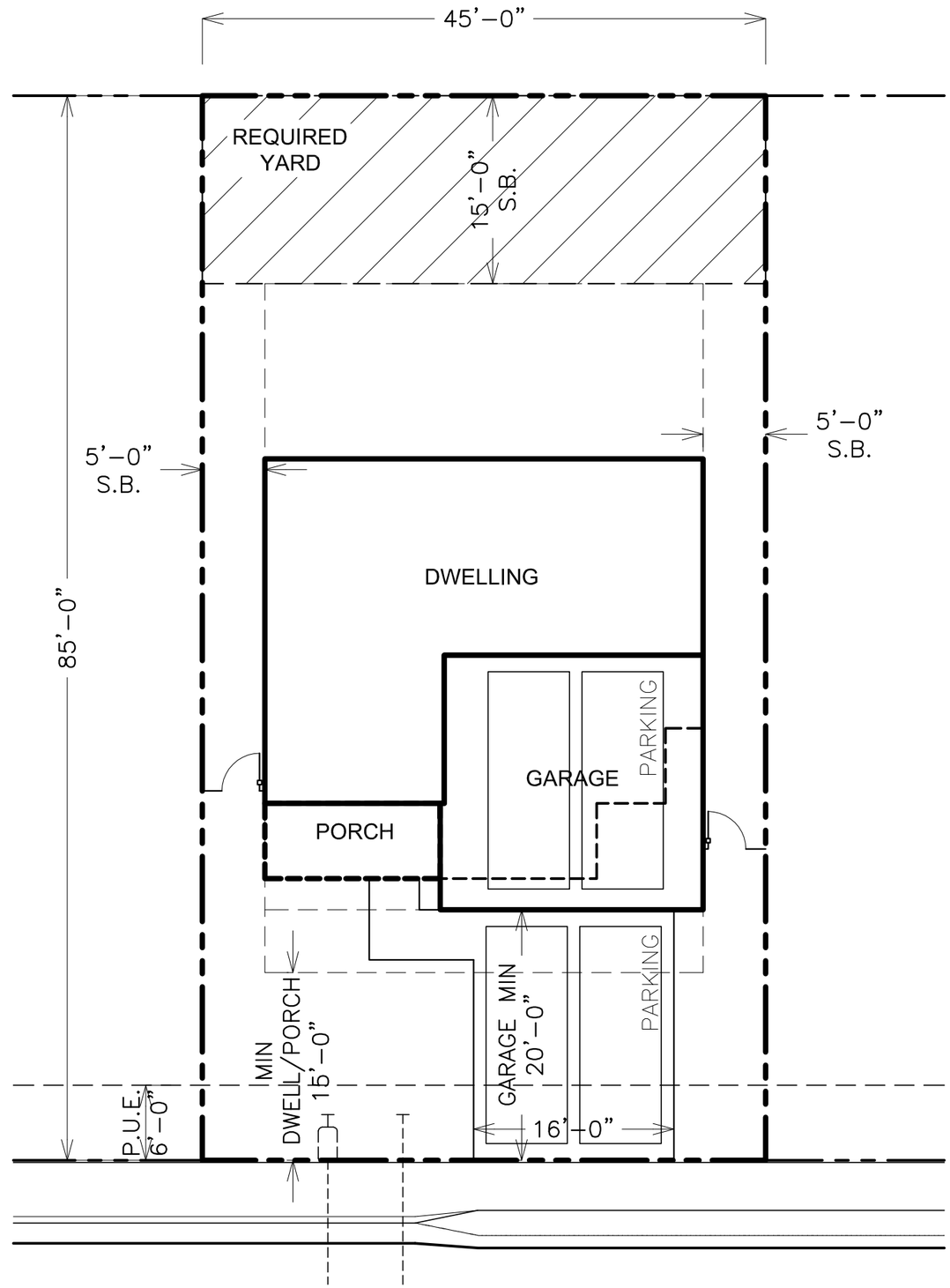
Yard Trees

- CHINESE PISTACHE 15 GAL @ 40'
- CRAPE MYRTLE 15 GAL
- ORNAMENTAL PLUM 15 GAL



LANDSCAPE AREA

FRONT	325
FRONT	108
TOTAL AREA	433 SF



SITE PLAN

Almond Acres
by
Nino Homes

SCALE: 3/32" = 1'–0" (11x17 SIZE)
DATE: 09.05.25

MODEL PLAN C

TWO STORY

FLOOR 1: 718
FLOOR 2: 1020
GARAGE: 423
PORCH: 84
COVERED: 1225

LOT: 3825
PLAN 1738
COVERED: 1225, 32.0%

FRONT SB: DWELLING/PORCH: 15',
GARAGE: 20'
SIDE SB: INTERIOR 5', CORNER 10'
REAR SB: 15'
BACK YARD: 650 SF MIN
MAX LOT COVERAGE: 50%
GARAGE SIZE: 400 SF

FENCE & GATE
SEWER
WATER

LANSCAPE PLAN

Almond Acres
by
Nino Homes

SCALE: 3/32" = 1'-0"

MODEL PLAN C

Legend

Shrubs

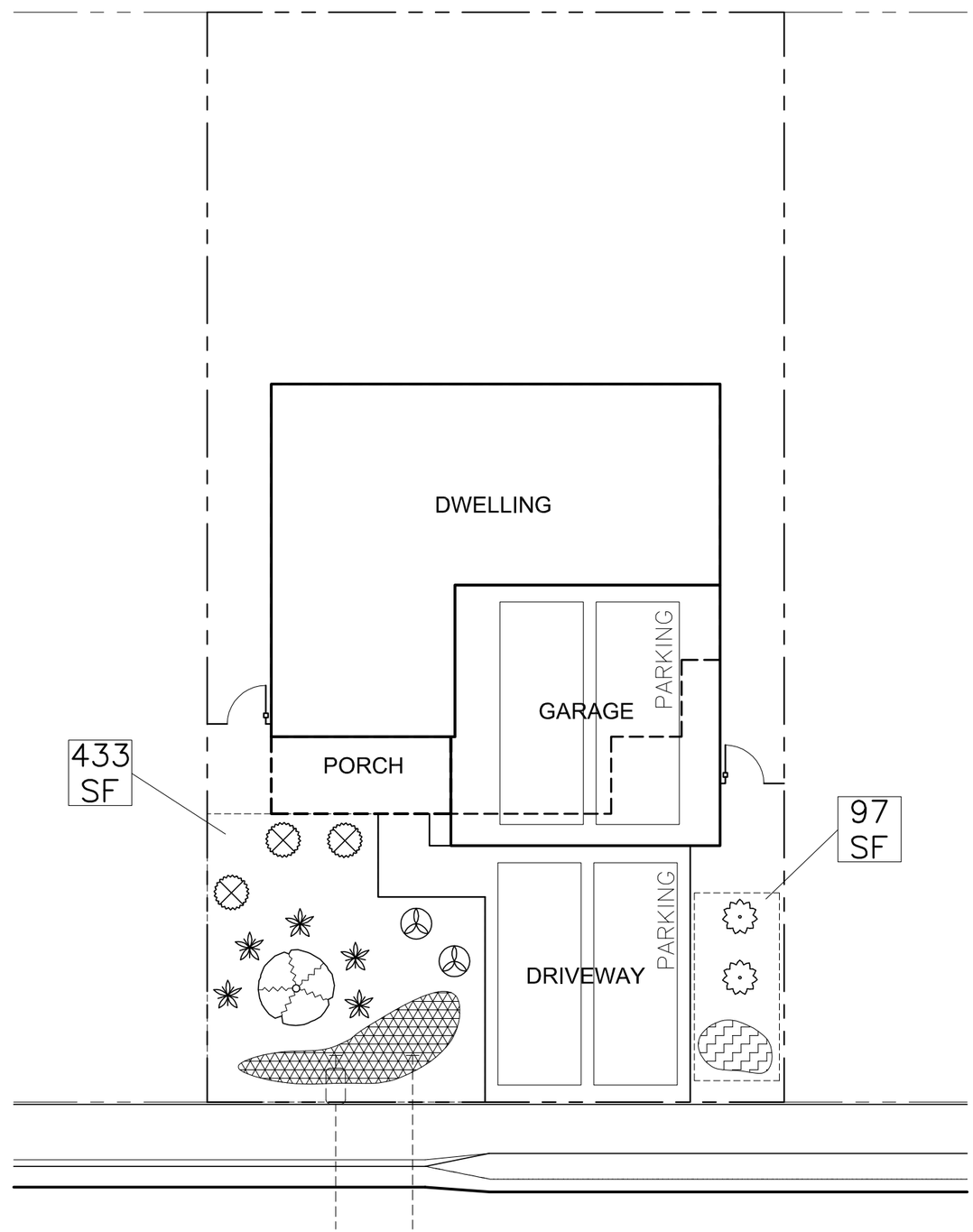
- PHOTINA 1 GAL
- INDIA HAWTHORN 1 GAL
- HEAVENLY BAMBOO 1 GAL
- FORTNIGHT LILY 1 GAL
- PINK DIOSMA 1 GAL
- HOPSEED BUSH 1 GAL
- DWARF MYRTLE 1 GAL
- DWARF PITTOSPORUM 1 GAL
- PITTOSPORUM 1 GAL
- DWARF CAROLINA CHERRY 5 GAL
- NEW ZEALAND FLAX 5 GAL
- HEBE 1 GAL

Ground Cover

- GROUNDCOVER ROSE 1 GAL @ 36"
- STAR JASMINE 1 GAL @ 36"
- ICEBERG ROSE 1 GAL @ 36"
- LILY OF THE NILE 1 GAL @ 36"
- BEARBERRY 1 GAL @ 36"
- EVERGREEN DAYLILY 1 GAL @ 36"
- GERMANDER 1 GAL @ 36"
- ASIAN JASMINE 1 GAL @ 36"

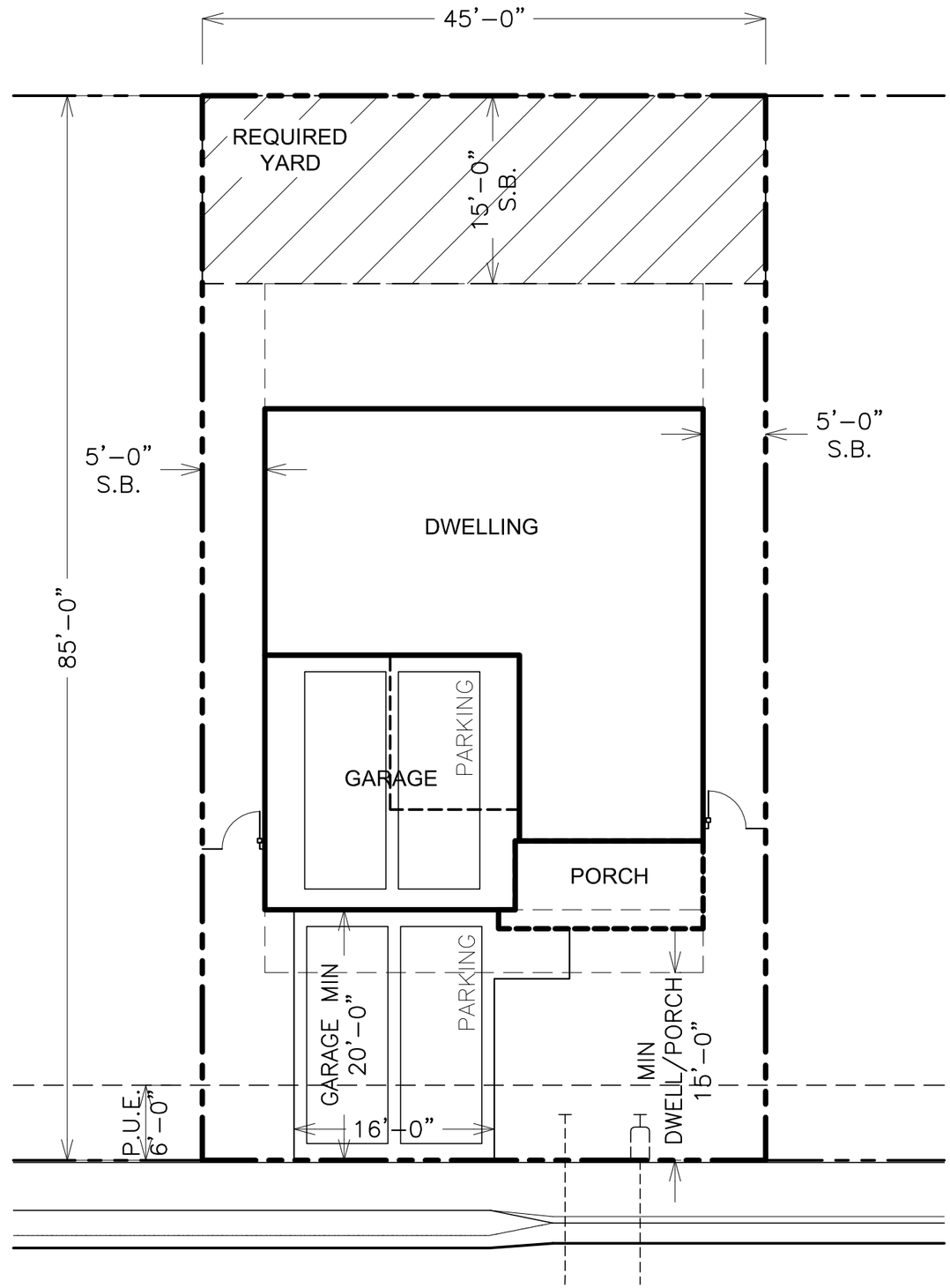
Yard Trees

- CHINESE PISTACHE 15 GAL @ 40'
- CRAPE MYRTLE 15 GAL
- ORNAMENTAL PLUM 15 GAL



LANDSCAPE AREA

FRONT	433
FRONT	97
TOTAL AREA	530 SF



SITE PLAN

Almond Acres
by
Nino Homes

SCALE: 3/32" = 1'–0" (11x17 SIZE)
DATE: 09.05.25

MODEL PLAN D

TWO STORY

FLOOR 1: 906
FLOOR 2: 1033
GARAGE: 412
PORCH: 107
COVERED: 1425

LOT: 3825
PLAN 1939
COVERED: 1425, 37.2%

FRONT SB: DWELLING/PORCH: 15',
GARAGE: 20'
SIDE SB: INTERIOR 5', CORNER 10'
REAR SB: 15'
BACK YARD: 650 SF MIN
MAX LOT COVERAGE: 50%
GARAGE SIZE: 400 SF

FENCE & GATE
SEWER
WATER

LANSCAPE PLAN

Almond Acres
by
Nino Homes

SCALE: 3/32" = 1'-0"

MODEL PLAN D

Legend

Shrubs

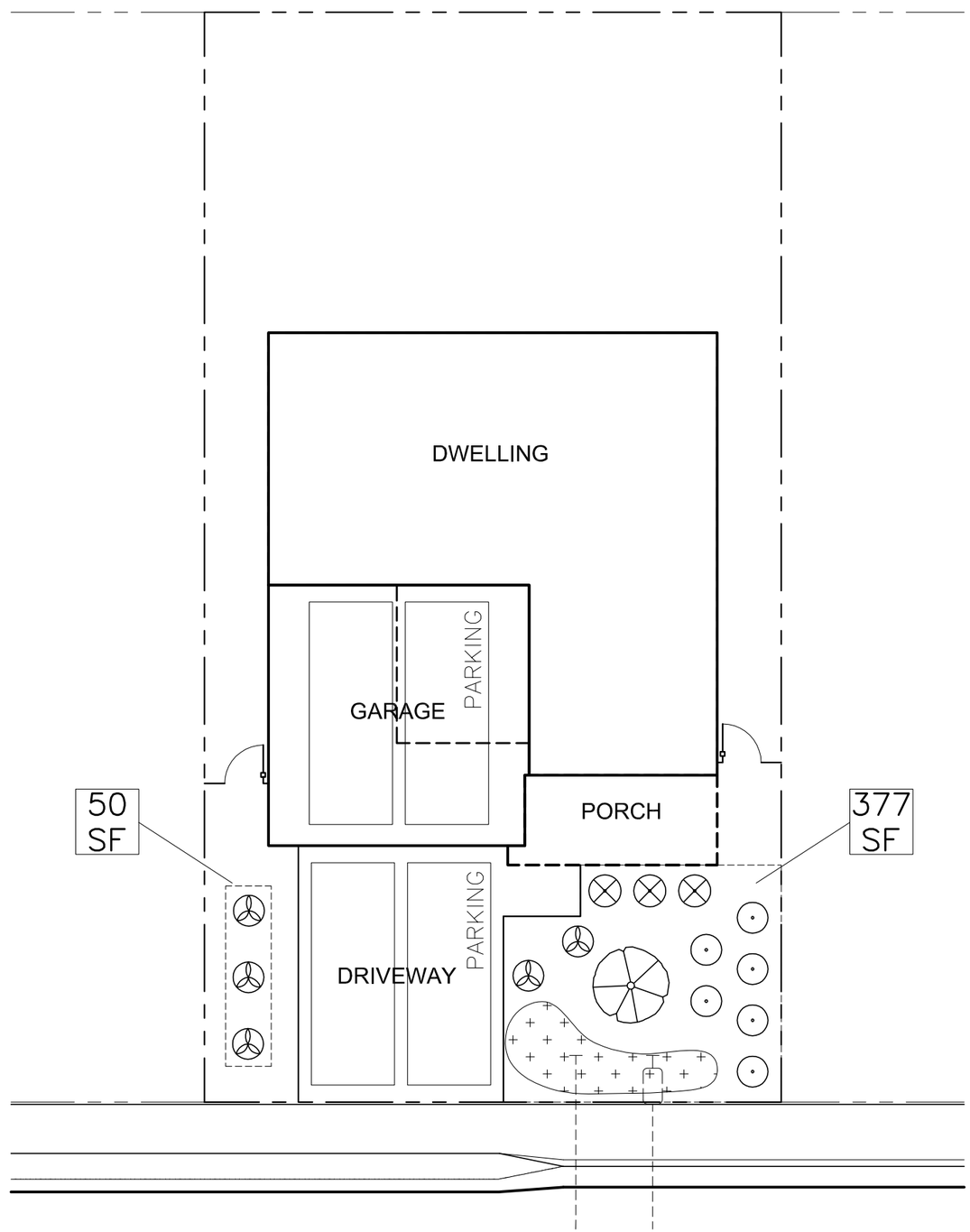
- PHOTINA 1 GAL
- INDIA HAWTHORN 1 GAL
- HEAVENLY BAMBOO 1 GAL
- FORTNIGHT LILY 1 GAL
- PINK DIOSMA 1 GAL
- HOPSEED BUSH 1 GAL
- DWARF MYRTLE 1 GAL
- DWARF PITTOSPORUM 1 GAL
- PITTOSPORUM 1 GAL
- DWARF CAROLINA CHERRY 5 GAL
- NEW ZEALAND FLAX 5 GAL
- HEBE 1 GAL

Ground Cover

- GROUNDCOVER ROSE 1 GAL @ 36"
- STAR JASMINE 1 GAL @ 36"
- ICEBERG ROSE 1 GAL @ 36"
- LILY OF THE NILE 1 GAL @ 36"
- BEARBERRY 1 GAL @ 36"
- EVERGREEN DAYLILY 1 GAL @ 36"
- GERMANDER 1 GAL @ 36"
- ASIAN JASMINE 1 GAL @ 36"

Yard Trees

- CHINESE PISTACHE 15 GAL @ 40'
- CRAPE MYRTLE 15 GAL
- ORNAMENTAL PLUM 15 GAL



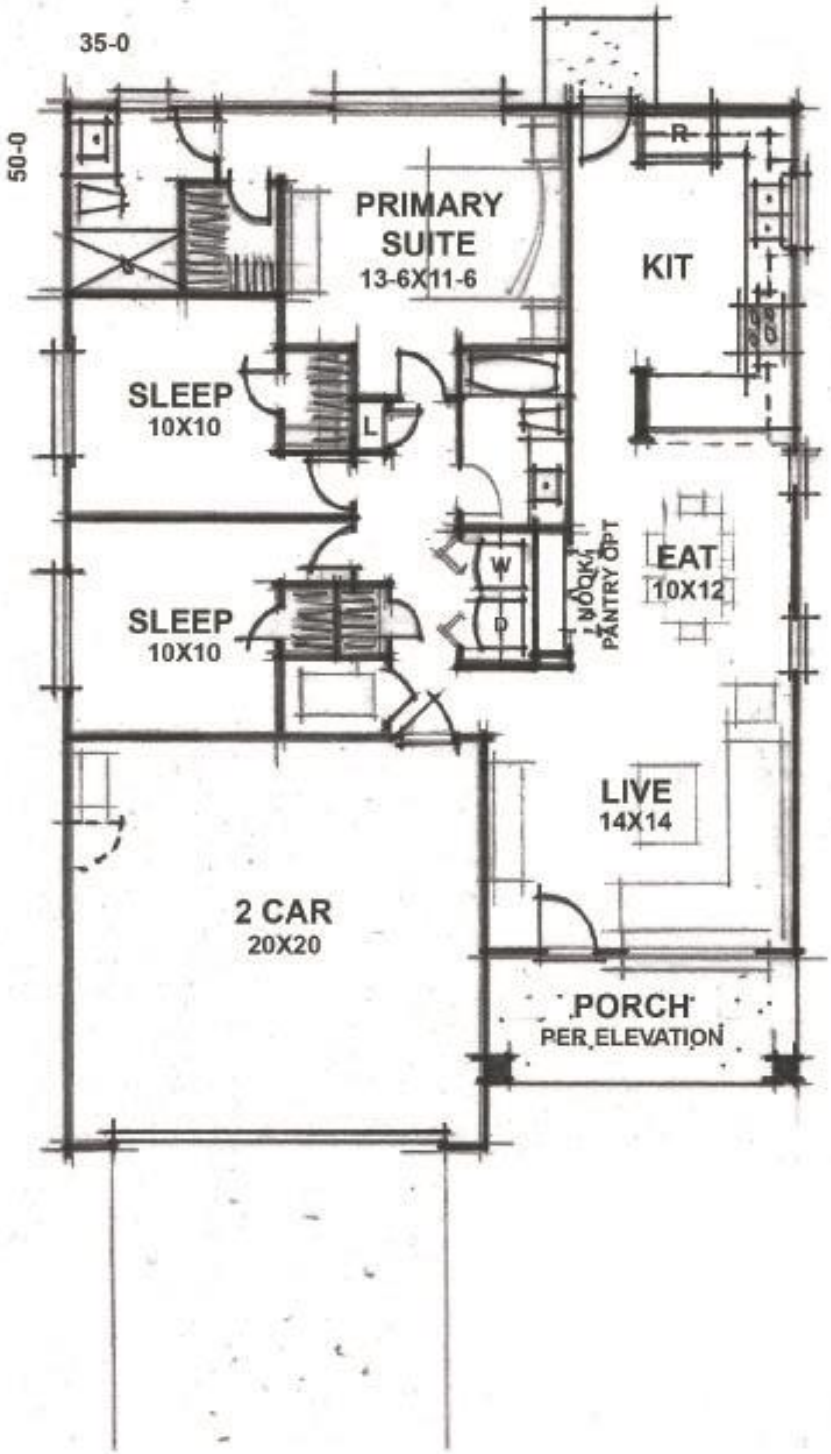
LANDSCAPE AREA

FRONT	377
FRONT	50
TOTAL AREA	427 SF

Almond Acres Model 1

All renderings and square footages are Artist's conceptions and approximate. Final Architectural Plans will detail final elements.

Layout of Model 1 *3 Bedroom, 2 bath, approximately 1200 sf*

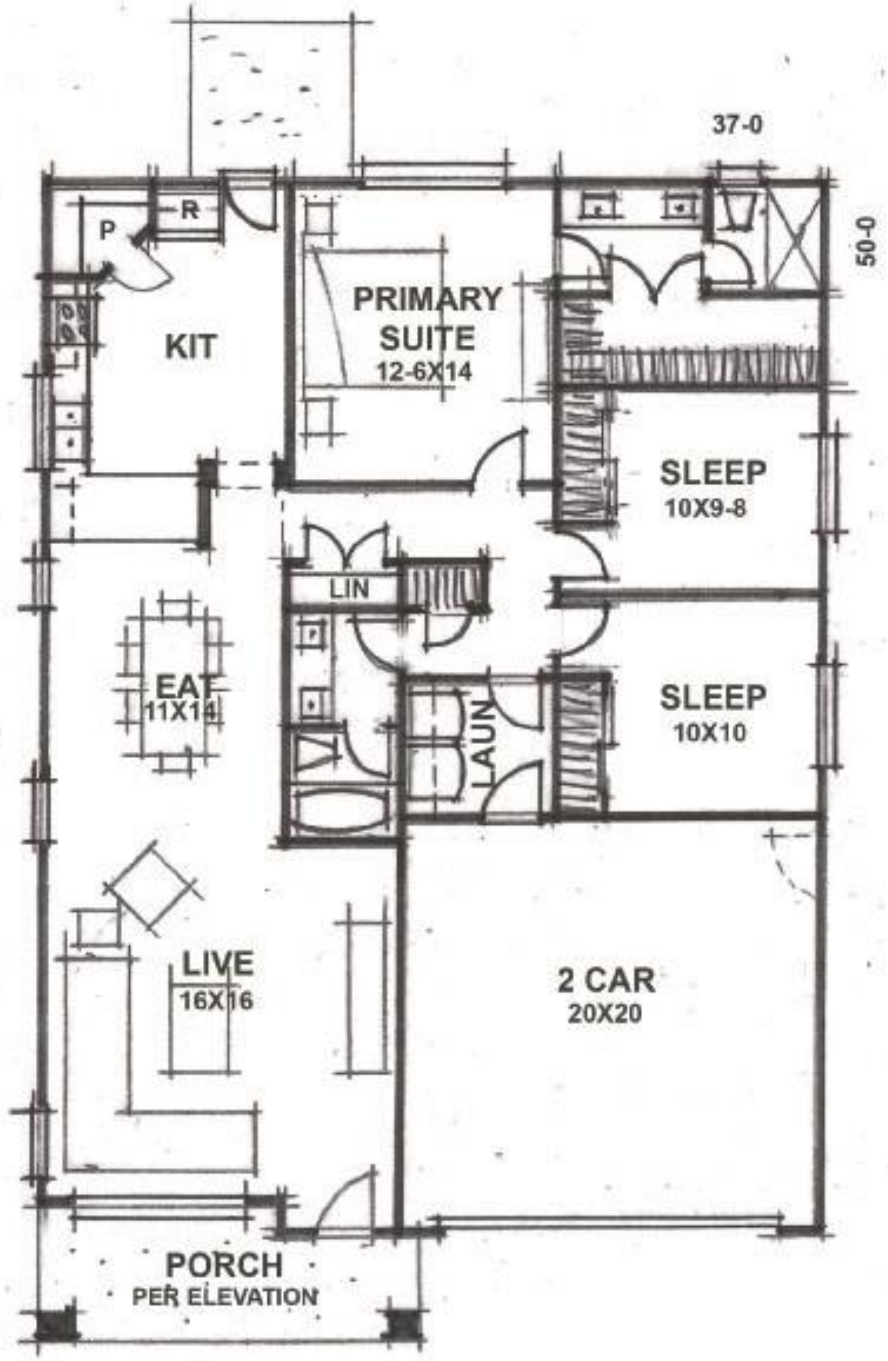


All renderings and square footages are Artist's conceptions and approximate. Final Architectural Plans will detail final elements.

Almond Acres Model 2

All renderings and square footages are Artist's conceptions and approximate. Final Architectural Plans will detail final elements.

Layout of Model 2 *3 Bedroom, 2 bath, approximately 1430 sf*

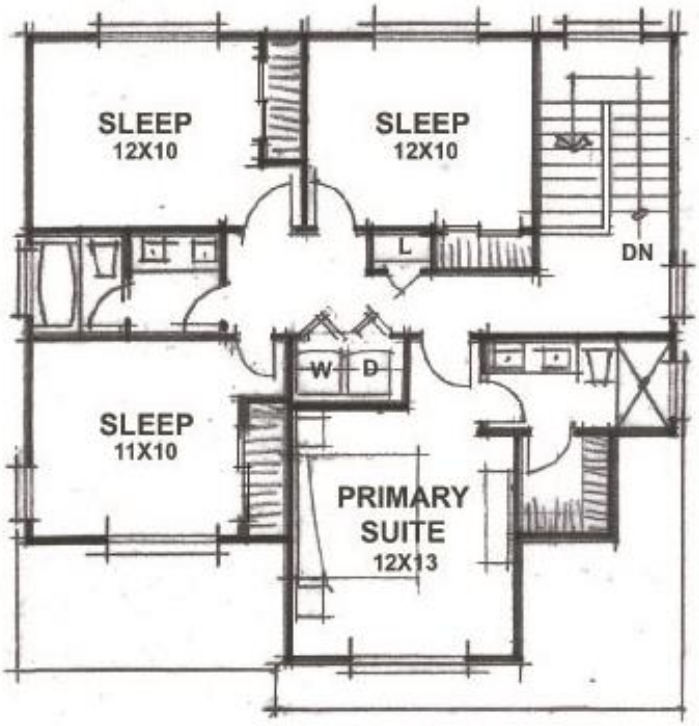


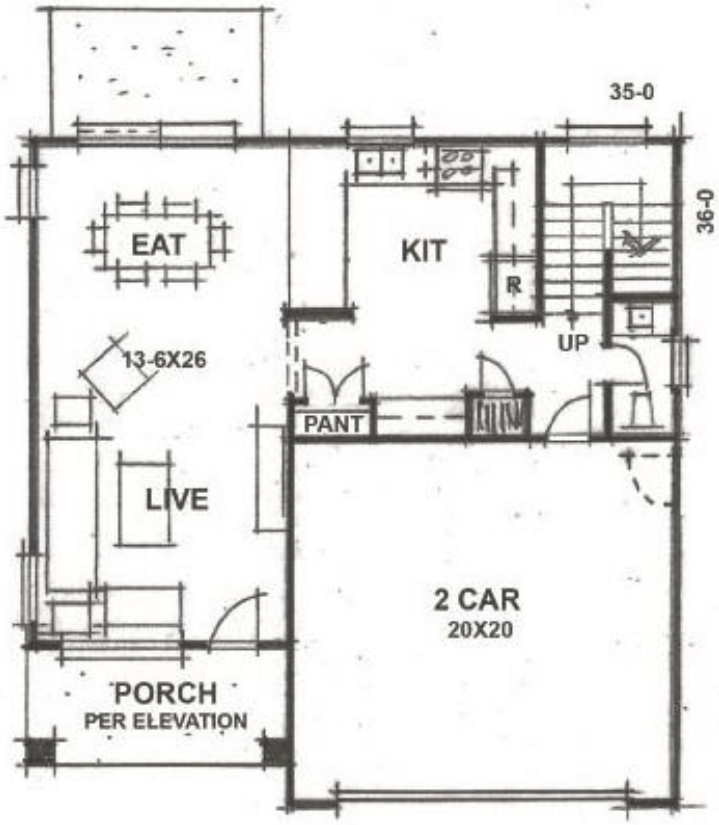
All renderings and square footages are Artist's conceptions and approximate. Final Architectural Plans will detail final elements.

Almond Acres Model 3

All renderings and square footages are Artist's conceptions and approximate. Final Architectural Plans will detail final elements.

Layout of Model 3 *4 Bedroom, 2.5 bath, approximately 1685 sf*





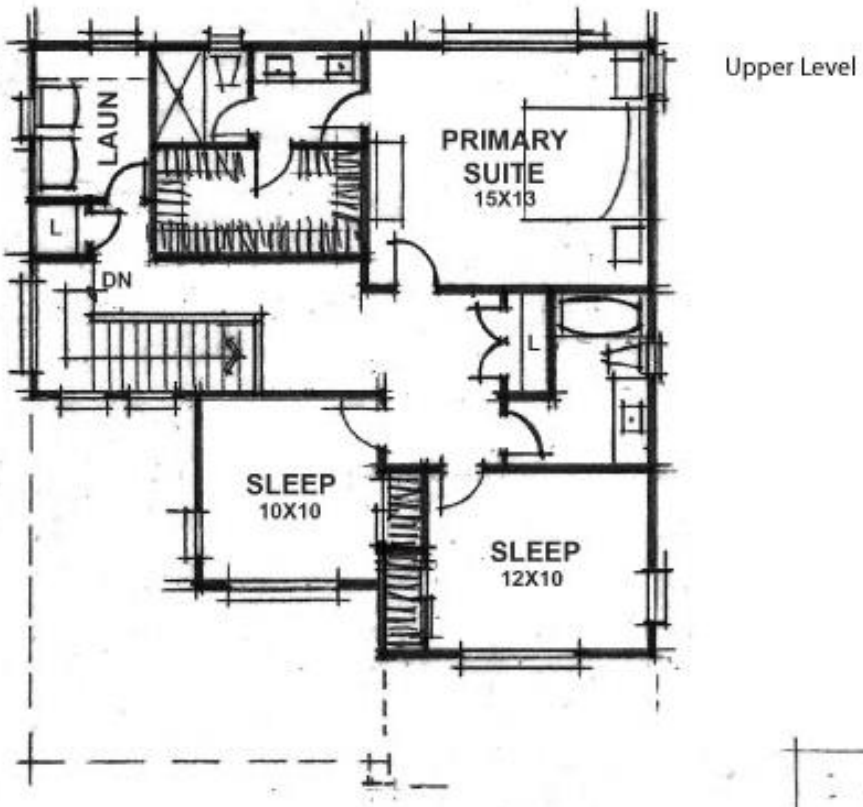
Lower Level

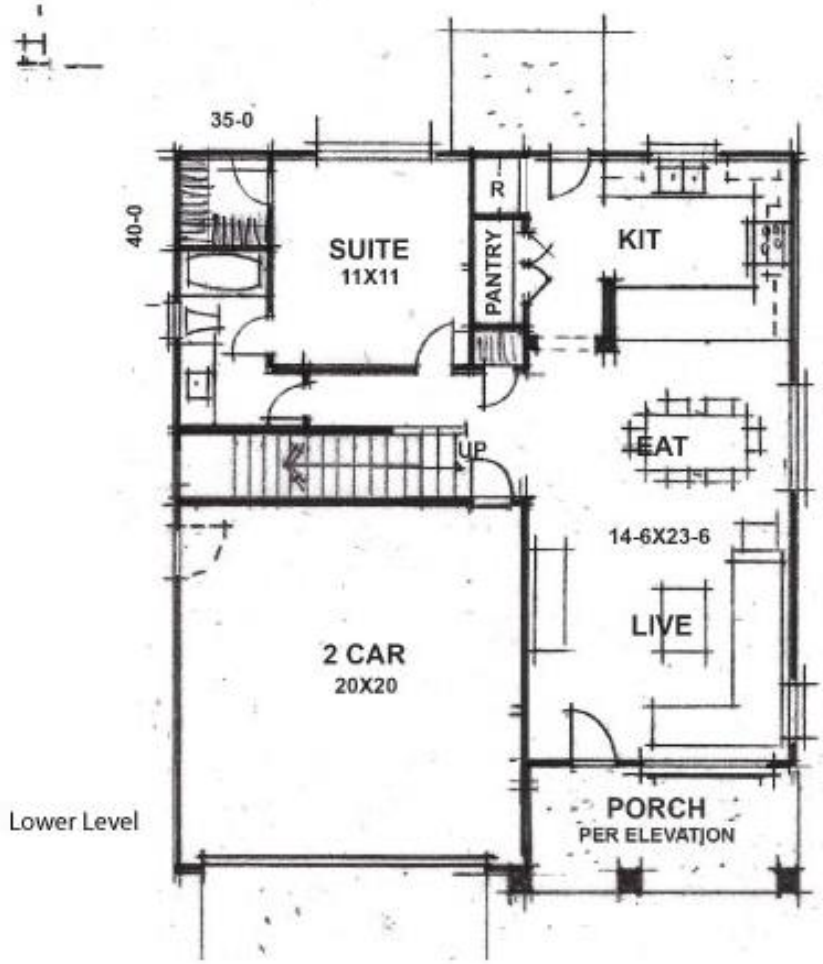
All renderings and square footages are Artist's conceptions and approximate. Final Architectural Plans will detail final elements.

Almond Acres Model 4

All renderings and square footages are Artist's conceptions and approximate. Final Architectural Plans will detail final elements.

Layout of Model 4 *4 Bedroom, 3 bath, approximately 1900 sf*





All renderings and square footages are Artist's conceptions and approximate. Final Architectural Plans will detail final elements.

Nino Homes at Almond Acres

EXTERIOR COLOR SCHEME #1

Paint Scheme #1

Color 1

Color 2

Accent

Roof Scheme #1

Comp Roof per plan

Tile Roof per plan

Color Review 1/5/2022

NINO HOMES
WWW.NINOHOMES.COM

Nino Homes at Almond Acres

EXTERIOR COLOR SCHEME #2

Paint Scheme #2

Color 1

Color 2

Accent

Roof Scheme #2

Comp Roof per plan

Tile Roof per plan

Color Review 1/5/2022
Tile Roof update 1/2022

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EXTERIOR COLOR SCHEME #3

Paint Scheme #3

Color 1

Color 2

Accent

Roof Scheme #3

Comp Roof per plan

Tile Roof per plan

Color Review 1/5/2022

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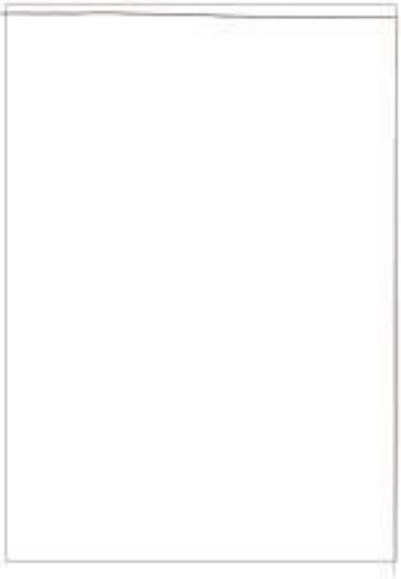
EXTERIOR COLOR SCHEME #4

Paint Scheme #4

Color 1



Color 2

Accent

Roof Scheme #4

Comp Roof per plan

Tile Roof per plan

Color Review 1/5/2022

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Nino Homes at Almond Acres

EXTERIOR COLOR SCHEME #5

Paint Scheme #5

Color 1

Color 2

Accent

Roof Scheme #5

Comp Roof per plan

Tile Roof per plan

Color Review 1/5/2022

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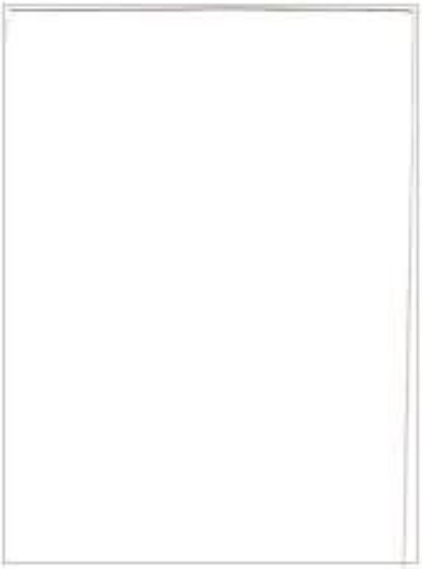
Nino Homes at Almond Acres

EXTERIOR COLOR SCHEME #6

Paint Scheme #6

Color 1



Color 2

Accent

Roof Scheme #6

Comp Roof per plan

Tile Roof per plan

Color Review 1/5/2022
Tile Roof update 1/2022

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Nino Homes at Almond Acres

EXTERIOR COLOR SCHEME #7

Paint Scheme #7

Color 1

Color 2

Accent

Roof Scheme #7

Comp Roof per plan

Tile Roof per plan

Color Review 1/5/2022

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EXTERIOR COLOR SCHEME #8

Paint Scheme #8

Color 1

Color 2

Accent

Roof Scheme #8

Comp Roof per plan

Tile Roof per plan

Color Review 1/5/2022

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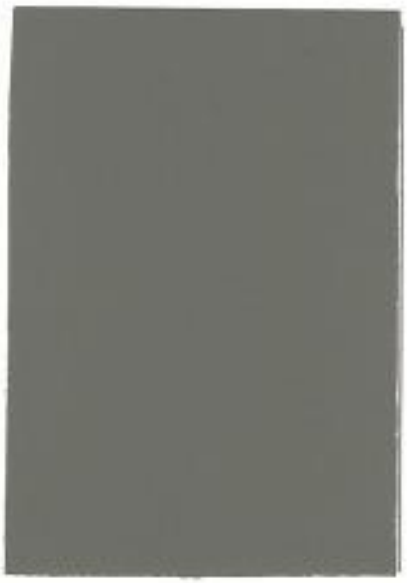
EXTERIOR COLOR SCHEME #9

Paint Scheme #9

Color 1

Color 2



Accent

Roof Scheme #9

Comp Roof per plan

Tile Roof per plan

Color Review 1/5/2022

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Nino Homes at Almond Acres

EXTERIOR COLOR SCHEME #10

Paint Scheme #10

Color 1

Color 2

Accent

Roof Scheme #10

Comp Roof per plan

Tile Roof per plan

Color Review 1/5/2022

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Nino Homes at Almond Acres

EXTERIOR COLOR SCHEME #11

Paint Scheme #11

Color 1

Color 2

Accent

Roof Scheme #11

Comp Roof per plan

Tile Roof per plan

Color Review 1/5/2022

NINO HOMES
WWW.NINOHOMES.COM

Nino Homes at Almond Acres

EXTERIOR COLOR SCHEME #12

Paint Scheme #12

Color 1

Color 2

Accent

Roof Scheme #12

Comp Roof per plan

Tile Roof per plan

Color Review 1/5/2022

NINO HOMES
WWW.NINOHOMES.COM

VESTING TENTATIVE MAP

Exhibit C

FOR
ALMOND ACRES
SOLEDAD, CALIFORNIA

PROJECT DESCRIPTION

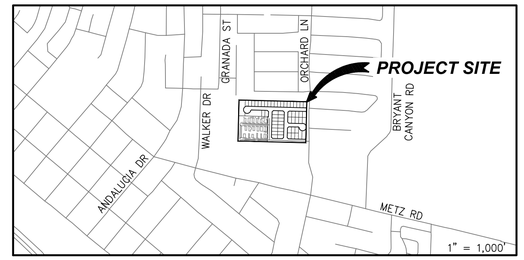
ALMOND ACRES IS A 12.48 ACRE SINGLE FAMILY LOT, APARTMENT, AND MOBILE HOME PARK SUBDIVISION. EXISTING MOBILE HOME PARK IS TO REMAIN.

PARCEL SUMMARY

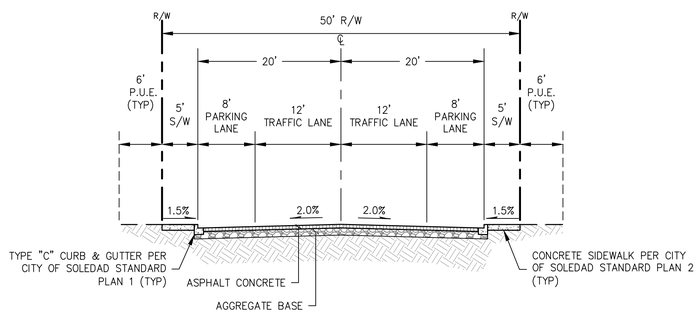
PURPOSE / USE	PARCEL	CITY DEDICATION	ACREAGE
RESIDENTIAL (55 SFR LOTS)	LOTS 1 - 55		5.31
PUBLIC STREET R/W		IN FEE	3.06
EX MOBILE HOME PARK	PARCEL A		3.32
APARTMENTS (12 UNITS)	PARCEL B		0.38
PUBLIC OPEN SPACE / STORMWATER FACILITIES	PARCEL C	IN FEE	0.41
TOTAL TENTATIVE MAP ACREAGE			12.48

GENERAL NOTES

1. OWNER/SUBDIVIDER: NINO FAMILY LP, PO BOX 1180, TREE PINOS, CA 95075, (831) 902-0566
2. CIVIL ENGINEER: WHITSON ENGINEERS, 6 HARRIS COURT, MONTEREY, CA 93940, (831) 649-5225
3. ASSESSOR'S PARCEL NUMBER: 022-281-005
4. SITE AREA: 12.48 ACRES
5. GENERAL PLAN DESIGNATION: SINGLE FAMILY RESIDENTIAL
6. CURRENT LAND USE: MOBILE HOME PARK, THREE SINGLE FAMILY RESIDENCES, UNDEVELOPED LAND
7. CURRENT ZONING: RESIDENTIAL – SINGLE FAMILY
8. PROPOSED LAND USE: EXISTING MOBILE HOME PARK TO REMAIN, SINGLE FAMILY RESIDENCE SUBDIVISION
9. FLOOD ZONE: ZONE X
10. UTILITIES:
    - SANITARY SEWER: CITY OF SOLEDAD
    - STORM DRAIN: CITY OF SOLEDAD
    - WATER: CITY OF SOLEDAD
    - GAS & ELECTRIC: PACIFIC GAS AND ELECTRIC
    - TELEPHONE: AT&T
    - CABLE COMPANY: CHARTER COMMUNICATIONS
    - FIRE: CITY OF SOLEDAD
11. THE PROPOSED GRADING AS SHOWN IS PRELIMINARY AND IS SUBJECT TO FINAL DESIGN.
12. ALL GRADING SHALL BE DONE IN CONFORMANCE WITH THE RECOMMENDATIONS AND CONDITIONS OF THE GEOTECHNICAL ENGINEERING REPORT FOR THE ALMOND ACRES RESIDENTIAL DEVELOPMENT, PREPARED BY EARTH SYSTEMS PACIFIC, DATED MARCH 22, 2024.
13. UTILITY LOCATIONS, STREET GRADES, AND LOT DIMENSIONS ARE PRELIMINARY AND ARE SUBJECT TO FINAL ENGINEERING DESIGN AND HOUSE PLOTTING.
14. FINAL MAPS MAY BE FILED IN MULTIPLE PHASES.
15. ALL EXISTING EASEMENTS SHOWN WITHIN THE SUBDIVISION IN CONFLICT WITH THE PROPOSED IMPROVEMENTS ARE TO BE QUITCLAIMED. NEW EASEMENTS, IF REQUIRED, SHALL BE DEDICATED TO THE APPROPRIATE AGENCIES BY SEPARATE INSTRUMENT. PUBLIC UTILITY EASEMENTS NECESSARY TO SUPPORT THE NEW PUBLIC INFRASTRUCTURE ARE TO BE OFFERED TO DEDICATION TO THE CITY WITH THE FINAL MAP.
16. TOPOGRAPHY SHOWN IS BASED ON FIELD SURVEYS PERFORMED BY WHITSON ENGINEERS ON JANUARY 2021 AND MAY 2023.
17. FINAL ENGINEERING DESIGN MAY REQUIRE CHANGES TO THE LOCATION OF INFRASTRUCTURE AND DRAINAGE FACILITIES.
18. ALL SIZES, AREAS, VOLUMES, LENGTHS AND DISTANCES CONTAINED HEREIN ARE ONLY APPROXIMATE AND ARE NOT INTENDED, NOR SHOULD THEY BE ACCEPTED AS EXACT MEASUREMENTS.
19. EXISTING STRUCTURES AND TREES, EXCEPT THOSE IN PARCEL A (MOBILE HOME PARK) ARE TO BE REMOVED. DEMOLITION PLANS TO BE PROVIDED FOR CITY REVIEW UNDER SEPARATE COVER.



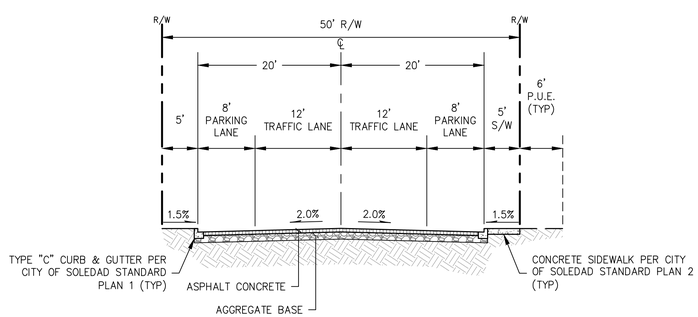
VICINITY MAP



50' PUBLIC STREET TYP. SECTION

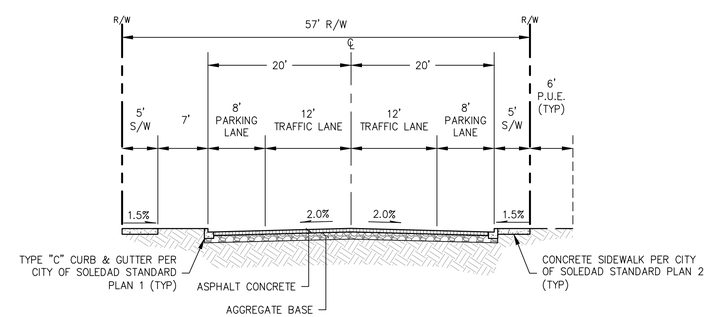
NOT TO SCALE

(CADENA DRIVE, B STREET, C STREET)



CEDAR LANE PUBLIC STREET TYP. SECTION

NOT TO SCALE



A STREET PUBLIC STREET TYP. SECTION

NOT TO SCALE

LEGEND

DESCRIPTION	PROPOSED	EXISTING
SUBDIVISION BOUNDARY		
LOT LINE		
RIGHT-OF-WAY		
CENTER LINE		
EASEMENT LINE		
EASEMENT TO BE ABANDONED AND FACILITIES TO BE RELOCATED TO R/W		
HINGE LINE/TOP SLOPE		
TOE SLOPE		
SAWCUT LIMIT		
GUTTER FLOWLINE		
CURB AND GUTTER		
SIDEWALK		
DRIVEWAY CURB CUT		
CURB RAMP CALTRANS A88A CASE "A"		
DOMESTIC WATER MAIN	8"W	12"W
SANITARY SEWER	6"SS	6"SS
STORM DRAIN	15"SD	24"SD
STORM MANHOLE		
STANDARD CURB INLET		
STORM DRAIN FIELD INLET		
SANITARY SEWER MANHOLE		
UTILITY POINT OF CONNECTION		

INDEX OF SHEETS

SHEET	DESCRIPTION
C-1	TITLE SHEET
C-2	BOUNDARY AND EXISTING CONDITIONS MAP
C-3	LOT AND BOUNDARY MAP
C-4	GRADING AND UTILITY PLAN

ABBREVIATIONS

AB	AGGREGATE BASE
AC	ASPHALT CONCRETE
ARV	AIR RELEASE VALVE
B	BUBBLER
BC	BEGINNING OF CURVE
BEG	BEGIN
BFP	BACK FLOW PREVENTER
BOV	BLOW OFF VALVE
BOW, BW	BACK OF WALK, BOTTOM OF WALL
BSM	BIORETENTION SOIL MIX
(C)	COMMERCIAL
CATV	CABLE TELEVISION
CB	CATCH BASIN
CG&S	CURB, GUTTER & SIDEWALK
CL	CENTERLINE
CO	CLEAN OUT
CONC	CONCRETE
CR	CROWN
DI	DROP INLET/DITCH INLET
DL	DRIVEWAY LIP
DW	DRIVEWAY
EC	END OF CURVE
EM	EASEMENT
EP	EDGE OF PAVEMENT
ER	END OF RETURN
EX, EXIST, (E)	EXISTING
(F)	FUTURE
FC	FACE OF CURB
FES	FLARED END SECTION
FF	FINISH FLOOR
FG	FINISH GRADE
FH	FIRE HYDRANT
FL	FLOW LINE
FUT	FUTURE
FW	FACE OF WALL
GB	GRADE BREAK
GFF	GARAGE FINISH FLOOR
GL	GARAGE LIP
GP	GARAGE PAD
GND	GROUND
GR	GRATE
HGL	HYDRAULIC GRADE LINE
HL	HINGE LINE
HP	HIGH POINT
IEUE	INGRESS, EGRESS & UTILITY EASEMENT
IM	IRRIGATION METER
INV	INVERT
IS	IRRIGATION SLEEVE
L	LENGTH
LL	LOT LINE
LP	LOW POINT
LS	LANDSCAPE
LT	LEFT
MAX	MAXIMUM
MID	MIDDLE
MIN	MINIMUM
NE	NORTHEAST
NW	NORTHWEST
OB	OVERBUILD
OH	OVERHEAD ELECTRIC
(P)	PROPOSED
P	PAD
PCC	PORTLAND CEMENT CONCRETE
PFF	PORCH FINISH FLOOR
PIP	PROTECT IN PLACE
PL	PROPERTY LINE
PRC	POINT OF REVERSE CURVE
PT	POINT OF TANGENT
PUE	PUBLIC UTILITY EASEMENT
PVC	POLYVINYL CHLORIDE
RCP	REINFORCED CONCRETE PIPE
RET	RETAINING
RT	RIGHT
R/W	RIGHT OF WAY
SC	SAW CUT
SCM	STORMWATER CONTROL MEASURE
SDMH	STORM DRAIN MANHOLE
SE	SOUTHEAST
SFR	SINGLE FAMILY RESIDENTIAL
S.L.D.	SEE LANDSCAPE DRAWINGS
SO	SIDE OPENING
SS	SANITARY SEWER
S.S.D.	SEE STRUCTURAL DRAWINGS
SSMH	SANITARY SEWER MANHOLE
STA	STATION
STD	STANDARD
SW	SOUTHWEST
S/W	SIDEWALK
TB	TOP OF BANK
TBC	TOP OF BAND CURB
TC	TOP OF CURB
TI	TRAFFIC INDEX
TRC	TOP OF ROLLED CURB
TW	TOP OF WALL
TYP	TYPICAL
UG	UNDERGROUND GAS
UT	UNDERGROUND TELEPHONE
W	WATER
WM	WATER METER
WQ	WATER QUALITY
WV	WATER VALVE
XJT	EXISTING JOINT TRENCH

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STATE OF CALIFORNIA

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2	3/13/2026	KAL	CITY SUBMITTAL

VESTING TENTATIVE MAP
ALMOND ACRES
SOLEDAD, CALIFORNIA
APN: 022-281-005

TITLE SHEET

SCALE:	NONE
DRAWN:	BDE
JOB No.:	4478.01
SHEET	C-1 OF 4

NOT FOR CONSTRUCTION

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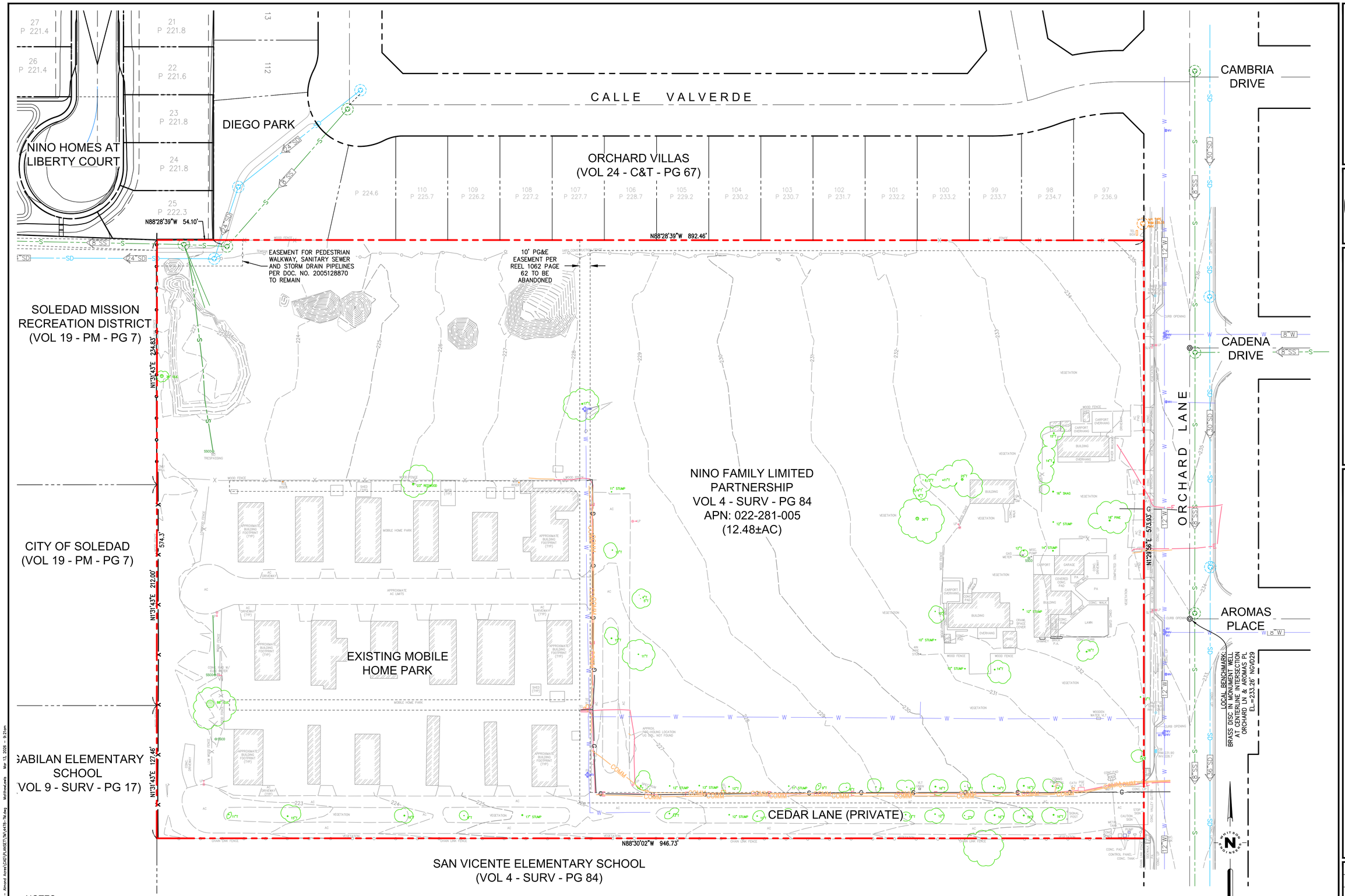

NOTES:

1. AN ELEVATION OF 205.62 FEET RELATIVE TO THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD29) WAS HELD FOR THE BENCHMARK DESIGNATED "A 1191" (PID: GU2537), AS PUBLISHED BY THE NATIONAL GEODETIC SURVEY (NGS). AN ESTABLISHED NGVD29 ELEVATION OF 233.26 FEET FOR A BRASS DISC IN A MONUMENT WELL AT THE CENTERLINE INTERSECTION OF ORCHARD LANE AND AROMAS PLACE, SHOWN HEREON, IS THE LOCAL SITE BENCHMARK.

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1	7/12/2024	BDE	CITY SUBMITTAL
2	3/13/2026	MJL	CITY SUBMITTAL

VESTING TENTATIVE MAP
ALMOND ACRES

SOLEDAD, CALIFORNIA

APN: 022-281-005

BOUNDARY AND EXISTING CONDITIONS MAP

SCALE:	1" = 40'
DRAWN:	BDE
JOB No.:	4478.01

SHEET C-2 OF 4

NOT FOR CONSTRUCTION

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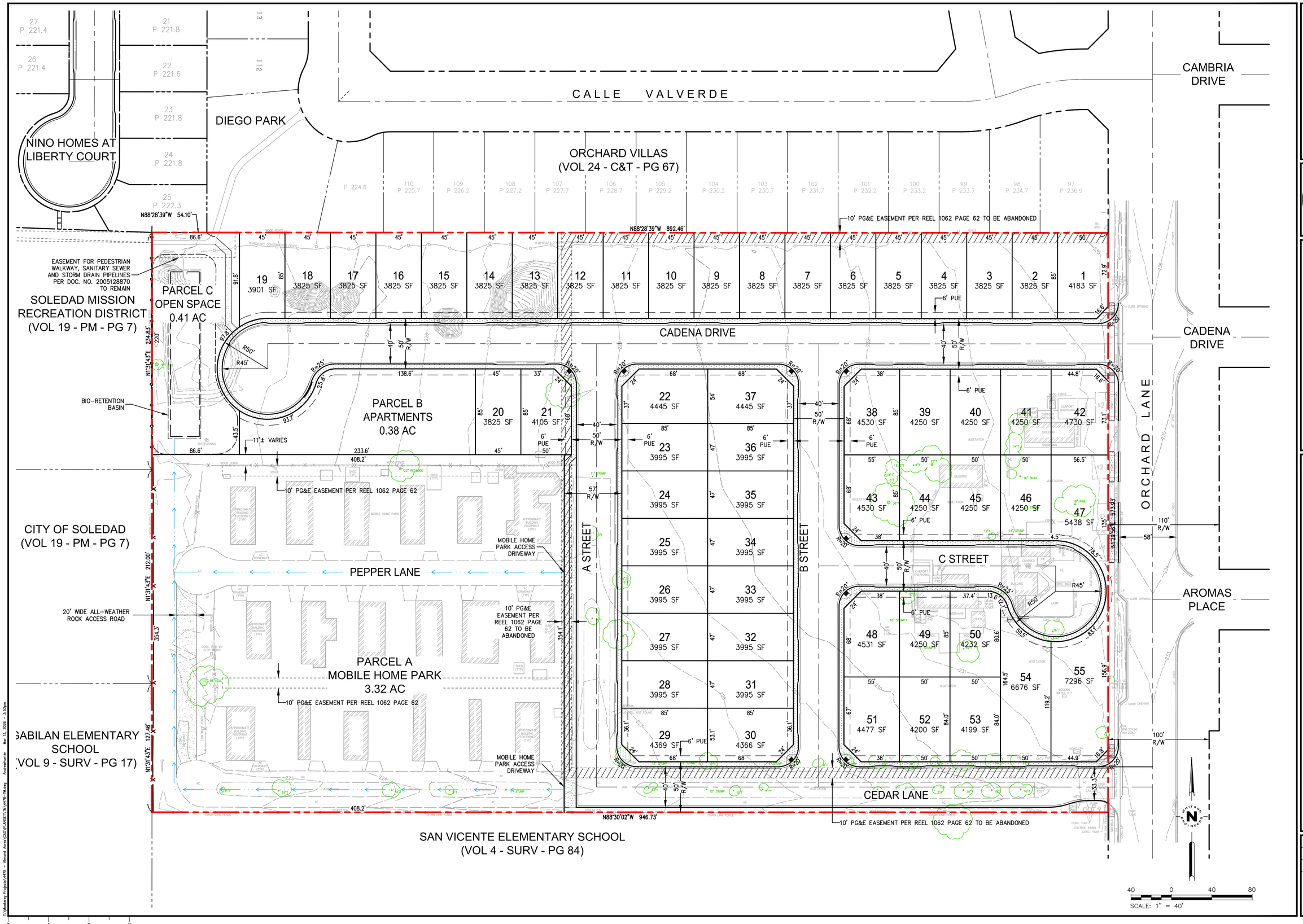

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VESTING TENTATIVE MAP
ALMOND ACRES

SOLEDAD, CALIFORNIA

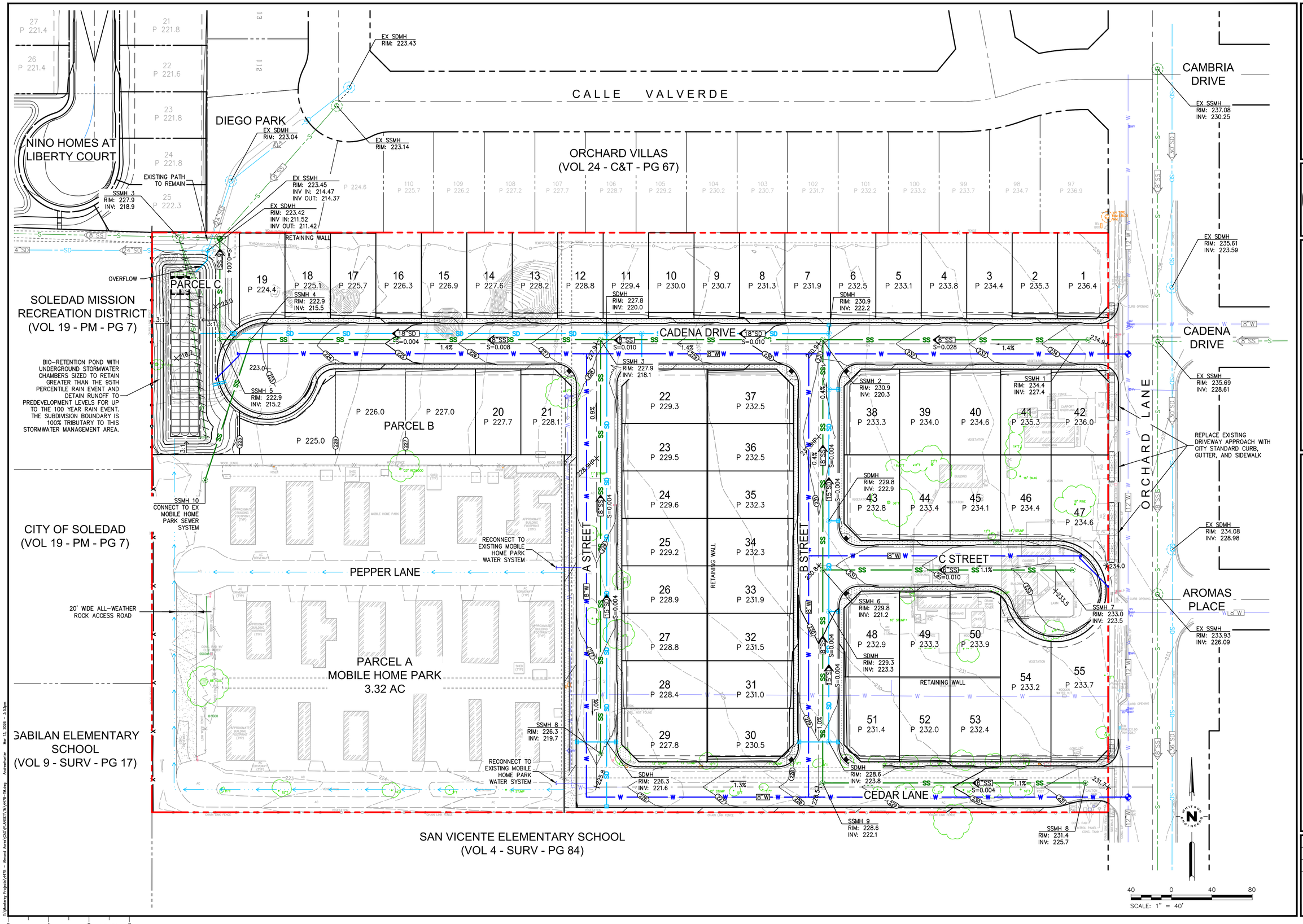
APN: 022-281-005

LOT AND BOUNDARY MAP

SCALE:	1" = 40'
DRAWN:	BDE
JOB No.:	4478.01

SHEET C-3 OF 4

NOT FOR CONSTRUCTION



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STATE OF CALIFORNIA

SUBMITTAL / REVISION			
1	7/12/2024	BDE	CITY SUBMITTAL
2	3/13/2026	KAL	CITY SUBMITTAL

VESTING TENTATIVE MAP
ALMOND ACRES

SOLEDAD, CALIFORNIA

APN: 022-281-005

GRADING AND UTILITY PLAN

SCALE:	1" = 40'
DRAWN:	BDE
JOB No.:	4478.01

SHEET
C-4
OF 4

NOT FOR CONSTRUCTION

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ALMOND ACRES

PLANNED UNIT DEVELOPMENT & VESTING TENTATIVE MAP

City of Soledad
Planning Division
July 1, 2026

PROJECT REQUESTS

- Planned Unit Development (PUD)
- Vesting Tentative Map (VTM)
  - Creates 55 Single-family Homes
  - 12 Multi-family Apartments

- California Environmental Quality Act (CEQA)
  - Certification of Final Environmental Impact Report (EIR)
  - Adoption of CEQA Findings
  - Adoption of Statement of Overriding Considerations (SOC)
  - Adoption of Mitigation Monitoring and Reporting Program (MMRP)

PROJECT LOCATION

- 12.48 Acre Site (APN 022-281-005)
- West side of Orchard Lane – between Cedar Lane and Calle Valverde

- Vacant/Degraded Infill Site
- Existing 18-unit mobile home park remains
- Existing Single-Family Home to be demolished
- Adjacent to:
  - Residential Neighborhoods
  - Schools
  - Community Center
  - Parks

Modulars in Yellow are no longer on the site
Single Family Home in Orange to be Demolished
To Remain
Willow Way
Cedar Ln
Cedar Ln
Calle Valverde
Diego Park
Cambria Dr
Cadena Dr
Aromas Pl
Walker Dr
Orchard Ln
Orchard lane skatepark
Orchard Lane Park
San Vicente Elementary School

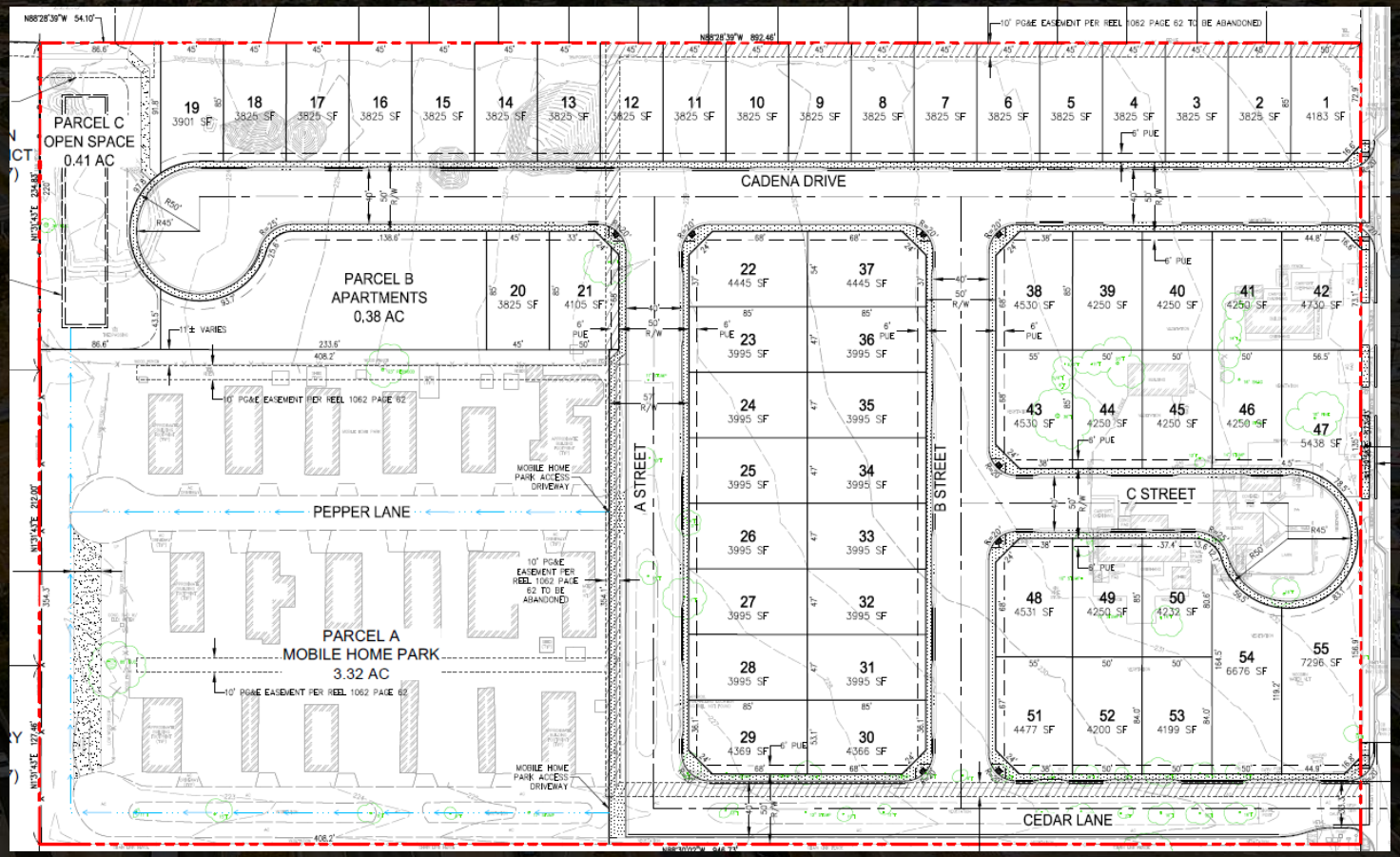
PROPOSED PROJECT

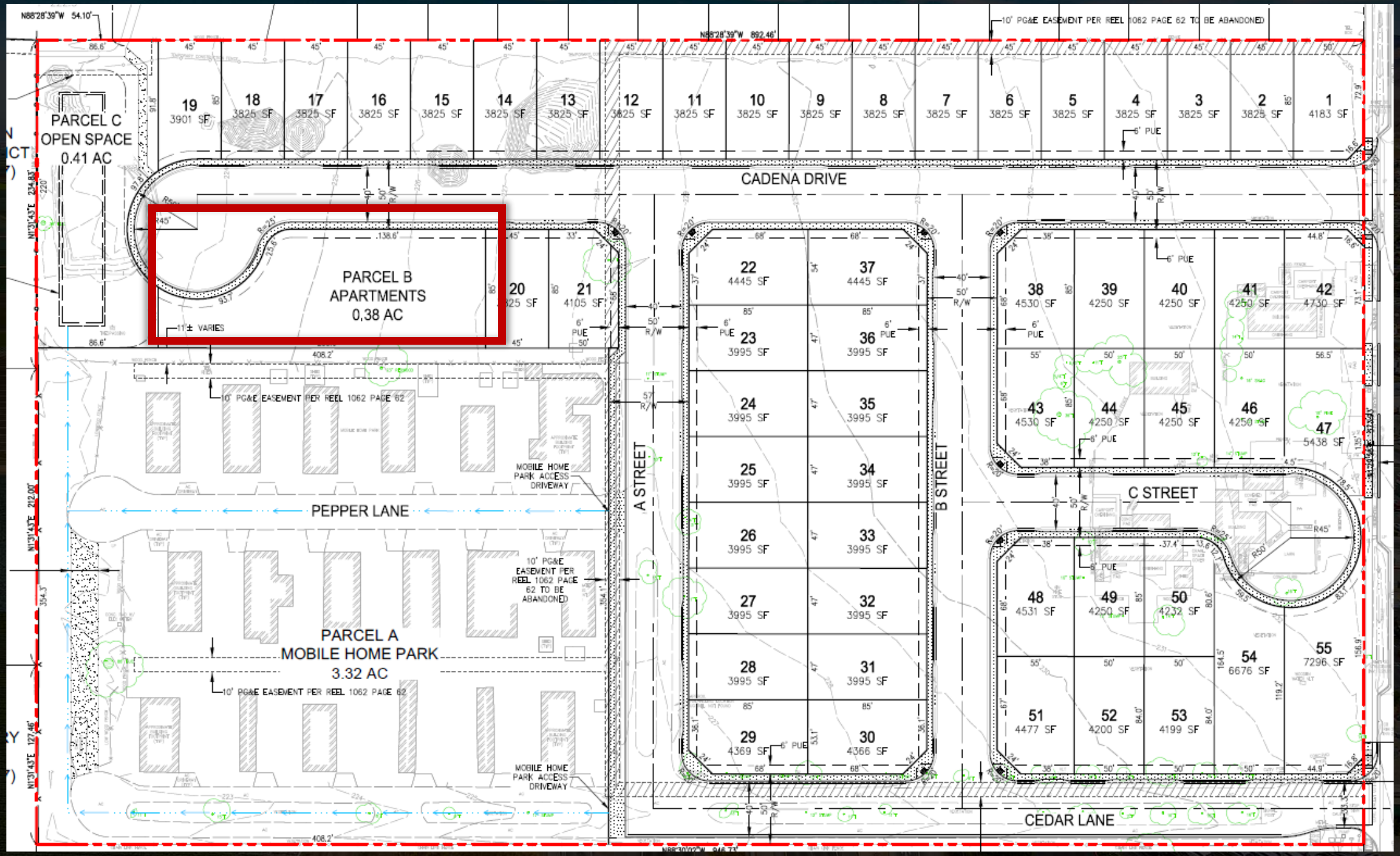
Single-Family Component
- 55 single-family homes

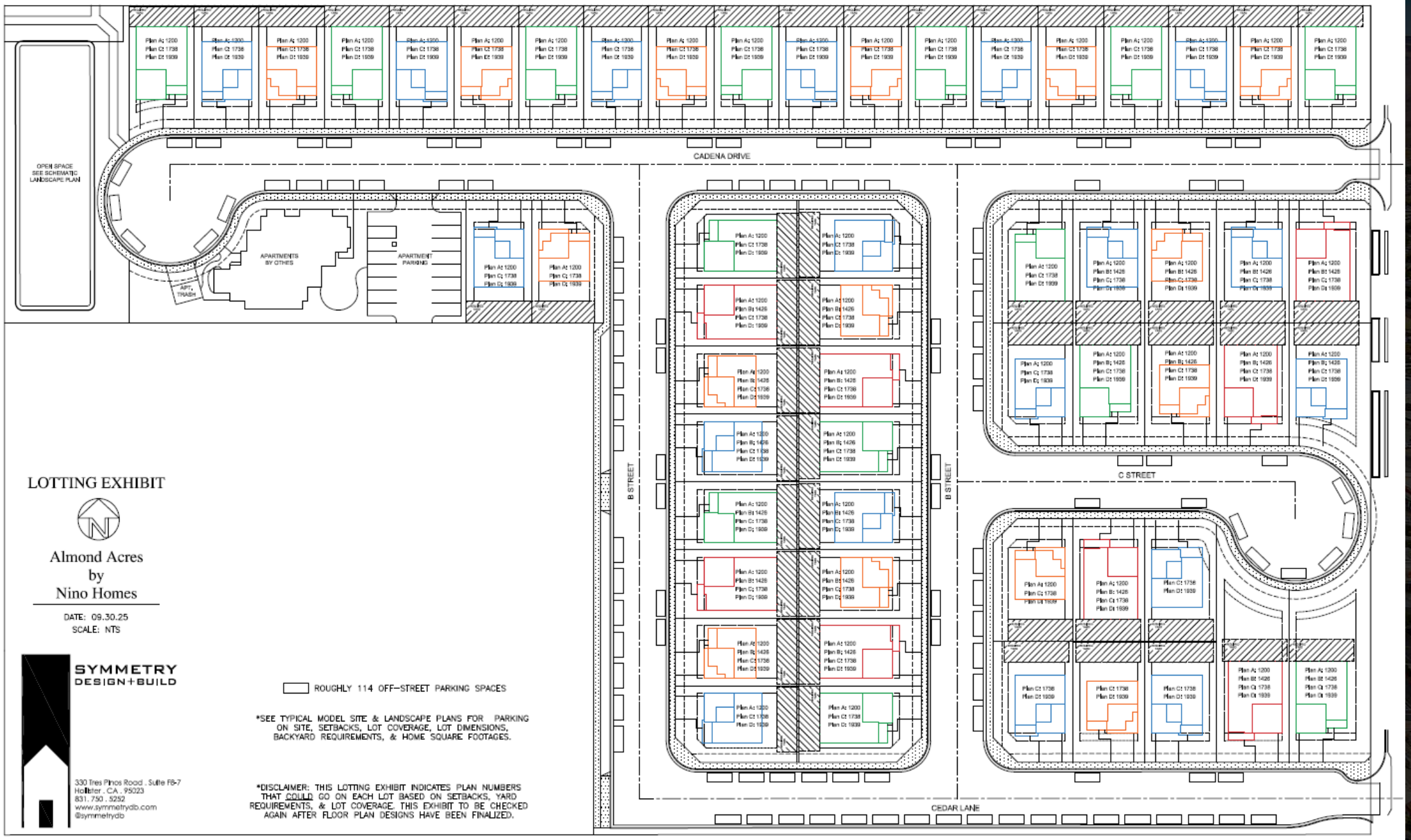
Affordable Housing Component
- Compliance with 20% inclusionary requirement
- 12-unit multi-family affordable housing project
- Parcel B to be created through PUD and VTM

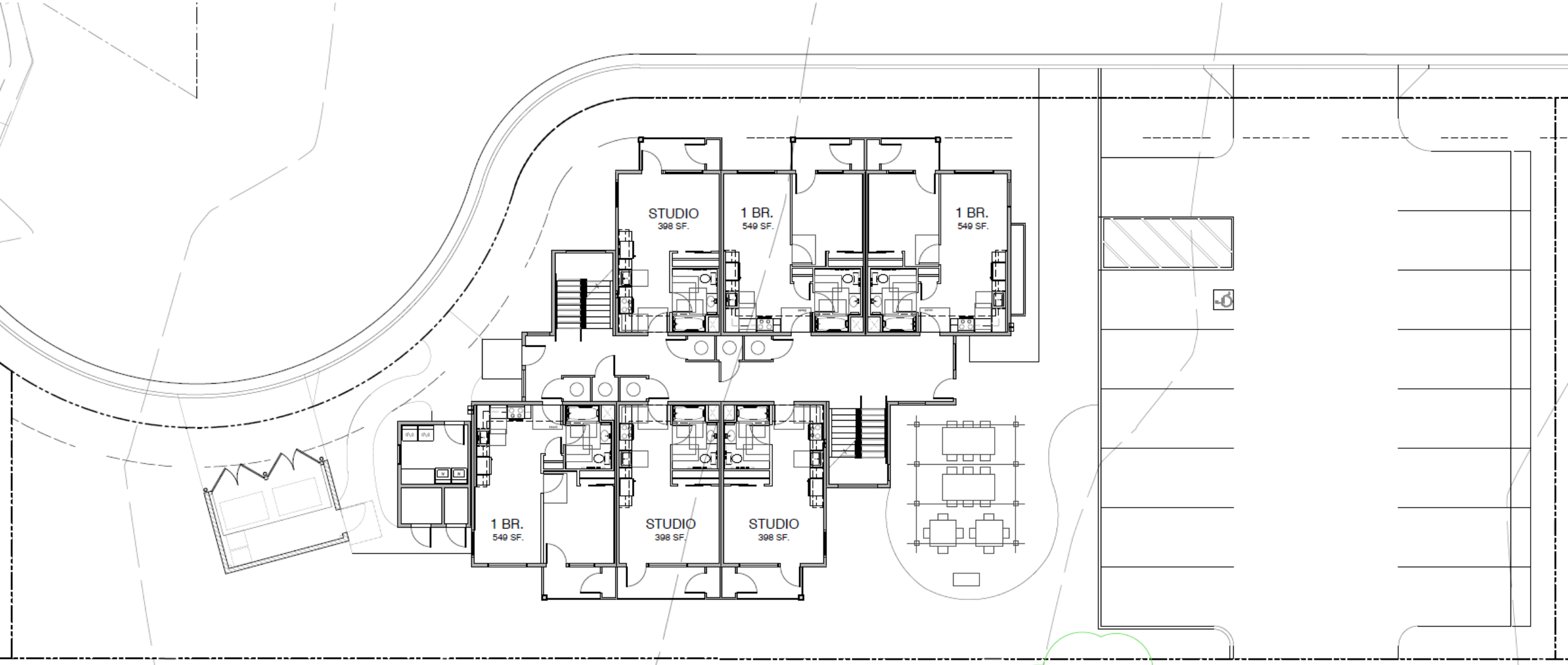
Existing Uses
- Retention of 18-unit mobile home park

Other Improvements
- Internal Streets
- Stormwater Improvements
- Sidewalks & Utilities




PARCEL C
OPEN SPACE
0.41 AC
PARCEL B
APARTMENTS
0.38 AC
CADENA DRIVE
PEPPER LANE
PARCEL A
MOBILE HOME PARK
3.32 AC
A STREET
B STREET
C STREET
CEDAR LANE
MOBILE HOME PARK ACCESS DRIVEWAY
10' PG&E EASEMENT PER REEL 1062 PAGE 62
10' PG&E EASEMENT PER REEL 1062 PAGE 62 TO BE ABANDONED
6' PUE
11' ± VARIES


CADENA DRIVE
OPEN SPACE
SEE SCHEMATIC
LANDSCAPE PLAN
APARTMENTS
BY OTHERS
APARTMENT
PARKING
APT. TRASH
B STREET
B STREET
C STREET
CEDAR LANE
LOTTING EXHIBIT
Almond Acres
by
Nino Homes
DATE: 09.30.25
SCALE: NTS
SYMMETRY
DESIGN+BUILD
330 Tres Pinos Road . Suite F8-7
Hollister . CA . 95023
831. 750 . 5252
www.symmetrydb.com
@symmetrydb
ROUGHLY 114 OFF-STREET PARKING SPACES
*SEE TYPICAL MODEL SITE & LANDSCAPE PLANS FOR PARKING ON SITE, SETBACKS, LOT COVERAGE, LOT DIMENSIONS, BACKYARD REQUIREMENTS, & HOME SQUARE FOOTAGES.
*DISCLAIMER: THIS LOTTING EXHIBIT INDICATES PLAN NUMBERS THAT COULD GO ON EACH LOT BASED ON SETBACKS, YARD REQUIREMENTS, & LOT COVERAGE. THIS EXHIBIT TO BE CHECKED AGAIN AFTER FLOOR PLAN DESIGNS HAVE BEEN FINALIZED.


STUDIO
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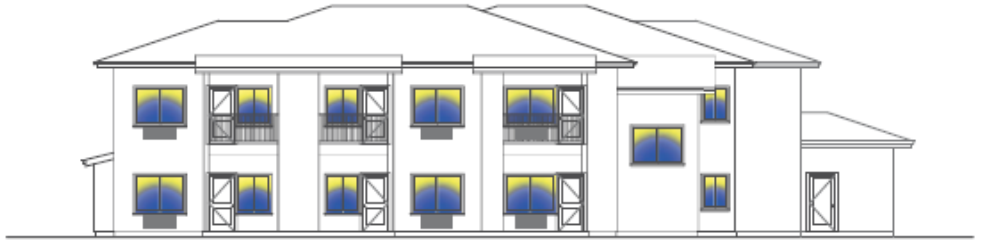
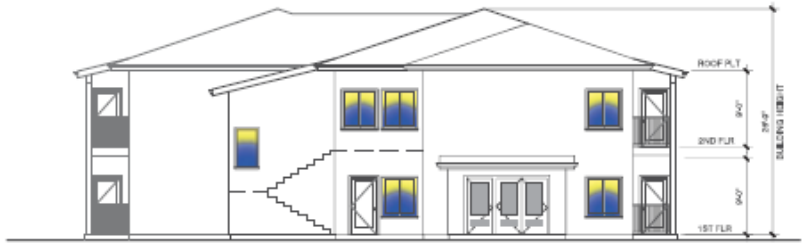
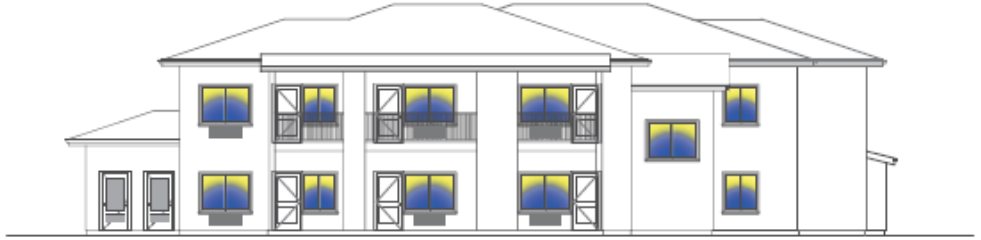


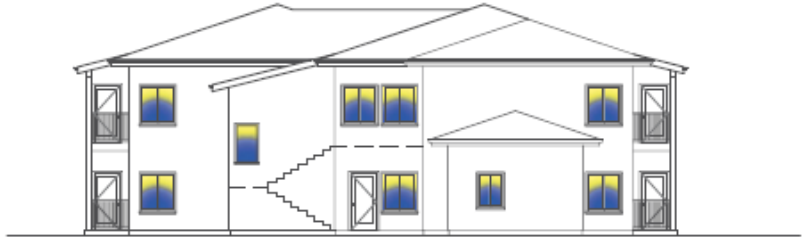
NORTH ELEVATION



EAST ELEVATION



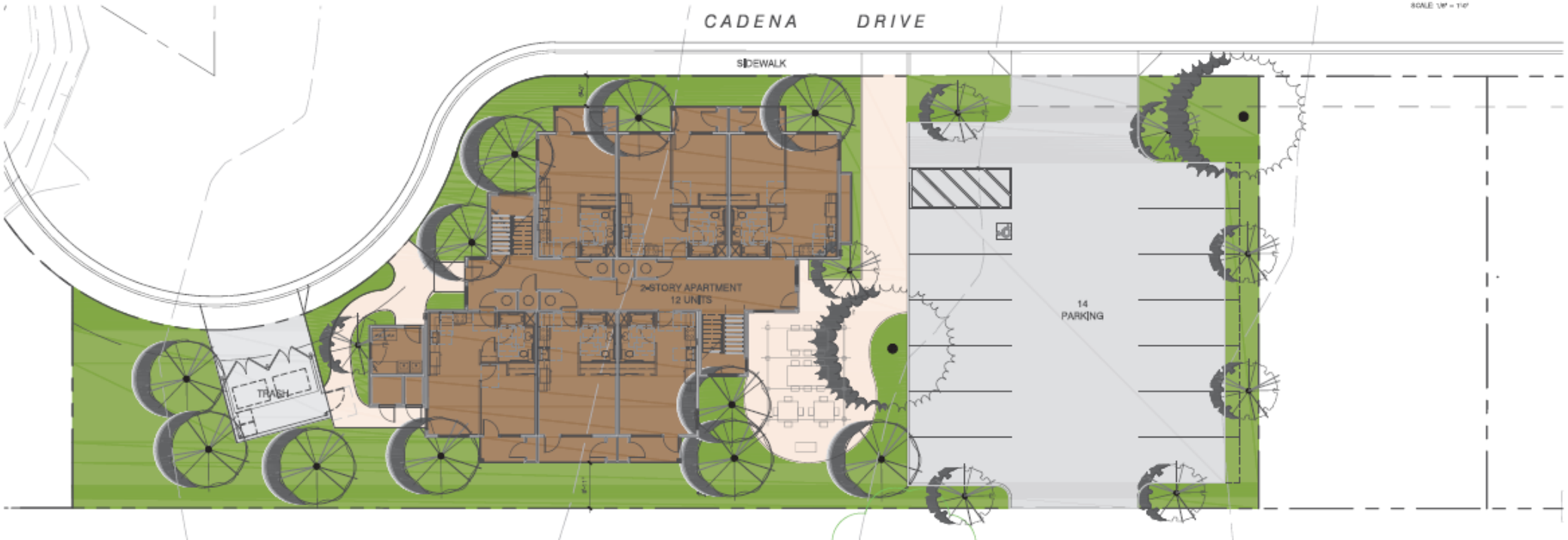
SOUTH ELEVATION



WEST ELEVATION

ELEVATIONS

SCALE: 1/8" = 1'-0"

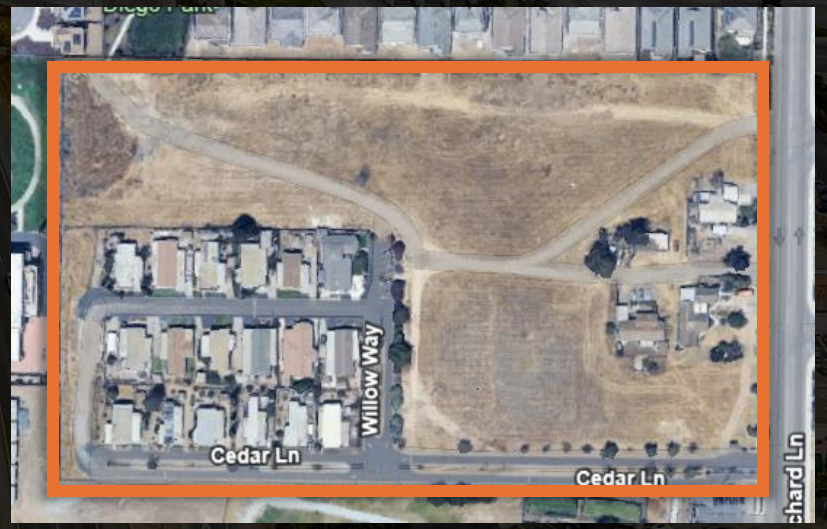


PROPOSED PROJECT

Why a Planned Unit Development (PUD)?

- Flexible lot sizes
- Coordinated neighborhood design
- Integration of affordable housing
- Improved circulation and connectivity
- Efficient Infill Development

Housing Type	Units
Single-Family	55
Multi-Family Affordable	12
Existing Mobile Homes	18
Total	85

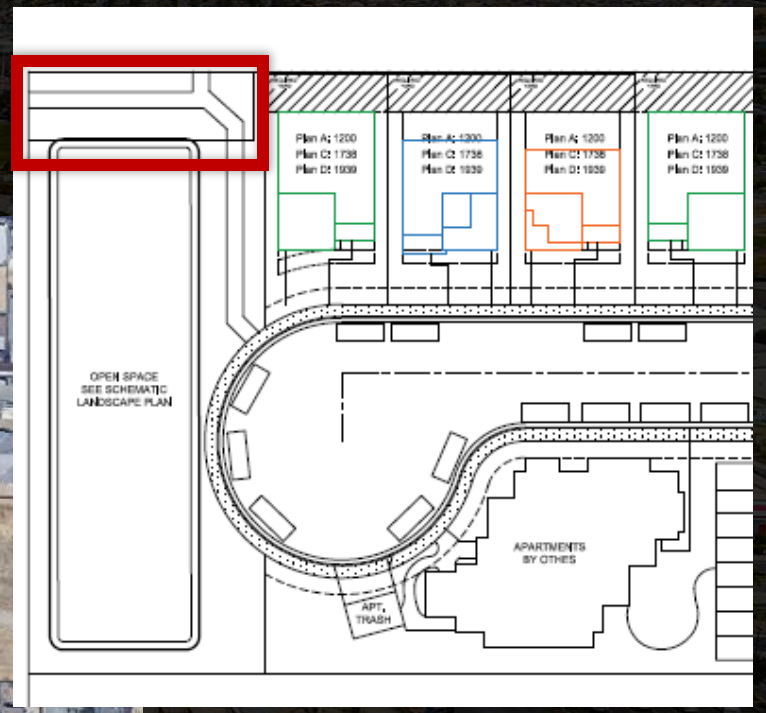


OPEN SPACE & CONNECTIVITY

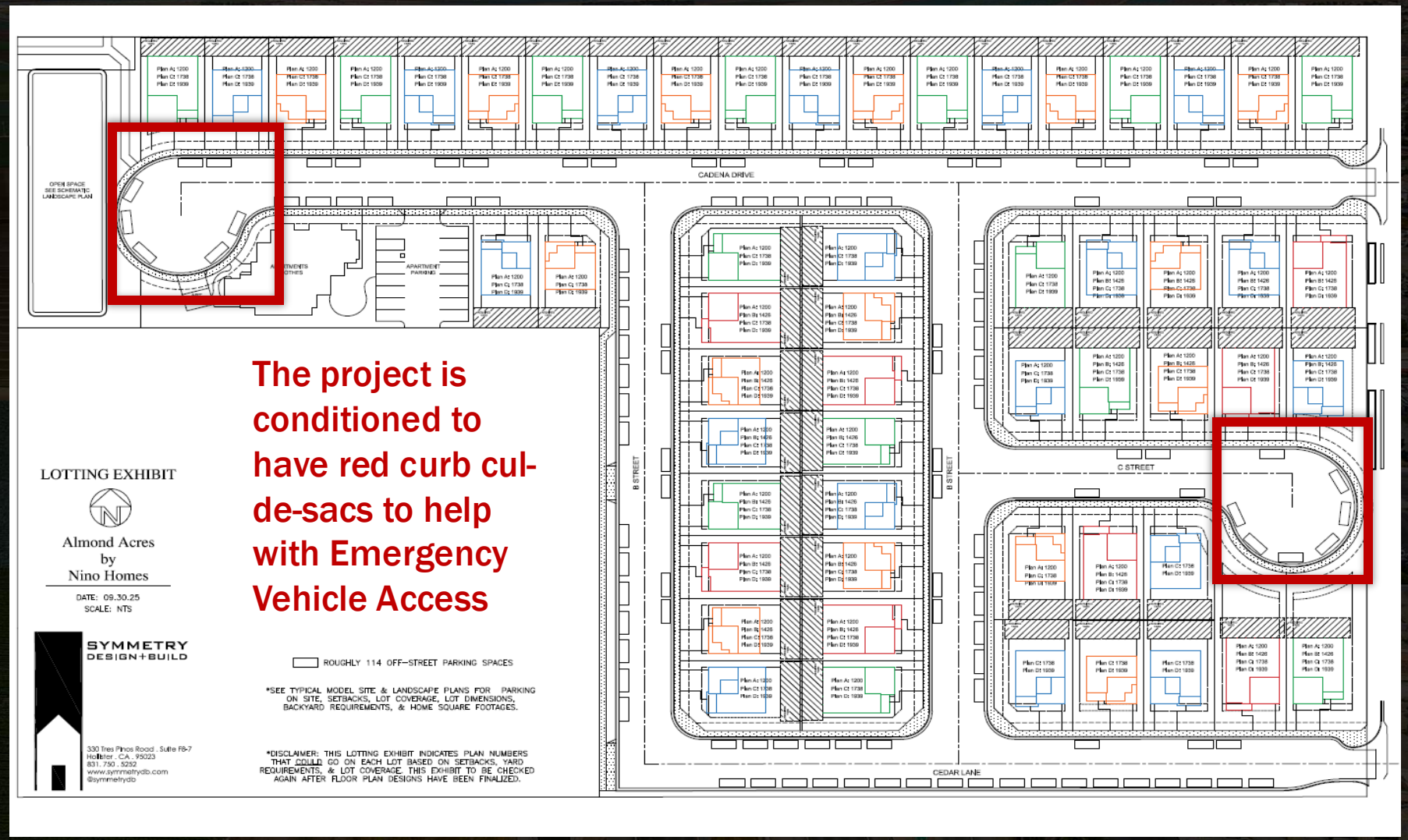
Open Space and Recreation Exemption for 100% Affordable Projects

Project Condition for Pedestrian Path:

- Proximity to Orchard Lane Park
- Adjacent to Rotary Park
- New Pedestrian Connectivity
- Access to:
  - Soledad Community Center
  - Mission Rec Center



CIRCULATION AND PARKING



The project is conditioned to have red curb cul-de-sacs to help with Emergency Vehicle Access

CEQA PROCESS

What is CEQA?

California Environmental Quality Act (CEQA)

The purpose of CEQA is to ensure that environmental impacts are:

- Studied
- Disclosed to the public
- Considered by decision-makers before a project is approved

For Almond Acres

- Initial Study prepared
- EIR prepared
- Public Review and Agency comments
- Mitigation measures incorporated
- Statement of Overriding Considerations (SOC) required due to unavoidable VMT Impacts

City Role

The City of Soledad serves as the Lead Agency for overseeing the environmental review process

CEQA PROCESS

Environmental Review

- Under CEQA, if a project has environmental impacts that cannot be fully avoided, the City must evaluate those impacts along with the project's overall public benefits before making a final decision
- The Planning Commission and City Council will independently review the environmental analysis, mitigation measures, and project benefits before taking action.
- The environmental review evaluated impacts to streets, utilities, and public services.
- The project includes proposed public street and infrastructure improvements designed to support the development and connect it to the City's existing systems.
- Based on technical studies and environmental analysis, identified infrastructure impacts are addressed through required improvements, project conditions, or disclosed in the EIR in accordance with CEQA requirements.

COUNCIL & PUBLIC COMMENT

- Concerns about pedestrian access and fencing near Almond Acres Mobile Home Park
- Pedestrian connections are required to improve neighborhood and park access.
- Fencing will be required, must meet City standards, and will be reviewed during final design.
- The project will pay park impact fees to support local park improvements.

ALMOND ACRES

PLANNED UNIT DEVELOPMENT & VESTING TENTATIVE MAP

City of Soledad
Planning Division

Thank you!

AGENDA ITEM NO. 1.

CITY OF SOLEDAD
STAFF REPORT

SUBJECT: **Resolution No. 6396, A Resolution of the City Council of the City of Soledad Approving an Agreement with The California Department of Forestry and Fire Protection ("CAL FIRE") for Services From July 1, 2026, to June 30, 2027, at a Not to Exceed Cost of $3,046,207 for the Duration of the Term, and Authorizing the City Manager to Execute Said Agreement on Behalf of the City of Soledad**

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

FROM: **Mike Howard, Assistant City Manager**

THROUGH: **Megan Hunter, City Manager**

MEETING DATE: **July 1, 2026**

Recommendation

It is recommended that the City Council adopt Resolution No. 6396, "Approving an Agreement with the California Department of Forestry and Fire Protection ("CAL FIRE") for services from July 1, 2026 to June 30, 2027 at a Not to Exceed Cost of $3,046,207 for the Duration of the Term, and Authorizing the City Manager to Execute said Agreement on Behalf of the City of Soledad."

Executive Summary

The City of Soledad has contracted with CAL FIRE since January 2012. CAL FIRE is a modern, full-service fire protection and emergency management agency that provides comprehensive fire protection to local governments when requested. The current one-year agreement is set to expire on June 30, 2026. CAL FIRE representatives and City staff have been in discussions concerning a new contract for services beginning in late May 2026. While Staff would have preferred to have a new three-year agreement, the increased cost is prohibitive at this time and does not represent a sound fiscal decision until the City is able to secure an additional revenue source to cover the cost of increasing fire staff to the industry standard of 3-0. CAL FIRE has continued to work with the City in light of Measure A not passing at the June 2, 2026, election. The one-year agreement provides the City with continued adequate fire protection services and time to adjust our budget and evaluate potential new funding sources to support fire services.

Background

In the fall of 2011, to address the economic downturn and the continuing structural budget deficits that the City of Soledad faced, City Staff conducted an in-depth review of how to improve the City's financial situation and condition. This review required consideration of staffing levels, particularly in

public safety services and programs. As part of the City's in-depth review of how to improve the City's financial situation and condition, staff considered contracting with CAL FIRE for emergency medical and fire protection services. CAL FIRE is a modern, full-service fire protection and emergency management agency that provides comprehensive emergency medical and fire protection services to local governments when requested.

The current one-year contract with CAL FIRE is set to expire on June 30, 2026. Over the past few months Staff has met with CAL FIRE representatives to prepare and assemble the attached Contract with the State of California for continuation of emergency medical and fire protection services. The cooperative agreement is attached hereto for City Council consideration and approval.

Review & Analysis

The City began negotiations with CAL FIRE representatives in May 2026. The proposed one-year agreement would increase staffing to the industry standard of 3-0 staffing by January 2027. With Measure A not passing at the June 2026 election, CAL FIRE has continued to work with the City to secure funding while we move the staffing to the industry standard of 3-0.

Originally, the City was to move to 3-0 staffing on July 1, 2026, with the assumption that the City would have secured a new revenue source for the increase in staffing. With Measure A not passing, the City is now faced with making significant reductions to other services to account for the cost increase for the 3-0 staffing. CAL FIRE has been a great partner and has agreed to give the City additional time to adjust the City budget and/or find a new revenue source. Therefore, Staff is recommending an additional one-year agreement to provide time to secure an additional funding source, such as the SAFER (Staffing for Adequate Fire and Emergency Response) Grant Program administered by the Federal Emergency Management Agency (FEMA) to support two additional fire personnel.

The key terms and costs are as follows:

Term	*One year (1) July 1, 2026 through June 30, 2027*
Scope	*Emergency fire protection, emergency response and basic life support; dispatch services; management and administration services*
Costs	*Fiscal Year 2026-2027, $3,046,207, 15.5% increase*
	The increase is due to additional Fire Apparatus Engineer positions to meet the CAL FIRE requirements for all contract renewals to achieve at least 3 firefighters per engine (3-0 staffing standard).

The City of Soledad has a need to provide an important emergency service delivery system within limited resources. Through the attached cooperative agreement with CAL FIRE, the City recognizes the value of a regional approach and solution. By partnering with CAL FIRE and its family of districts in Monterey and San Benito Counties, the City can provide the level of service desired by the community while containing costs.

Financial Considerations

The proposed Agreement represents a 15.5% increase in costs over the previous fiscal year. The primary reason for the increase is a change in personnel staffing with the addition of Fire Apparatus

Engineers. The increase will be built into the new FY 2026-27 budget that will be presented for City Council adoption in August 2027.

When compared to the cost of a stand-alone fire department, the contract with CAL FIRE is still the most cost effective alternative for the City. In 2025, Staff reported the cost of a stand-alone fire department would cost well over $3,500,000 to staff at the 3-0 level and bring a host of additional staff costs in recruiting, workers' compensation, 911 costs, and pension liability.

In addition, CAL FIRE currently staffs the closest CAL FIRE Station with three personnel twenty-four hours per day, seven days per week. This action provides the City of Soledad with an additional engine for simultaneous calls and a second engine on scene for a reported structure fire.

Strategic Plan Alignment

The approval of the agreement with the California Department of Forestry and Fire Protection ("CAL FIRE") for services from July 1, 2026 to June 30, 2027, supports strategic goal 6.5 - Maintain Adequately Staffed and Well-Equipped Fire and Emergency Services to Protect Life, and Community Safety.

Alternatives

- Adopt the attached Resolution as recommended; or
- Do not adopt the Resolution, which is not recommended as it could potentially leave the City with fire protection and emergency services; or
- Provide other direction to staff.

Planning/CEQA

Approval of a new service agreement with the California Department of Forestry and Fire Protection is not considered a project for the purposes of CEQA since it has no potential for resulting in either a direct or indirect impact to the environment. (See CEQA Guidelines Section 15378.)

Public Notice Requirements

None required.

Attachment(s):
Resolution No. 6396
FY26.27 CAL FIRE Soledad Agreement
CAL FIRE 6 Month Amendment Letter

RESOLUTION NO. 6396

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOLEDAD APPROVING AN AGREEMENT WITH THE CALIFORNIA DEPARTMENT OF FORESTRY AND FIRE PROTECTION SERVICES ("CAL FIRE") FROM JULY 1, 2025 THROUGH JUNE 30, 2026 AT A NOT TO EXCEED COST OF $3,046,207 FOR THE DURATION OF THE TERM, AND AUTHORIZING THE CITY MANAGER TO EXECUTE SAID AGREEMENT ON BEHALF OF THE CITY OF SOLEDAD

WHEREAS, the City of Soledad, like many other California cities, is faced with the challenge of providing fire protection and emergency medical services at increasing costs and declining revenues; and

WHEREAS, City Staff conducted a review of how to improve the City's financial situation and condition and considered ways to reduce its fire protection and emergency medical costs; and

WHEREAS, on August 20, 2025, the City Council adopted Resolution No. 6274, approving an agreement with the California Department of Forestry and Fire Protection Services ("CAL FIRE") extending the provision of fire protection and emergency medical services; and

WHEREAS, on June 30, 2026, said agreement expired; and

WHEREAS, the City of Soledad has had a longstanding partnership with CAL FIRE providing the personnel and expertise to deliver high quality fire protection and emergency medical services expected by the community while leveraging shared regional resources, specialized expertise, and economies of scale to contain costs; and

WHEREAS, approval of a new service agreement with the California Department of Forestry and Fire Protection is not considered a project for the purposes of CEQA since it has no potential for resulting in either a direct or indirect impact to the environment. (See CEQA Guidelines Section 15378.).

NOW THEREFORE BE IT RESOLVED, by the City Council of the City of Soledad that the **"Cooperative Fire Programs Fire Protection Reimbursement Agreement"** between the City and California Department of Forestry and Fire Protection (CAL FIRE), a copy of which is attached hereto and by this 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.

BE IT FURTHER RESOLVED, by the City Council of the City of Soledad that
The City's costs for the term of said agreement shall not exceed $3,046,207.

PASSED AND ADOPTED by the City Council of the City of Soledad at a regular meeting duly held on the 1st of July, 2026, by the following vote:

AYES, Councilmembers:

NOES, Councilmembers:

ABSENT, Councilmembers:

ABSTAIN, Councilmembers:

_____
ANNA M. VELAZQUEZ, Mayor

ATTEST:

_____
MEGAN HUNTER, City Clerk

COOPERATIVE FIRE PROGRAMS
FIRE PROTECTION REIMBURSEMENT AGREEMENT
LG-1 REV. 8/2025

AGREEMENT NUMBER	4CA07726
REGISTRATION NUMBER:	

1. This Agreement is entered into between the State Agency and the Local Agency named below:

STATE AGENCY'S NAME
California Department of Forestry and Fire Protection – (CAL FIRE)

LOCAL AGENCY'S NAME
City of Soledad

2. The term of this Agreement is: July 1, 2026 through June 30, 2027

3. The maximum amount of this Agreement is: $ 3,046,207
Three million, fourty-six thousand, two-hundred seven dollars and zero 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.

Exhibit A – Scope of Work – Includes page 2 (contact page) in count for Exhibit A	5	pages
Exhibit B – Budget Detail and Payment Provisions	3	pages
Exhibit C – General Terms and Conditions	7	pages
Exhibit D – Additional Provisions	20	pages
Exhibit E – Description of Other Services	31	pages

IN WITNESS WHEREOF, this Agreement has been executed by the parties hereto.

LOCAL AGENCY		***California Department of General Services Use Only***
LOCAL AGENCY'S NAME City of Soledad		
BY *(Authorized Signature)* ✍	DATE SIGNED	
PRINTED NAME AND TITLE OF PERSON SIGNING Megan Hunter, City Manager		
ADDRESS 248 Main Street, Soledad, CA 93960		
STATE OF CALIFORNIA		
AGENCY NAME California Department of Forestry and Fire Protection		
BY *(Authorized Signature)* ✍	DATE SIGNED	
PRINTED NAME AND TITLE OF PERSON SIGNING Matthew Sully, Deputy Director, Cooperative Fire Protection		
ADDRESS P.O. Box 944246, Sacramento, CA 94244-2460		

EXHIBIT A
COOPERATIVE FIRE PROGRAMS
FIRE PROTECTION REIMBURSEMENT AGREEMENT

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

CAL FIRE Unit Chief:	BEU San Benito - Monterey Unit	Local Agency:	City of Soledad
Name:	George Nunez, Jr.	Name:	Megan Hunter
Phone:	(831) 333-4600	Phone:	(831) 223-5043
Fax:	(831) 333-4660	Fax:	(831) 223-5091

All required correspondence shall be sent through U.S. Postal Service by certified mail and directed to:

CAL FIRE Unit Chief:	George Nunez, Jr.	Local Agency:	City of Soledad
Section/Unit:	BEU San Benito - Monterey Unit	Section/Unit:	City Manager
Attention:	Jason Luckenbach	Attention:	Megan Hunter
Address:	2221 Garden Road, Monterey, CA 93940	Address:	248 Main Street Soledad, CA 93960
Phone:	(831) 333-4600	Phone:	(831) 223-5043
Fax:	(831) 333-4660	Fax:	(831) 223-5091

AUTHORIZATION

As used herein, Director shall mean Director of CAL FIRE. This agreement, its terms and conditions are authorized under the Public Resources Code Sections 4141, 4142, 4143 and 4144, as applicable.

EXHIBIT A
SCOPE OF WORK

Under Public Resources Code Section 4114 and other provisions of law, STATE maintains fire prevention and fire suppression forces including the necessary equipment, personnel, and facilities required to prevent and extinguish forest fires.

The purpose of this Agreement is to provide mutually advantageous fire and emergency services through an effective consolidated organization, wherein the STATE is primarily financially responsible for protecting natural resources from vegetation fires and the LOCAL AGENCY is primarily financially responsible for protecting life and property from fires and other emergencies. The LOCAL AGENCY shall have sole authority to establish the fire protection organization and structure needed to meet the determined level of service. This level of service may be based on the LOCAL AGENCY governing board's established fiscal parameters and assessment of risks and hazards. LOCAL AGENCY personnel providing services under this Agreement may include any one or a combination of the following: regular employees, persons temporarily employed and commonly known as volunteers, paid-call firefighters, or others temporarily employed to perform any emergency work or emergency service including, but not limited to fire prevention, fire suppression and emergency medical response.

To comply with the STATE's mandate for full cost recovery of goods and services provided for others, the LOCAL AGENCY shall be responsible for all STATE costs, both direct and indirect, required to execute the terms of this Agreement. These costs shall include, but not be limited to: required training and associated post coverage, employee uniform and Personal Protective Equipment (PPE) costs.

1. FIRE PROTECTION SERVICES WHICH CAN BE PROVIDED BY THE STATE

Based on the cooperators request for proposal (RFP), the STATE can provide a modern, full-service fire protection and emergency incident management agency that provides comprehensive fire protection and other emergency incident response services based on the cooperators request for proposal. STATE designs regional fire protection solutions for urban and rural communities by efficiently utilizing all emergency protection resources. Regional solutions provide the most effective method of protecting the citizens of California at local, Count/City/District and state levels.

Contracted fire protection services provided by STATE under this Agreement shall include the following: (check boxes below that apply)

☒ 1) Emergency Fire Protection: services include commercial, residential, and wildland fire protection, prevention and investigation; hazardous materials incident response; emergency vehicle extrication; hazardous conditions response (flooding, downed power lines, earthquake, terrorist incident, etc.); and public service assistance. Also included are management support services that include fire department administration, training and safety, personnel, finance and logistical support.

☐ 2) Emergency Medical Responder (EMR): provide immediate lifesaving care to critical patients who access the Emergency Medical Services (EMS) system. EMRs have the knowledge and skills necessary to provide immediate lifesaving interventions while awaiting additional EMS resources to arrive. EMRs perform basic interventions with minimal equipment.

☒ 3) Emergency Medical Technician - Basic (EMT): provide out of hospital emergency medical care for critical and emergent patients who access the emergency medical services (EMS) system. EMTs have the basic knowledge and skills necessary to stabilize patients ranging from non-emergency

and routine medical to life threatening emergencies. EMTs perform interventions with the basic equipment typically found on an ambulance.

☐ 4) Emergency Medical Technician - Advanced (EMT-A): provide basic and limited advanced emergency medical care and transportation for critical and emergent patients who access the emergency medical system (EMS). This individual possesses the basic knowledge and skills necessary to provide patient care and transportation. AEMTs perform interventions with the basic and advanced equipment typically found on an ambulance.

☐ 5) Advanced Life Support Services (EMT-P): provide advanced emergency medical care for critical and emergent patients who access the emergency medical system (EMS). This individual possesses the complex knowledge and skills necessary to provide patient care and transportation. Paramedics function as part of a comprehensive EMS response, under medical oversight. Paramedics perform interventions with the basic and advanced equipment typically found on an ambulance.

☒ 6) Dispatch Services: provide fire department 9-1-1 emergency dispatch by CAL FIRE Fire/Emergency Command Center (ECC). CAL FIRE will be responsible for fire/emergency dispatching emergency resource units covered under this Agreement. The CAL FIRE ECC is staffed with a Battalion Chief, three or more Fire Captains and Communications Operators to provide 24/7 year-round coverage. There is always an officer of Captain rank or higher to serve as the shift supervisor and command officer. CAL FIRE uses an integrated Computer Aided Dispatch (CAD) system using the latest technology, to direct the closest available resources to all emergency incidents.

☐ 7) Fire Code Inspection Services: CAL FIRE has staff Fire Inspectors serving under the direction of the LOCAL AGENCY Fire Marshal to provide services to the area covered by this Agreement. Fire Code Enforcement will normally be available five days per week, with emergency or scheduled enforcement inspections available seven days per week. Officers are available by appointment for site visits and consultations.

☐ 8) Public Information Services: CAL FIRE has staff to focus on public Information responsibilities towards plans, develops, directs, and coordinates comprehensive communication programs, to include media, public affairs and publications, in close collaboration with other institutional communications and/or public relations activities.

☐ 9) Prevention Services: CAL FIRE has staff to focus on education and awareness, both for specific segments of the public and the fire service. By demonstrating a commitment to community risk reduction, deliver services and programs designed to bolster community resilience.

☒ 10) Advanced Administrative Support: Professional Administrative, Financial & Staff Services support encompassing a diverse range of professional roles, including accounting officers, auditors, and departmental analysts.

☐ 11) Enforcement Services: Law Enforcement and Investigation services will be provided by CAL FIRE Prevention Officers trained in arson, commercial, and wildland fire investigation. Officers are trained at CAL FIRE's Peace Officer Standard Training (POST) certified law enforcement training academy, and they cooperate effectively with all local, state and federal law enforcement agencies.

☐ 12) Land Use/Pre-Fire Planning Services: CAL FIRE staff will provide community land use planning, administration of Pre-Fire project work, including community outreach, development of community education programs, project quality control, maintenance of project records and submittal of progress reports, completion of required environmental documentation, acquisition of required permits and completion of other associated administrative duties.

☐ 13) Emergency Management and Disaster Planning: CAL FIRE staff will coordinate the planning, development, and directs the work of implementing and maintaining a comprehensive emergency management and disaster program, including budget development, monitoring, and developing of policies and procedures for emergency management programs. CAL FIRE staff will administer plan modification, outreach, training, and reporting activities. Staff will coordinate public information distribution and public relations related to community emergency preparedness, and performs related duties as required. They will assist the Operational Area with their Emergency Preparedness Programs in accordance with the established time allocation and FEMA National Response Framework and Emergency Support Functions.

☐ 14) Specific service descriptions and staffing coverage, by station: (listed in Exhibit E, Description of Other Services, attached hereto and made a part of this Agreement)

☐ 15) Extended Fire Protection Service Availability (Amador)

2. ADMINISTRATION

Under the requirements of California Public Resources Code Section 4114 and other provisions of law, STATE maintains fire prevention and firefighting services as outlined in Exhibit D, Schedule B of this Agreement.

A. Director shall select and employ a Region Chief who shall, under the direction of the Director/Chief Deputy Director, manage all aspects of fire prevention and fire protection services and forestry-related programs.

B. Director will select and employ a Unit Chief who shall, under the supervision and direction of Director/Region Chief or a lawful representative, have charge of the organization described in Exhibit D, Schedules A, B and C included hereto and made a part of this Agreement.

C. LOCAL AGENCY shall appoint the Unit Chief as the LOCAL AGENCY Fire Chief for all Emergency Fire Protection, Medical and Rescue Response Agreements, pursuant to applicable statutory authority. The Unit Chief may delegate this responsibility to qualified staff.

D. The Unit Chief may dispatch personnel and equipment listed in Exhibit D, Schedules A, B and C from the assigned station or location under guidelines established by LOCAL AGENCY and approved by STATE. Personnel and/or equipment listed in Exhibit D, Schedule B may be dispatched at the sole discretion of STATE.

E. The Unit Chief shall exercise professional judgment consistent with STATE policy and his or her employment by STATE in authorizing or making any assignments to emergencies and other responses, including assignments made in response to requests for mutual aid.

F. Except as may be otherwise provided for in this Agreement, STATE shall not incur any obligation on the part of LOCAL AGENCY to pay for any labor, materials, supplies or services beyond the total set forth in the respective Exhibit D, Schedules A and C, as to the services to be rendered pursuant to each Schedule.

G. Nothing herein shall alter or amend or be construed to alter or amend any Collective Bargaining Agreement or Memorandum of Understanding between the State of California and its employees under the State Employer-Employee Relations Act.

3. SUPPRESSION COST RECOVERY

As provided in Health and Safety Code (H&SC) Section 13009, STATE may bring an action for collection of suppression costs of any fire caused by negligence, violation of law, or failure to correct noticed fire safety violations. When using LOCAL AGENCY equipment and personnel under the terms of this agreement, STATE may, at the request of LOCAL AGENCY, bring such an action for collection of costs incurred by LOCAL AGENCY. In such a case LOCAL AGENCY appoints and designates STATE as its agent in said collection proceedings. In the event of recovery, STATE shall deduct fees and litigation costs in a proportional percentage amount based on verifiable and justifiable suppression costs for the fire at issue. These recovery costs are for services provided which are beyond the scope of those covered by the local government administrative fee.

In all such instances, STATE shall give timely notice of the possible application of H&SC Section 13009 to the representative designated by LOCAL AGENCY.

4. MUTUAL AID

When rendering mutual aid or assistance as authorized in H&SC Sections 13050 and 13054, STATE may, at the request of LOCAL AGENCY, demand payment of charges and seek reimbursement of LOCAL AGENCY costs for personnel, equipment and operating expenses as funded herein, under authority given by H&SC Sections 13051 and 13054. STATE, in seeking said reimbursement pursuant to such request of LOCAL AGENCY, shall represent LOCAL AGENCY by following the procedures set forth in H&SC Section 13052. Any recovery of LOCAL AGENCY costs, less expenses, shall be paid or credited to LOCAL AGENCY, as directed by LOCAL AGENCY.

In all such instances, STATE shall give timely notice of the possible application of H&SC Sections 13051 and 13054 to the officer designated by LOCAL AGENCY.

5. PROPERTY PURCHASE AND ACCOUNTING

LOCAL AGENCY shall be responsible for all costs associated with property required by personnel to carry out this Agreement. Employee uniform costs will be assessed to the LOCAL AGENCY through the Agreement billing process. Personal Protective Equipment (PPE) costs shall be the responsibility of the LOCAL AGENCY. By mutual agreement, PPE meeting the minimum specifications established by the STATE may be purchased directly by the LOCAL AGENCY. Alternately, the STATE will supply all PPE and the LOCAL AGENCY will be billed for costs incurred.

All property provided by LOCAL AGENCY and by STATE for the purpose of providing fire protection services shall be marked and accounted for by the Unit Chief in such a manner as to conform to the regulations, if any, established by the parties for the segregation, care, and use of the respective properties.

EXHIBIT B
BUDGET DETAIL AND PAYMENT PROVISIONS

1. PAYMENT FOR SERVICES

A. LOCAL AGENCY shall pay STATE actual cost for fire protection services pursuant to this Agreement an amount not to exceed that set forth in Exhibit D, Schedule A for each fiscal year. STATE shall prepare an Exhibit D, Schedule A each year, which shall be the basis for payment for the entire fiscal year for which services are provided.

B. Any other funds designated by LOCAL AGENCY to be expended under the supervision of or for use by a Unit Chief for fire protection services shall be set forth in Exhibit D, Schedule C. This clause shall not limit the right of LOCAL AGENCY to make additional expenditures, whether under Exhibit D, Schedule C or otherwise.

C. STATE shall invoice LOCAL AGENCY for the cost of fire protection services on a quarterly basis as follows:

1) For actual services rendered by STATE during the period of July 1 through September 30, by an invoice filed with LOCAL AGENCY on or after December 10.

2) For actual services rendered by STATE during the period October 1 through December 31, by an invoice filed with LOCAL AGENCY on or after December 31.

3) For actual services rendered by STATE during the period January 1 through March 31, by an invoice filed with LOCAL AGENCY on or after March 31.

4) For the estimated cost of services during the period April 1 through June 30, by an invoice filed in advance with LOCAL AGENCY on or after March 1.

5) A final statement shall be filed with LOCAL AGENCY by October 1 following the close of the fiscal year, reconciling the payments made by LOCAL AGENCY with the cost of the actual services rendered by STATE and including any other costs as provided herein, giving credit for all payments made by LOCAL AGENCY and claiming the balance due to STATE, if any, or refunding to LOCAL AGENCY the amount of any overpayment.

6) All payments by LOCAL AGENCY shall be made within thirty (30) days of receipt of invoice from STATE, or within thirty (30) days after the filing dates specified above, whichever is later.

7) The STATE reserves the right to adjust the frequency of billing and payment to a monthly cycle with a thirty (30) day written notice to the LOCAL AGENCY when:

a. The Director predicts a cash flow shortage, or

b. When determined by the Region Chief, after consulting with the Unit Chief and the LOCAL AGENCY Contract Administrator, that the LOCAL AGENCY may not have the financial ability to support the contract at the contract level.

D. Invoices shall include actual or estimated costs as provided herein of salaries and employee benefits for those personnel employed, charges for operating expenses and equipment and the administrative charge in accordance with Exhibit D, Schedule A. When "contractual rates" are indicated, the rate shall be based on an average salary plus all benefits. "Contractual rates" means an all-inclusive rate established in Exhibit D, Schedule A for total costs to STATE, per specified position, for 24-hour fire protection services during the period covered.

E. STATE shall credit the LOCAL AGENCY, or cover behind at no cost, for the costs of Non-post (e.g. Fire Marshal, Training Officer, etc.) positions and equipment assigned to STATE responsibility fires or other STATE funded emergency incidents. The STATE shall notify the LOCAL AGENCY when this occurs.

2. COST OF OPERATING AND MAINTAINING EQUIPMENT AND PROPERTY

The cost of maintaining, operating, and replacing any and all property and equipment, real or personal, furnished by the parties hereto for fire protection purposes, shall be borne by the party owning or furnishing such property or equipment unless otherwise provided for herein or by separate written agreement.

3. JURISDICTION RELATED SPECIALIZED TRAINING

The cost of all employees requiring or attending specialized training related to operations within the jurisdiction shall be borne by the party contracting with CAL FIRE, unless otherwise provided for herein, or by a separate written agreement. Specialized training as related to this agreement is defined as any training outside of the CAL FIRE 4021 Policy and Exhibits associated with a specific classification. For the purposes of this agreement, specialized training is defined as any training that falls outside the scope of CAL FIRE Policy 4021 and its associated classification-specific exhibits. This includes, but is not limited to: Medical training beyond the Emergency Medical Responder level, Hazardous Materials training beyond First Responder Operations, Emergency Management, Technical Rescue, any other training not classified as required for the employee's CAL FIRE job classification.

4. BUDGET CONTINGENCY CLAUSE

A. If the LOCAL AGENCY's governing authority does not appropriate sufficient funds for the current year or any subsequent years covered under this Agreement, which results in an inability to pay the STATE for the services specified in this Agreement, the LOCAL AGENCY shall promptly notify the STATE and this Agreement will terminate pursuant to the notice periods required herein.

B. If funding for any fiscal year is reduced or deleted by the LOCAL AGENCY for purposes of this program, the LOCAL AGENCY shall promptly notify the STATE, and the STATE shall have the option to either cancel this Agreement with no liability occurring to the STATE, or offer an Agreement amendment to LOCAL AGENCY to reflect the reduced amount, pursuant to the notice terms herein.

C. If the STATE Budget Act does not appropriate sufficient funds to provide the services for the current year or any subsequent years covered under this Agreement, which results in an inability to provide the services specified in this Agreement to the LOCAL AGENCY, the STATE shall promptly notify the LOCAL AGENCY, and this Agreement will terminate pursuant to the notice periods required herein.

D. If funding for any fiscal year is reduced or deleted by the STATE Budget Act for purposes of this program, the STATE shall promptly notify the LOCAL AGENCY, and the LOCAL AGENCY shall have the option to either cancel this Agreement with no liability occurring to the LOCAL AGENCY, or offer an Agreement amendment to LOCAL AGENCY to reflect the reduced services, pursuant to the notice terms herein.

E. Notwithstanding the foregoing provisions in paragraphs A and B above, the LOCAL AGENCY shall remain responsible for payment for all services actually rendered by the STATE under this Agreement regardless of LOCAL AGENCY funding being reduced, deleted or not otherwise

appropriated for this program. The LOCAL AGENCY shall promptly notify the STATE in writing of any budgetary changes that would impact this Agreement.

F. LOCAL AGENCY and STATE agree that this Budget Contingency Clause shall not relieve or excuse either party from its obligation(s) to provide timely notice as may be required elsewhere in this Agreement.

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. STATE will not commence performance until such approval has been obtained.

2. **AMENDMENT**: This Agreement may be amended by mutual consent of LOCAL AGENCY and STATE. 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.

   If during the term of this Agreement LOCAL AGENCY shall desire a reduction in STATE civil service employees assigned to the organization provided for in Exhibit D, Schedule A, LOCAL AGENCY shall provide 120 days written notice of the requested reduction. Notification shall include the following: (1) The total amount of reduction; (2) The firm effective date of the reduction; and (3) The number of employees, by classification, affected by a reduction. If such notice is not provided, LOCAL AGENCY shall reimburse STATE for relocation costs incurred by STATE as a result of the reduction. Personnel reductions resulting solely from an increase in STATE employee salaries or STATE expenses occurring after signing this Agreement and set forth in Exhibit D, Schedule A to this Agreement shall not be subject to relocation expense reimbursement by LOCAL AGENCY.

   If during the term of this Agreement costs to LOCAL AGENCY set forth in any Exhibit D, Schedule A to this Agreement increase and LOCAL AGENCY, in its sole discretion, determines it cannot meet such increase without reducing services provided by STATE, LOCAL AGENCY shall within one hundred twenty (120) days of receipt of such Schedule notify STATE and designate which adjustments shall be made to bring costs to the necessary level. If such designation is not received by STATE within the period specified, STATE shall reduce services in its sole discretion to permit continued operation within available funds.

3. **ASSIGNMENT**: This Agreement is not assignable by the LOCAL AGENCY either in whole or in part, without the consent of the STATE in the form of a formal written amendment.

4. **EXTENSION OF AGREEMENT**:

   A. One year prior to the date of expiration of this Agreement, LOCAL AGENCY shall give STATE written notice of whether LOCAL AGENCY will extend or enter into a new Agreement with STATE for fire protection services and, if so, whether LOCAL AGENCY intends to change the level of fire protection services from that provided by this Agreement. If this Agreement is executed with less than one year remaining on the term of the Agreement, LOCAL AGENCY shall provide this written notice at the time it signs the Agreement and the one year notice requirement shall not apply.

   B. If LOCAL AGENCY fails to provide the notice, as defined above in (A), STATE shall have the option to extend this Agreement for a period of up to one year from the original termination date and to continue providing services at the same or reduced level as STATE determines would be appropriate during the extended period of this Agreement. Six months prior to the date of expiration of this Agreement, or any extension hereof, STATE shall give written notice to LOCAL AGENCY of any extension of this Agreement and any change in the level of fire protection services STATE will provide during the extended period of this Agreement. Services provided and obligations incurred by STATE during an extended period shall be accepted by LOCAL AGENCY as services and obligations under the terms of this Agreement.

   C. The cost of services provided by STATE during the extended period shall be based upon the amounts that would have been charged LOCAL AGENCY during the fiscal year in which the

extended period falls had the Agreement been extended pursuant hereto. Payment by LOCAL AGENCY for services rendered by STATE during the extended period shall be as provided in Exhibit B, Section 1, B of this Agreement.

5. **AUDIT**: STATE, including the Department of General Services and the Bureau of State Audits, and LOCAL AGENCY agree that their designated representative shall have the right to review and to copy any records and supporting documentation of the other party hereto, pertaining to the performance of this Agreement. STATE and LOCAL AGENCY agree 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, and to allow the auditor(s) of the other party access to such records during normal business hours and to allow interviews of any employees who might reasonably have information related to such records. STATE and LOCAL AGENCY agree to a similar right 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).

6. **INDEMNIFICATION**: Each party, to the extent permitted by law, agrees to indemnify, defend and save harmless the other party, its officers, agents and employees from (1) any and all claims for economic 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 to that party and (2) from any and all claims and losses accruing or resulting to any person, firm or corporation who may be injured or damaged by that party, in the performance of any activities of that party under this Agreement, except where such injury or damage arose from the sole negligence or willful misconduct attributable to the other party or from acts not within the scope of duties to be performed pursuant to this Agreement; and (3) each party shall be responsible for any and all claims that may arise from the behavior and/or performance of its respective employees during and in the course of their employment to this cooperative Agreement.

7. **DISPUTES**: LOCAL AGENCY shall select and appoint a "Contract Administrator" who shall, under the supervision and direction of LOCAL AGENCY, be available for contract resolution or policy intervention with the STATE's Region Chief when, upon determination by the designated STATE representative, the Unit Chief acting as LOCAL AGENCY's Fire Chief under this Agreement faces a situation in which a decision to serve the interest of LOCAL AGENCY has the potential to conflict with STATE interest or policy. Any dispute concerning a question of fact arising under the terms of this Agreement which is not disposed of within a reasonable period of time by the LOCAL AGENCY and STATE employees normally responsible for the administration of this Agreement shall be brought to the attention of the CAL FIRE Director or designee and the Chief Executive Officer (or designated representative) of the LOCAL AGENCY for joint resolution. For purposes of this provision, a "reasonable period of time" shall be ten (10) calendar days or less. STATE and LOCAL AGENCY agree to continue with the responsibilities under this Agreement during any dispute.

8. **TERMINATION FOR CAUSE/CANCELLATION**:

   A. If LOCAL AGENCY fails to remit payments in accordance with any part of this Agreement, STATE may terminate this Agreement and all related services upon 60 days written notice to LOCAL AGENCY. Termination of this Agreement does not relieve LOCAL AGENCY from providing STATE full compensation in accordance with terms of this Agreement for services actually rendered by STATE pursuant to this Agreement.

   B. This Agreement may be cancelled at the option of either STATE or LOCAL AGENCY at any time during its term, with or without cause, on giving one year's written notice to the other party. Either LOCAL AGENCY or STATE electing to cancel this Agreement shall give one year's written notice to the other party prior to cancellation.

9. **INDEPENDENT CONTRACTOR**: Unless otherwise provided in this Agreement LOCAL AGENCY and the agents and employees of LOCAL AGENCY, in the performance of this Agreement, shall act in an independent capacity and not as officers or employees or agents of the STATE.

10. **NON-DISCRIMINATION CLAUSE:** During the performance of this Agreement, LOCAL AGENCY shall be an equal opportunity employer and shall not unlawfully discriminate, harass, or allow harassment against any employee or applicant for employment because of sex, race, color, ancestry, religious creed, national origin, physical disability (including HIV and AIDS) mental disability, medical condition (e.g. Cancer), age (over 40), marital status, denial of family care leave, veteran status, sexual orientation, and sexual identity. LOCAL AGENCY shall insure that the evaluation and treatment of their employees and applicants for employment are free from such discrimination and harassment. LOCAL AGENCY shall comply with the provisions of the Fair Employment and Housing Act (Gov. Code §12990 (a-f) et seq.) and the applicable regulations promulgated thereunder (California Code of Regulations, Title 2, Section 7285 et seq.). The applicable regulations of the Fair Employment and Housing Commission implementing Government Code Section 12990 (a-f), set forth in Chapter 5 of Division 4 of Title 2 of the California Code of Regulations, are incorporated into this Agreement by reference and made a part hereof as if set forth in full. LOCAL AGENCY shall give written notice of their obligations under this clause to labor organizations with which they have a collective bargaining or other Agreement.

    In addition, LOCAL AGENCY acknowledges that it has obligations relating to ethics, Equal Employment Opportunity (EEO), the Fire Fighter's Bill of Rights Act (FFBOR), and the Peace Officer's Bill of Rights Act (POBOR). LOCAL AGENCY shall ensure that its employees comply with all the legal obligations relating to these areas. LOCAL AGENCY shall ensure that its employees are provided appropriate training.

11. **TIMELINESS**: Time is of the essence in the performance of this Agreement.

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

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

14. **CHILD SUPPORT COMPLIANCE ACT**: "For any Agreement in excess of $100,000, the LOCAL AGENCY acknowledges in accordance with Public Contract Code 7110, that:

    A. The LOCAL AGENCY 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 LOCAL AGENCY, 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."

15. **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.

16. **COMPLIANCE WITH THE HEALTH INSURANCE PORTABILITY AND ACCOUNTABILITY ACT (HIPAA)**

The STATE and LOCAL AGENCY have a responsibility to comply with the provisions of the 1996 Federal Health Insurance Portability and Accountability Act (HIPAA) and the 2001 State Health Insurance Portability and Accountability Implementation Act. HIPAA provisions become applicable once the association and relationships of the health care providers are determined by the LOCAL AGENCY. It is the LOCAL AGENCY'S responsibility to determine their status as a "covered entity" and the relationships of personnel as "health care providers", "health care clearinghouse", "hybrid entities", business associates", or "trading partners". STATE personnel assigned to fill the LOCAL AGENCY'S positions within this Agreement, and their supervisors, may fall under the requirements of HIPAA based on the LOCAL AGENCY'S status. It is the LOCAL AGENCY'S responsibility to identify, notify, train, and provide all necessary policy and procedures to the STATE personnel that fall under HIPAA requirements so that they can comply with the required security and privacy standards of the act.

17. **LIABILITY INSURANCE**

The STATE and LOCAL AGENCY shall each provide proof of insurance in a form acceptable to the other party at no cost one to the other, to cover all services provided and use of local government facilities covered by this Agreement. If LOCAL AGENCY is insured and/or self-insured in whole or in part for any losses, LOCAL AGENCY shall provide a completed Certification of Self Insurance (Exhibit D, Schedule E) or certificate of insurance, executed by a duly authorized officer of LOCAL AGENCY. Upon request of LOCAL AGENCY the STATE shall provide a letter from DGS, Office Risk and Insurance Management executed by a duly authorized officer of STATE. If commercially insured in whole or in part, a certificate of such coverage executed by the insurer or its authorized representative shall be provided.

Said commercial insurance or self-insurance coverage of the LOCAL AGENCY shall include the following:

A. Fire protection and emergency services - Any commercial insurance shall provide at least general liability for $5,000,000 combined single limit per occurrence.

B. Dispatch services – Any commercial insurance shall provide at least general liability for $1,000,000 combined single limit per occurrence.

C. The CAL FIRE, State of California, its officers, agents, employees, and servants are included as additional insured's for purposes of this contract.

D. The STATE shall receive thirty (30) days prior written notice of any cancellation or change to the policy at the addresses listed on page 2 of this Agreement.

18. **WORKERS COMPENSATION**: (only applies where local government employees/volunteers are supervised by CAL FIRE, as listed in Exhibit D Schedule C. STATE contract employees' workers compensation is included as part of the contract personnel benefit rate).

A. Workers' Compensation and related benefits for those persons, whose use or employment is contemplated herein, shall be provided in the manner prescribed by California Labor Codes, State Interagency Agreements and other related laws, rules, insurance policies, collective bargaining agreements, and memorandums of understanding.

B. The STATE Unit Chief administering the organization provided for in this Agreement shall not use, dispatch or direct any non STATE employees, on any work which is deemed to be the responsibility of LOCAL AGENCY, unless and until LOCAL AGENCY provides for Workers' Compensation benefits at no cost to STATE. In the event STATE is held liable, in whole or in

part, for the payment of any Worker's Compensation claim or award arising from the injury or death of any such worker, LOCAL AGENCY agrees to compensate STATE for the full amount of such liability.

C. The STATE /LOCAL AGENCY shall receive proof of Worker's Compensation coverage and shall be notified of any cancellation and change of coverage at the addresses listed in Section 1.

19. **CONFLICT OF INTEREST**: LOCAL AGENCY needs to be aware of the following provisions regarding current or former state employees. If LOCAL AGENCY has any questions on the status of any person rendering services or involved with the Agreement, the STATE must be contacted immediately for clarification.

    Current State Employees (Public Contract Code §10410):

    1) No officer or employee shall engage in any employment, activity or enterprise from which the officer or employee receives compensation or has a financial interest and which is sponsored or funded by any state agency, unless the employment, activity or enterprise is required as a condition of regular state employment.

    2) No officer or employee shall contract on his or her own behalf as an independent contractor with any state agency to provide goods or services.

    Former State Employees (Public Contract Code §10411):

    1) For the two-year period from the date he or she left state employment, no former state officer or employee may enter into a contract in which he or she engaged in any of the negotiations, transactions, planning, arrangements or any part of the decision-making process relevant to the contract while employed in any capacity by any state agency.

    2) For the twelve-month period from the date he or she left state employment, no former state officer or employee may enter into a contract with any state agency if he or she was employed by that state agency in a policy-making position in the same general subject area as the proposed contract within the 12-month period prior to his or her leaving state service.

    If LOCAL AGENCY violates any provisions of above paragraphs, such action by LOCAL AGENCY shall render this Agreement void. (Public Contract Code §10420)

    Members of boards and commissions are exempt from this section if they do not receive payment other than payment of each meeting of the board or commission, payment for preparatory time and payment for per diem. (Public Contract Code §10430 (e))

20. **LABOR CODE/WORKERS' COMPENSATION**: LOCAL AGENCY needs to be aware of the provisions which require every employer to be insured against liability for Worker's Compensation or to undertake self-insurance in accordance with the provisions, and LOCAL AGENCY affirms to comply with such provisions before commencing the performance of the work of this Agreement. (Labor Code Section 3700)

21. **AMERICANS WITH DISABILITIES ACT**: LOCAL AGENCY assures the State that it complies with the Americans with Disabilities Act (ADA) of 1990, which prohibits discrimination on the basis of disability, as well as all applicable regulations and guidelines issued pursuant to the ADA. (42 U.S.C. 12101 et seq.)

22. **LOCAL AGENCY NAME CHANGE**: An amendment is required to change the LOCAL AGENCY'S name as listed on this Agreement. Upon receipt of legal documentation of the name change the

STATE will process the amendment. Payment of invoices presented with a new name cannot be paid prior to approval of said amendment.

23. **RESOLUTION**: A county, city, district, or other local public body must provide the STATE with a copy of a resolution, order, motion, or ordinance of the local governing body which by law has authority to enter into an agreement, authorizing execution of the Agreement.

24. **AIR OR WATER POLLUTION VIOLATION**: Under the State laws, the LOCAL AGENCY shall not be: (1) in violation of any order or resolution not subject to review promulgated by the State Air Resources Board or an air pollution control district; (2) subject to cease and desist order not subject to review issued pursuant to Section 13301 of the Water Code for violation of waste discharge requirements or discharge prohibitions; or (3) finally determined to be in violation of provisions of federal law relating to air or water pollution.

25. **AFFIRMATIVE ACTION**. STATE certifies its compliance with applicable federal and State hiring requirements for persons with disabilities, and is deemed by LOCAL AGENCY to be in compliance with the provisions of LOCAL AGENCY'S Affirmative Action Program for Vendors.

26. **DRUG AND ALCOHOL-FREE WORKPLACE**. As a material condition of this Agreement, STATE agrees that it and its employees, while performing service for LOCAL AGENCY, on LOCAL AGENCY property, or while using LOCAL AGENCY equipment, shall comply with STATE's Employee Rules of Conduct as they relate to the possession, use, or consumption of drugs and alcohol.

27. **ZERO TOLERANCE FOR FRAUDULENT CONDUCT IN LOCAL AGENCY SERVICES**. STATE shall comply with any applicable "Zero Tolerance for Fraudulent Conduct in LOCAL AGENCY Services." There shall be "Zero Tolerance" for fraud committed by contractors in the administration of LOCAL AGENCY programs and the provision of LOCAL AGENCY services. Upon proven instances of fraud committed by the STATE in connection with performance under the Agreement, the Agreement may be terminated consistent with the termination for cause/cancellation term, Exhibit C, section 8, subsection B, of Cooperative Fire Programs Fire Protection Reimbursement Agreement, LG-1, between the California Department of Forestry and Fire Protection (CAL FIRE) and the LOCAL AGENCY.

28. **OFFICIAL INFORMATION**. "Official information" means information, regardless of the form or medium of disclosure, that has been or will be disclosed between the parties in connection with this Agreement, and all copies thereof, that has been designated by CAL FIRE and/or the LOCAL AGENCY as confidential, restricted, prohibited, or privileged by State or federal law. Official Information is intended to include information acquired in confidence by a public employee in the course of his or her duty and not open, or officially disclosed, to the public and exempt from disclosure under the Public Records Act as contemplated by Government Code section 7928.705 and Evidence Code section 1040.

    Pursuant to Government Code sections 7927.500, 7927.000, 7921.505 and 7922.000, Official Information disclosed between government agencies that have agreed to treat the disclosed material as confidential remains confidential and exempt from disclosure under the Public Records Act or other similar laws.

    CAL FIRE and the LOCAL AGENCY agree to take all necessary measures to protect Official Information and shall impose all the requirements of this Agreement on all of their respective officers, employees and agents with regards to access to the Confidential Information.

Any exchange of Official Information between parties shall not constitute a "waiver" of any exemption pursuant to Government Code section 7921.505. CAL FIRE and LOCAL AGENCY personnel allowed access to information designated as Confidential Information shall be limited to those persons with a demonstrable business need for such access. CAL FIRE and LOCAL AGENCY agree to provide a list of authorized personnel in writing as required by Government Code section 7921.505(c).

A party to this Agreement who experiences a security breach involving Official Information covered by this Agreement, agrees to promptly notify the other party of such breach.

29. **ENTIRE AGREEMENT**: This agreement contains the whole Agreement between the Parties. It cancels and supersedes any previous agreement for the same or similar services.

30. **LIMITED WAIVER OF SOVEREIGN IMMUNITY**: The Parties acknowledge that Grantee is a federally recognized Indian tribe and, as such, possesses sovereign immunity from suit. Nothing in this Agreement is or shall be deemed to be a general waiver of Grantee's sovereign immunity from suit, which immunity is expressly asserted, provided, however, that Grantee hereby expressly, unequivocally, and irrevocably provides a limited waiver of sovereign immunity from suit to allow CAL FIRE to exercise all of its rights under the terms of this Agreement, and Grantee consents to suit in any court of the State of California for any claim to interpret or enforce this Agreement. Grantee's limited waiver of sovereign immunity is applicable solely to claims by the State of California, through CAL FIRE and its departments, their successors and assigns. This limited waiver of sovereign immunity does not apply to claims by any other person, corporation, partnership, governmental body, or other entity. Claims hereunder shall allow for the remedies of specific performance, injunctive relief, declaratory relief, and monetary damages. The Parties agree to meet and confer to seek to resolve any disputes arising under this Agreement before pursing legal action against the Tribe.

EXHIBIT D
ADDITIONAL PROVISIONS

EXCISE TAX: State of California is exempt from federal excise taxes, and no payment will be made for any taxes levied on employees' wages. STATE will pay any applicable State of California or local sales or use taxes on the services rendered or equipment or parts supplied pursuant to this agreement. The STATE may pay any applicable sales and use tax imposed by another state.

Schedules

The following Schedules are included as part of this agreement (check boxes if they apply):

☒ **A. Fiscal Display, PRC 4142 AND/OR PRC 4144 -** STATE provided LOCAL AGEN funded fire protection services. State-owned vehicles shall be operated and maintair in accordance with policies of STATE at rates listed in Exhibit D, Schedule A.

☒ **B. STATE Funded Resource** - A listing of personnel, crews and major facilities of STATE overlapping or adjacent to the local agency area that may form a reciprocal p of this agreement.

☒ **C. LOCAL AGENCY Provided Local Funded Resources -** A listing of servic personnel, equipment and expenses, which are paid directly by the local agency, which are under the supervision of the Unit Chief.

☒ **D. LOCAL AGENCY Owned STATE Maintained Vehicles** - Vehicle informat pertaining to maintenance responsibilities and procedures for local agency-owr vehicles that may be a part of the agreement.

LOCAL AGENCY-owned firefighting vehicles shall meet and be maintained to meet minimum safety standards set forth in Title 49, Code of Federal Regulations; and Titles 8 and 13, California Code of Regulations.

LOCAL AGENCY-owned vehicles that are furnished to the STATE shall be maintained and operated in accordance to LOCAL AGENCY policies. In the event LOCAL AGENCY does not have such policies, LOCAL AGENCY-owned vehicles shall be maintained and operated in accordance with STATE policies. The cost of said vehicle maintenance and operation shall be at actual cost or at rates listed in Exhibit D, Schedule D.

Exhibit D, Schedule D is incorporated into this section if LOCAL AGENCY-owned vehicles listed in Exhibit D, Schedule D are to be operated, maintained, and repaired by STATE.

LOCAL AGENCY assumes full responsibility for all liabilities associated therewith in accordance with California Vehicle Code Sections 17000, 17001 et seq. STATE employees operating LOCAL AGENCY-owned vehicles shall be deemed employees of LOCAL AGENCY, as defined in Vehicle Code Section 17000. Except where LOCAL AGENCY would have no duty to indemnify STATE under Exhibit C, Section 6 for all LOCAL AGENCY-owned vehicles operated or used by employees of STATE under this agreement.

LOCAL AGENCY employees, who are under the supervision of the Unit Chief and operating State-owned motor vehicles, as a part of the duties and in connection with fire protection and other emergency services, shall be deemed employees of STATE, as defined in Vehicle Code Section 17000 for acts or omissions in the use of such vehicles. Except where STATE would have no duty to indemnify LOCAL AGENCY under Exhibit C, Section 6.

E. **Certification of Insurance -** Provider Insurance Certification and/or proof of s insurance.

EXHIBIT D, SCHEDULE A

LOCAL FUNDED – STATE RESOURCES

FISCAL DISPLAY

PRC 4142

NAME OF LOCAL AGENCY: City of Soledad

CONTRACT NUMBER: **4CA07726**

Index: 4600 PCA: 48510 Fiscal Year: 2026/27 to 2026/27

This is Schedule A of Cooperative Agreement originally dated July 1, 2026, by and between CAL FIRE of the State of California and LOCAL AGENCY.

(See Attached)

Unit: BEU

Agreement Total	$3,046,207

Contract Name: City of Soledad

Contract No.: 4CA07726

Page No.:

Fiscal Year 26/27	
48510 PS Total	$2,957,542
48510 OE Total	$88,665

TOTAL	$3,046,207

Fiscal Year:	**2026**		**Sub Total**	**$2,626,358**	
Index:	**4600**	**Unit:**	**Admin**	**$331,184**	**12.61%**
PCA	**48510**		**Total**	**$2,957,542**	
PRC:	**4142**				
Comments	FY26/27		Overtime Total:	$367,459	

Contract Name: City of Soledad

Contract No.: 4CA07726

Page No.:

This is a Schedule A - 4142 of the Cooperative Agreement, dated July 1, 2026 between City of Soledad and The California Department of Forestry and Fire Protection (CAL FIRE)

CAL FIRE Unit Chief	George Nunez Jr.
CAL FIRE Region Chief	Mike van Loben Sels

Staff Benefit Rate as of 7/1/26 for POF Classifications	**89.97%**
Staff Benefit Rate as of 7/1/26 for SAF Classifications	**62.10%**
Staff Benefit Rate as of 7/1/26 for MIS Classifications	**76.81%**

Number of Positions	Classification/ad-ons (Pick From List)	RET.	Period	Salary Months	Salary Rate	Total Salary	EDWC Rate	EDWC Periods	Total EDWC	Salary Benefits	FFI UI	EDWC Benefits	Total Salary & EDWC	Total Position Cost
0.33	Battalion Chief	POF	2026-2027	12	$8,930	$35,362	$3,639	12	$14,410	$31,815	$0	$7,920	$89,508	$112,915
0.33	Longevity Pay Differential - 7%	POF		12	$0	$2,475			$0	$2,227		$0	$4,702	
0.33	Education Incentive Pay Differential	POF		12	$150	$594			$0	$534		$0	$1,128	
		POF			$0	$0			$0	$0		$0	$0	
		POF			$0	$0			$0	$0		$0	$0	
0.33	Overtime	POF	$70	750		$17,325			$0	$251		$0	$17,576	
3.33	Fire Captain, Range A	POF	2026-2027	12	$7,694	$307,438	$3,143	12	$125,594	$276,602	$0	$69,027	$778,661	$945,936
3.33	Longevity Pay Differential - 5%	POF		12	$0	$15,372			$0	$13,830		$0	$29,202	
3.33	Education Incentive Pay Differential	POF		12	$150	$5,994			$0	$5,393		$0	$11,387	
		POF			$0	$0			$0	$0		$0	$0	
		POF			$0	$0			$0	$0		$0	$0	
3.33	Overtime	POF	$50	750		$124,875			$0	$1,811		$0	$126,686	
4	Fire Apparatus Engineer, Range A	POF	2026-2027	12	$6,856	$329,099	$2,807	12	$134,736	$296,090	$0	$74,051	$833,976	$1,003,367
4	Longevity Pay Differential - 3%	POF		12	$0	$9,873			$0	$8,883		$0	$18,756	
4	Education Incentive Pay Differential	POF		12	$150	$7,200			$0	$6,478		$0	$13,678	
		POF			$0	$0			$0	$0		$0	$0	
		POF			$0	$0			$0	$0		$0	$0	
4	Overtime	POF	$45	750		$135,000			$0	$1,958		$0	$136,958	
2	Fire Fighter II, Range A	POF	2026-2027	6	$6,181	$74,169	$2,536	6	$30,432	$66,730	$0	$16,725	$188,056	$252,346
2	Education Incentive Pay Differential	POF		6	$150	$1,800			$0	$1,619		$0	$3,419	
		POF			$0	$0			$0	$0		$0	$0	
		POF			$0	$0			$0	$0		$0	$0	
		POF			$0	$0			$0	$0		$0	$0	
2	Overtime	POF	$40	750		$60,000			$0	$870		$0	$60,870	
0.14	Analyst I	MIS	2026-2027	12	$6,276	$10,544	$0	0	$0	$8,099	$0	$0	$18,642	$18,642
		MIS			$0	$0			$0	$0		$0	$0	
		MIS			$0	$0			$0	$0		$0	$0	
		MIS			$0	$0			$0	$0		$0	$0	
		MIS			$0	$0			$0	$0		$0	$0	
	Overtime	MIS							$0	$0		$0	$0	
0.16	Senior Personnel Specialist	MIS	2026-2027	12	$7,305	$14,026	$0	0	$0	$10,773	$0	$0	$24,799	$25,625
		MIS			$0	$0			$0	$0		$0	$0	
		MIS			$0	$0			$0	$0		$0	$0	
		MIS			$0	$0			$0	$0		$0	$0	
		MIS			$0	$0			$0	$0		$0	$0	
0.16	Overtime	MIS	R&R	4800		$768			$0	$59		$0	$827	
0.33	Heavy Equipment Mechanic, Range A	MIS	2026-2027	12	$6,723	$26,623	$0	0	$0	$20,449	$0	$0	$47,072	$56,484
0.33	Fire Mission Pay Differential - HEM Range A	MIS		12	$672	$2,661			$0	$2,044		$0	$4,705	
0.33	Commercial Drivers License Pay Differential Range A	MIS		12	$336	$1,331			$0	$1,022		$0	$2,353	
0.33	Longevity Pay Differential - 5%	MIS	Geo Pay	12	$0	$1,331			$0	$1,022		$0	$2,354	
		MIS			$0	$0			$0	$0		$0	$0	
	Overtime	MIS							$0	$0		$0	$0	

Fiscal Year:	**2026**					**Sub Total**	**$2,626,358**				**Contract Name:**		City of Soledad	
Index:	**4600**		**Unit:**			**Admin**	**$331,184**	**12.61%**						
PCA	**48510**					**Total**	**$2,957,542**				**Contract No.:**	4CA07726		
PRC:	**4142**										**Page No.:**			
Comments	FY26/27					Overtime Total:	$367,459							
1.26	Communications Operator, Range B	SAF	2026-2027	12	$7,306	$110,467	$0	0	$0	$68,600	$0	$0	$179,067	$211,044
1.26	Night-Shift Pay Differential	SAF		12	$303	$4,586			$0	$2,848		$0	$7,434	
		SAF			$0	$0			$0	$0		$0	$0	
		SAF			$0	$0			$0	$0		$0	$0	
		SAF			$0	$0			$0	$0		$0	$0	
1.26	Overtime	SAF	$64	300		$24,192			$0	$351		$0	$24,543	
					$0	$0	$0	0	$0	$0	$0	$0	$0	$0
					$0	$0			$0	$0		$0	$0	
					$0	$0			$0	$0		$0	$0	
					$0	$0			$0	$0		$0	$0	
					$0	$0			$0	$0		$0	$0	
	Overtime								$0	$0		$0	$0	
					$0	$0	$0	0	$0	$0	$0	$0	$0	$0
					$0	$0			$0	$0		$0	$0	
					$0	$0			$0	$0		$0	$0	
					$0	$0			$0	$0		$0	$0	
					$0	$0			$0	$0		$0	$0	
	Overtime								$0	$0		$0	$0	
					$0	$0	$0	0	$0	$0	$0	$0	$0	$0
					$0	$0			$0	$0		$0	$0	
					$0	$0			$0	$0		$0	$0	
					$0	$0			$0	$0		$0	$0	
					$0	$0			$0	$0		$0	$0	
	Overtime								$0	$0		$0	$0	
					$0	$0	$0	0	$0	$0	$0	$0	$0	$0
					$0	$0			$0	$0		$0	$0	
					$0	$0			$0	$0		$0	$0	
					$0	$0			$0	$0		$0	$0	
					$0	$0			$0	$0		$0	$0	
	Overtime								$0	$0		$0	$0	
					$0	$0	$0	0	$0	$0	$0	$0	$0	$0
					$0	$0			$0	$0		$0	$0	
					$0	$0			$0	$0		$0	$0	
					$0	$0			$0	$0		$0	$0	
					$0	$0			$0	$0		$0	$0	
	Overtime								$0	$0		$0	$0	
					$0	$0	$0	0	$0	$0	$0	$0	$0	$0
					$0	$0			$0	$0		$0	$0	
					$0	$0			$0	$0		$0	$0	
					$0	$0			$0	$0		$0	$0	
					$0	$0			$0	$0		$0	$0	
	Overtime								$0	$0		$0	$0	

Fiscal Year: 2026	**Uniform Benefits**	**$298**		**Contract Name:** City of Soledad
Index: 4600	**Sub Total**	**$78,737**		
PCA: 48510	**Admin**	**$9,929**	**12.61%**	**Contract No.:** 4CA07726
PRC: 4142	**Total**	**$88,665**		**Page No.:**

Comments

This is a Schedule A - 4142 of the Cooperative Agreement, dated July 1, 2026 between City of Soledad and The California Department of Forestry and Fire Protection (CAL FIRE)

						1.45%	
Category (Pick from List)	**Details**	**Number**	**Months**	**Rate**	**Sub-Total**	**Uniform Benefits**	**Total**
UNIFORM ALLOWANCE FOR BU8	.33 BC, 3.33 FC, 4 FAE	7.66	12.00	$178	$ 16,316	$ 237	$ 16,552
UNIFORM ALLOWANCE FOR BU8	2 FFII	2.00	12.00	$178	$ 4,260	$ 62	$ 4,322
UNIFORM ALLOWANCE FOR COMM OP		1.26	12.00	$104	$ 1,575		$ 1,575
UNIFORM ALLOWANCE FOR HEM	R4637	0.33	12.00	$56	$ 221		$ 221
GENERAL EXPENSE	Mech Tools	0.33	1.00	$575	$ 190		$ 190
GENERAL EXPENSE	DOT	0.33	1.00	$400	$ 132		$ 132
COVERALLS FOR HEM	R4637	0.33	1.00	$144	$ 48		$ 48
VEHICLE OPERATIONS	TRN 53	0.33	12.00	$725	$ 2,871		$ 2,871
VEHICLE OPERATIONS	R4637	0.33	12.00	$725	$ 2,871		$ 2,871
VEHICLE OPERATIONS	B31	0.33	12.00	$906	$ 3,589		$ 3,589
VEHICLE OPERATIONS	E37	1.00	12.00	$675	$ 8,100		$ 8,100
VEHICLE OPERATIONS	E137	1.00	12.00	$200	$ 2,400		$ 2,400
VEHICLE OPERATIONS	T37	1.00	12.00	$1000	$ 12,000		$ 12,000
VEHICLE OPERATIONS	U37	1.00	12.00	$500	$ 6,000		$ 6,000
OTHER ITEMS OF EXPENSE	Wildland Pants	9.99	3.00	$225	$ 6,743		$ 6,743
GENERAL EXPENSE	Vector Solutions	11.26	1.00	$75	$ 845		$ 845
GENERAL EXPENSE	Vector Solutions	0.30	1.00	$38	$ 11		$ 11
GENERAL EXPENSE	InTime	11.26	1.00	$57	$ 642		$ 642
GENERAL EXPENSE	PPE (4 FAE, 2 FFII)	6.00	12.00	$50	$ 3,600		$ 3,600
GENERAL EXPENSE	PPE (.33 BC, 3.33 FC)	3.66	12.00	$50	$ 2,196		$ 2,196
OTHER ITEMS OF EXPENSE	Tablet Command	3.33	1.00	$1150	$ 3,830		$ 3,830

EXHIBIT D, SCHEDULE B

STATE FUNDED RESOURCES

NAME OF LOCAL AGENCY:City of Soledad

This is Schedule B of Cooperative Agreement originally dated July 1, 2026, by and between CAL FIRE of the State of California and LOCAL AGENCY.

FISCAL YEAR: **2026**/27 **to 2026**/27

(See Attached)

EXHIBIT D, SCHEDULE B
STATE FUNDED RESOURCES

San Benito – Monterey Unit Personnel and Facilities

ADMINISTRATION

1 Chief/Unit Chief
1 Assistant Chief / Division Chief, Management Services
1 Assistant Chief / Division Chief, North Operations
1 Assistant Chief / Division Chief, South Operations
2 Forester I
1 Environmental Scientist
1 Battalion Chief / Emergency Command Center (ECC)
10 Battalion Chiefs
6 Office Support Personnel
3 Fire Captain Specialist / Fire Prevention
1 Fire Captain / Pre-Suppression
1 Forestry Equipment Manager
1 Forestry Logistics Officer

BUDGETED FIRE SEASON STATIONS AND CREWS

Carmel Hill Forest Fire Station
Tularcitos Forest Fire Station
King City Forest Fire Station
Gonzalez Forest Fire Station
Bradley Forest Fire Station
Lockwood Forest Fire Station
Parkfield Forest Fire Station
Aromas Tri-County Fire Protection District
Hollister Forest Fire Station
Antelope Forest Fire Station
Bear Valley Forest Fire Station
Beaver Dam Forest Fire Station

AIR ATTACK / HELITACK BASES

Hollister Air Attack Base

CONSERVATION CAMP

Gabilan Conservation Camp

EXHIBIT D, SCHEDULE C

LOCAL FUNDED LOCAL RESOURCES ASSIGNED TO THE CAL FIRE UNIT

NAME OF LOCAL AGENCY:City of Soledad

This is Schedule C of Cooperative Agreement originally dated July 1, 2026, by and between CAL FIRE of the State of California and LOCAL AGENCY.

FISCAL YEAR: **2026**/27 **to 2026**/27

(See Attached)

Soledad, CA

Contractor Name: City of Soledad
Contract No.# 4CA07226
Page. 24

Budget Worksheet
Account Summary
For Fiscal: 2025-2026 Period Ending: 06/30/2026

		2023-2024 Total Budget	2023-2024 Total Activity	2024-2025 Total Budget	2024-2025 Total Activity	2025-2026 Total Budget	2025-2026 YTD Activity	Defined Budgets 2025-2026 2025-2026
Fund: 100 - GENERAL FUND								
Expense								
Department: 1450 - FIRE DEPARTMENT								
ExpCategory: 52 - Services & Supplies								
100-1450-52040	OFFICE SUPPLIES	1,500.00	1,444.50	1,500.00	1,577.47	1,500.00	0.00	1,500.00
100-1450-52041	OPERATIONAL SUPPLIES	4,000.00	3,744.55	4,000.00	3,519.22	4,000.00	0.00	4,000.00
100-1450-52042	POSTAGE, SHIPPING & FREIGH	0.00	82.65	0.00	0.00	0.00	0.00	
100-1450-52045	FIRE PREVENTION	5,000.00	1,304.60	5,000.00	4,833.52	2,000.00	0.00	2,000.00
100-1450-52051	TOOLS & MINOR EQUIPMENT	3,500.00	2,272.66	3,500.00	1,804.36	6,500.00	0.00	6,500.00
100-1450-52080	FLEET SERVICES	0.00	60.00	0.00	0.00	0.00	0.00	
100-1450-52085	FUEL	11,500.00	13,643.92	11,500.00	15,681.25	11,500.00	0.00	11,500.00
100-1450-52091	TRAVEL, MEETINGS & TRAININ	500.00	239.56	500.00	323.75	500.00	0.00	500.00
100-1450-52200	PROFESSIONAL SERVICES/FEES	1,100,000.00	1,204,217.97	1,272,989.00	1,612,390.74	1,612,348.00	0.00	1,612,348.00
Budget Detail								
Budget Code	**Description**			**Units**	**Price**	**Amount**		
2025-2026	CalFire Contract			1.00	1,612,348.00	1,612,348.00		
100-1450-52400	UTILITIES	15,000.00	18,731.74	14,000.00	21,058.00	18,000.00	0.00	18,000.00
100-1450-52410	TELEPHONE/DATA/PAGER	1,300.00	2,046.06	1,300.00	2,478.38	1,300.00	0.00	1,300.00
100-1450-52518	FACILITIES EXPENSE	12,000.00	48,357.28	12,000.00	18,983.15	12,000.00	150.00	12,000.00
100-1450-52520	MAINTENANCE AGREEMENTS	4,000.00	2,256.98	4,000.00	3,565.87	4,000.00	0.00	4,000.00
100-1450-52525	REPAIRS & MAINTENANCE SUP	5,000.00	5,494.63	5,000.00	5,068.11	5,000.00	0.00	5,000.00
	ExpCategory: 52 - Services & Supplies Total:	**1,163,300.00**	**1,303,897.10**	**1,335,289.00**	**1,691,283.82**	**1,678,648.00**	**150.00**	**1,678,648.00**
ExpCategory: 57 - Capital Outlay								
100-1450-57000	CAPITAL OUTLAY - IMPROVEME	0.00	51,884.49	0.00	306,259.83	0.00	0.00	

Budget Worksheet

For Fiscal: 2025-2026 Period Ending: 06/30/2026

		2023-2024 Total Budget	2023-2024 Total Activity	2024-2025 Total Budget	2024-2025 Total Activity	2025-2026 Total Budget	2025-2026 YTD Activity	Defined Budgets 2025-2026 2025-2026
100-1450-57100	CAPITAL OUTLAY - COMPUTER	0.00	429.00	0.00	0.00	0.00	0.00	
	ExpCategory: 57 - Capital Outlay Total:	**0.00**	**52,313.49**	**0.00**	**306,259.83**	**0.00**	**0.00**	**0.00**
	Department: 1450 - FIRE DEPARTMENT Total:	**1,163,300.00**	**1,356,210.59**	**1,335,289.00**	**1,997,543.65**	**1,678,648.00**	**150.00**	**1,678,648.00**
	Expense Total:	**1,163,300.00**	**1,356,210.59**	**1,335,289.00**	**1,997,543.65**	**1,678,648.00**	**150.00**	**1,678,648.00**
	Fund: 100 - GENERAL FUND Total:	**1,163,300.00**	**1,356,210.59**	**1,335,289.00**	**1,997,543.65**	**1,678,648.00**	**150.00**	**1,678,648.00**
	Report Total:	**1,163,300.00**	**1,356,210.59**	**1,335,289.00**	**1,997,543.65**	**1,678,648.00**	**150.00**	**1,678,648.00**

EXHIBIT D, SCHEDULE D (page one)

LOCAL AGENCY OWNED
STATE MAINTAINED VEHICLES

NAME OF LOCAL AGENCY:City of Soledad

This is Schedule D of Cooperative Agreement originally dated July 1, 2026, by and between CAL FIRE of the State of California and LOCAL AGENCY

FISCAL YEAR: **2026**/27 **to 2026**/27

The current "Salary, Pay Differentials, and Operating Expense Schedule" Memorandum under Operating Expenses, Vehicle Maintenance includes the following description of maintenance responsibilities and procedures for LOCAL AGENCY-owned vehicles which are listed in the Exhibit D, Schedule A. Categories are "Flat Rate", "Mileage Rate", and "Actual Cost".

(1) For all vehicles for which a monthly "Flat Rate" is shown, (this category excludes, all surveyed CAL FIRE vehicles, vehicles obtained through federal surplus, fire apparatus built on commercial chassis over 15 years old and fire apparatus built on custom chassis over 20 years old - age is based on chassis production year.)

State shall:

a. Provide fuel, oil, lubrication, batteries, tires and tubes,

b. Repair, exchange or replace when necessary accessory motors, hoses, pumps, spotlights, sirens, fire extinguishers and all other accessories affixed to or supplied when said vehicles were accepted by the STATE for operation under Schedule A, excepting equipment or accessories not common to the use of the STATE and radio, installations originally provided by the LOCAL AGENCY. All such equipment provided and installed by the STATE shall become the property of the LOCAL AGENCY and the replaced equipment removed shall become the property of the STATE.

c. Make such reasonable repairs to said vehicles (not including painting.) as may be necessary to keep the vehicles in operating condition; provided, however, that the STATE may cease to make further repairs on any vehicles when the STATE determines that the repair costs during the period of this agreement shall exceed $10,000 for any one occurrence, or will exceed the market value of the vehicle. In the event the STATE determines that a vehicle is not fit for further use because of obsolescence, deterioration or damage, the STATE shall not be required to repair the vehicle or maintain it in use. Upon such determination, the STATE shall immediately so advise the LOCAL AGENCY, and the LOCAL AGENCY shall have the option of replacing said vehicle or STATE shall discontinue the particular service.

EXHIBIT D, SCHEDULE D (page two)
LOCAL AGENCY OWNED
STATE MAINTAINED VEHICLES

(2) For all passenger and service vehicles for which a "Mileage Rate" is shown, STATE shall:

a. Provide fuel, oil, lubrication, batteries and tires and tubes.

b. Make such reasonable repairs to said vehicles as may be necessary to keep the vehicles in operating condition provided, however, that the STATE may cease to make further repairs on any vehicles when the potential repair costs are not reasonable considering the vehicle age, market value and other pertinent factors.

Upon such determination, the STATE shall immediately so notify the LOCAL AGENCY and the LOCAL AGENCY shall have the option of replacing said vehicle or STATE shall discontinue the particular service.

(3) For all vehicles listed under the heading "Flat Rate" or "Mileage Rate', LOCAL AGENCY shall assume accident repairs in excess of $2,000 per occurrence.

(4) For all vehicles listed under the heading "Actual Cost", the STATE shall operate, maintain, and repair said vehicles at the STATE'S actual cost.

(5) LOCAL AGENCY-owned vehicles to be maintained pursuant to this section are listed below by category and are described by year model, "Rate Letter" type, and license number.

Category	Year Model	Type	License Number
33% Mileage Rate	2016 Ford F-450	4WD UB	1489939 - R4637
	2011 Chevy Silverado	4WD PU	1346946 - T53
	2022 Chevy Silverado	4WD PU	1639928 - B31
100% Flat Rate	2017 Smeal WUI	3-B-1	1535397 - E37
	2009 HME 1871 SFO	3-B-1	1270091 - E137
	2024 Smeal Ladder	3-B-1	1703409 - T37
	2008 Ford F-250	4WD PU	1270081 - U37

EXHIBIT D, SCHEDULE E

This is Schedule E of Cooperative Agreement originally dated July 1, 2026, by and between the CAL FIRE of the State of California and LOCAL AGENCY

NAME OF LOCAL AGENCY:City of Soledad

The CAL FIRE, State of California and its officers, agents, employees, and servants are included as additional insured for the purposes of this contract. The State shall receive thirty (30) days prior written notice of any cancellation or change to the policy at the addresses listed in LG1, Page 2.

FISCAL YEAR: **2026**/27 **to 2026**/27

SELF-INSURANCE CERTIFICATION BY LOCAL AGENCY FOR TORT LIABILITY

This is to certify that LOCAL AGENCY has elected to be self-insured under the self-insurance provision provided in Exhibit C, Section 17.

By: _____ _____
Signature Printed Name

_____ _____
Title Date

SELF-INSURANCE CERTIFICATION BY LOCAL AGENCY FOR WORKER'S COMPENSATION BENEFITS

This is to certify that LOCAL AGENCY has elected to be self-insured for Workers' Compensation benefits which comply with Labor Code Section 3700 as provided in Exhibit C, Section 18.

By: _____ _____
Signature Printed Name

_____ _____
Title Date

SELF-INSURANCE CERTIFICATION BY LOCAL AGENCY FOR LOCAL AGENCY-OWNED VEHICLES

This is to certify that LOCAL AGENCY has elected to be self-insured for local agency-owned vehicles under the self-insurance provision provided in Exhibit D, Schedule D.

By: _____ _____
Signature Printed Name

_____ _____
Title Date

Docusign Envelope ID: 1B212668-979C-8446-8008-11A7AD33975A

Amendment to Fiscal Year 26/27 City of Soledad/CAL FIRE Fire Protection Services Cooperative Agreement **#4CA07726** For 6-month Renewal Opt-out Time Period

By executing this document, the Parties hereto acknowledge and agree that by execution of the FY26/27 Cooperative Fire Agreement for Fire Protection Services, the 1-year written notice for renewal opt-out time period set forth in Exhibit C., Section 8, Part B of the Agreement has been amended to a 6-month renewal opt-out time period.

Dated: 6/11/2026

By: DocuSigned by: Matthew Sully 772A02681420481...

Matthew Sully
Cooperative Fire Program
CAL FIRE Cooperative Fire Program

Dated: _____

By: _____

Megan Hunter
City Manager
City of Soledad

AGENDA ITEM NO. 2.

CITY OF SOLEDAD
STAFF REPORT

SUBJECT: **Receive Soledad Police Department AB 481 Annual Report and Provide Direction**

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

FROM: **Mike Rodriquez, City Attorney**

THROUGH: **Megan Hunter, City Manager**

MEETING DATE: **July 1, 2026**

Recommendation

It is recommended that the City Council receive the Soledad Police Department's AB 481 Annual Report and provide Staff with direction on publicizing the report and bringing the same back for Council and public comment and consideration.

Executive Summary

Per Assembly Bill 481, as codified in Government Code Section 7070, et seq., in 2022 the City Council was compelled to adopt an ordinance approving policies applicable to the Police Department's use of military equipment. After adoption of said ordinance, the City's Police Department is required to provide the Council with an Annual Report concerning the previous year's use of military equipment and make the report available for Council and public comment. The Report is then used by the Council as part of its annual review and renewal of the City's Military Equipment Use Policy Ordinance, which will be scheduled for August 5, 2026.

Background

Effective January 1, 2022, Assembly Bill 481 (codified in Government Code Section 7070, et seq.) requires legislative bodies to adopt ordinances approving military equipment use policies before law enforcement agencies can continue to engage in specified activities related to the use of what the state legislature has defined as "military equipment" in Government Code Section 7070. Ordinance No. 743 "Approving Soledad Police Department Policy Manual Policy 709-Military Equipment" was approved by the City Council on June 15, 2022.

Review & Analysis

Government Code Section 7071(e)(1) states that a governing body shall review any ordinance it has adopted pursuant to this section approving the funding, acquisition, or use of military equipment at least annually and, subject to paragraph (e)(2), vote on whether to renew the ordinance at a regular meeting. Said review is scheduled for the City Council meeting of August 5, 2026.

Government Code Section 7072 also provides that any law enforcement agency that receives approval for a military use policy pursuant to Section 7071 shall submit to the governing body an annual military equipment report for each type of military equipment approved. The Annual Report is meant to provide yearly information about each type of military equipment that was approved by Council. The report contains a summary of how the equipment is used (if at all), any complaints or concerns received about the equipment, and any associated costs related to the equipment's use. The law enforcement agency shall also make each annual military equipment report required by this section publicly available on its internet website.

After submitting an annual military equipment report to its governing body, and making said report and related documents available to the public for review for a minimum of 30 days, the law enforcement agency is required to hold at least one well-publicized meeting at which the general public may discuss and ask questions regarding the report and the law enforcement agency's funding, acquisition or use of military equipment. The City plans to hold such a meeting as a part of its regular City Council meeting on August 5, 2026.

The City's Police Department has now prepared its 2025-2026 AB 481 Annual Report, a copy of which is attached hereto as Attachment 1. No action needs to be taken this evening other than to accept the report, direct that it be posted on the Police Department and City's websites, and direct that the "meeting" to allow public questions and input on the Report be appropriately publicized before the August 5 meeting. The Council is also free to ask any questions it may have regarding the Annual Report.

This year's Annual Report includes two new entries for unmanned aerial systems (drones). One drone, the Skydio X2 UAS, was purchased in 2022 and has been in use periodically since that time. This model has been discontinued by the manufacturer and has not received much use in the past year due to technical problems that can no longer be remedied. The other drone, the much smaller DJI Avata 2 FPV, was purchased on March 4, 2026. It has yet to be deployed by the Police Department. The Skydio X2 has been left off previous reports as the result of a misunderstanding that led to the Department's erroneous conclusion that the involved equipment was exempt from acquisition and disclosure requirements contained in the City's Military Use Policy. Neither acquisition nor use of either drone was ever formally approved by the Council by ordinance, as required by law. This mistake, and the prior year's use of the equipment, if any, has been included in this year's report for transparency purposes. Further use of the equipment will be prohibited until the Council considers retroactive approval of the acquisition and use of the drones. It should be noted that, generally speaking, California's Military Equipment Law applies only to law enforcement agencies, and as such, CAL FIRE will still have access to drones for fire suppression purposes.

Financial Considerations

There are no financial impacts associated with the submission of the Police Department's AB 481 Annual Report.

Strategic Plan Alignment

Consideration and adoption of the AB 481 Annual Report and renewal of the adoption of the City's Ordinance approving policies applicable to the Police Department's use of military equipment is consistent with Soledad Strategic Plan Goal 6.1-Strengthen Community Trust and Public Safety through Partnership and Community Policing, and Objective 6.1.1-Strengthen relationships between police and residents, by increasing transparency with respect to the purchase and use of military

equipment for law enforcement purposes. The involved annual review process allows the public to ascertain information about and provide input on the acquisition, use, and maintenance costs associated with such equipment.

Alternatives

- Accept the AB 481 Annual Report and provide direction to Staff concerning publicizing the report for public review and comment.
- Do not accept the Report and provide alternative direction to Staff. This is not recommended as the acceptance of the Report is a prerequisite to subsequent action that must be taken by the City concerning the City's Military Equipment Ordinance.

Planning/CEQA

Submission of the Police Department's AB 481 Annual Report is exempt from the California Environmental Quality Act ("CEQA"). Said action is not a "project" within the meaning of Section 15378 of the State CEQA Guidelines since there is no potential for the action to result in direct or indirect physical change to the environment. In addition, the action is not subject to CEQA pursuant to State CEQA Guidelines Section 15061, as it can be seen with certainty that there is no possibility it may have a significant effect on the environment.

Public Notice Requirements

None required.

Attachment(s):
Revised AB 481 Annual Report

Soledad Police Department
AB 481 Annual Report 2025-2026

Annual Report

AB 481 requires the Police Department to provide the City Council and the public with a report outlining how the military equipment possessed and/or acquired by the City during the previous year was used in order to ensure the police department is adhering to its policy and the City ordinance concerning military equipment. This is the first year that the Department has listed its drones, acquired in 2022 and 2026, as military equipment. See New Sections 3 and 4 and Note at end of report, all marked with *.

1. **M16A2 Commando 5.56 patrol carbine rifles**
   A. A summary of how the military equipment was used and the purpose of its use. **These weapons may be deployed in circumstances in which an officer can articulate a reasonable expectation that the rifle may be needed. (E.g., where an officer anticipates an armed encounter, need for long range fire, where an officer believes a suspect may be wearing body armor). Use of the ammunition for these weapons requires special training by POST certified trainers.**
   B. A summary of any complaints or concerns received concerning the military equipment. **None.**
   C. The results of any internal audits, any information about violations of the military equipment use policy, and any actions taken in response. **None.**
   D. The total annual cost for each type of military equipment, including acquisition, personnel, training, transportation, maintenance, storage, upgrade, and other ongoing costs, and from what source funds will be provided for the military equipment in the year following submission of the annual military equipment report. **Minimal maintenance and training costs, paid for out of Police Department Budget.**
   E. The quantity possessed of each type of military equipment. **Thirteen.**
   F. If the law enforcement agency intends to acquire additional military equipment in the next year, the quantity sought for each type of military equipment. **None.**

2. **Ammunition for M16A2 Commando 5.56 patrol carbine rifles**
   A. A summary of how the military equipment was used and the purpose of its use. **Used for target practice only.**
   B. A summary of any complaints or concerns received concerning the military equipment. **None.**
   C. The results of any internal audits, any information about violations of the military equipment use policy, and any actions taken in response. **None.**
   D. The total annual cost for each type of military equipment, including acquisition, personnel, training, transportation, maintenance, storage, upgrade, and other ongoing costs, and from what source funds will be provided for the military equipment in the year following submission of the annual military equipment report. **No cost for this reporting period.**
   E. The quantity possessed of each type of military equipment. **7,559** +/- **rounds**.

F. If the law enforcement agency intends to acquire additional military equipment in the next year, the quantity sought for each type of military equipment. **None.**

3. ***Unmanned Aerial System (UAS)** (**aka "drones"**). The Soledad Police Department operates one Skydio X2 UAS. The UAS is an unmanned, remotely powered and piloted aerial system that can sustain direct flight, designed for gathering information via photograph, recording or other means. The UAS is equipped with a Forward Looking Infrared (FLIR) and optical zoom lenses.
   A. A summary of how the military equipment was used and the purpose of its use. **The Soledad Police Department uses the UAS for law enforcement operations to preserve and enhance public safety. The UAS can be deployed when an overhead view would assist officers or incident commanders with planning and responding to situations such as:**
      a. Public safety and life preservation missions including, but not limited to, barricaded suspects, hostage situations, active shooters, apprehension of armed and dangerous fleeing suspects, and during the execution of search warrants.
      b. Major traffic collision investigations.
      c. Natural disaster management or disaster response and recovery.
      d. Mass casualty events.
      e. Search for lost or missing persons or rescue events.
      f. Suspected explosive devices.
      g. Post-incident crime scene preservation and documentation.
      h. Pursuant to a search warrant.
      i. Anytime a UAS would enhance public safety and improve operational safety.
      j. Anti-UAV operations when a person is operating a UAV in a manner which impedes emergency personnel who, in the course of their duties, are coping with an emergency (refer to Penal Code 402(a)(2)).
      k. Training missions.
      l. Mutual aid support or training missions in support of Soledad CALFIRE when the underlying mission meets the uses outlined in policy. Unmanned aerial systems used by the Soledad Police Department are used in compliance with all federal, state, and local laws.
      m. Special Events.

      In Fiscal Year 2025/2026 the drone has a total of 13 flights, one of which was for training.

   B. A summary of any complaints or concerns received concerning the military equipment. **None.**
   C. The results of any internal audits, any information about violations of the military equipment use policy, and any actions taken in response. **None.**
   D. The total annual cost for each type of military equipment, including acquisition, personnel, training, transportation, maintenance, storage, upgrade, and other ongoing costs, and from what source funds will be provided for the military equipment in the year following submission of the annual military equipment report**. There have been two pilots who have been sent to UAV certification training, which had a total one-time**

cost of $350. This was done in order for both pilots to be in compliance to fly both department owned UAV(s).

E. The quantity possessed of each type of military equipment. **One.**

4. ***Unmanned Aerial System (UAS)** (**aka "drones"**). The Soledad Police Department operates one DJI Avata 2 FPV UAS. This UAS is an unmanned, remotely powered and piloted aerial system that can sustain direct flight, designed for gathering information via photograph, recording or other means. The Avata 2 UAS is a smaller drone that is flown remotely in FPV (First-Person View) mode. FPV is where the pilot wears FPV goggles that receive a live, real-time video feed transmitted directly from the drone's onboard camera.

   A. A summary of how the military equipment was used and the purpose of its use. **The Soledad Police Department uses this UAS for law enforcement operations to preserve and enhance public safety. The UAS is compact enough to be flown inside buildings and can be used to visually clear the interior of a building prior to sending in police personnel. The UAS can be deployed when an overhead view would assist officers or incident commanders with planning and responding to situations such as:**
      a. Public safety and life preservation missions including, but not limited to, barricaded suspects, hostage situations, active shooters, apprehension of armed and dangerous fleeing suspects, and during the execution of search warrants.
      b. Major traffic collision investigations.
      c. Natural disaster management or disaster response and recovery.
      d. Mass casualty events.
      e. Search for lost or missing persons or rescue events.
      f. Suspected explosive devices.
      g. Post-incident crime scene preservation and documentation.
      h. Pursuant to a search warrant.
      i. Anytime a UAS would enhance public safety and improve operational safety.
      j. Anti-UAV operations when a person is operating a UAV in a manner which impedes emergency personnel who, in the course of their duties, are coping with an emergency (refer to Penal Code 402(a)(2)).
      k. Training missions.
      l. Mutual aid support or training missions in support of Soledad CALFIRE Department when the underlying mission meets the uses outlined in policy. Unmanned aerial systems used by the Soledad Police Department are used in compliance with all federal, state, and local laws.
      m. Special Events.

      The Avata 2 has not been deployed since its acquisition.

   B. A summary of any complaints or concerns received concerning the military equipment. **None.**

   C. The results of any internal audits, any information about violations of the military equipment use policy, and any actions taken in response. **None.**

   D. The total annual cost for each type of military equipment, including acquisition, personnel, training, transportation, maintenance, storage, upgrade, and other ongoing costs, and from what source funds will be provided for the military equipment in the year

following submission of the annual military equipment report**. This UAV had total one-time cost of $1,459.04.**

E. The quantity possessed of each type of military equipment. **One.**

* This equipment was purchased and used by the Police Department without compliance with Soledad Police Department Policy Manual Policy 709-Military Equipment due to a misunderstanding concerning the applicability of said policy to the involved equipment. The City is disclosing non-compliance in accordance with law, and describing the use of the equipment, unmanned aerial systems (drones), for the sake of transparency. Further use of the equipment is currently prohibited until the Department has achieved compliance with those portions of the City's policy that require council approval for the acquisition and use of military equipment.

AGENDA ITEM NO. 3.

CITY OF SOLEDAD
STAFF REPORT

SUBJECT: **Ordinance No. 782, An Ordinance of the City Council of the City of Soledad Retroactively Authorizing the Purchase and Use of an Unmanned Aerial System (Drone) and Making Findings in Compliance with Soledad Police Department Policy Manual 709-Military Equipment**

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

FROM: **Mike Rodriquez, City Attorney**

THROUGH: **Megan Hunter, City Manager**

MEETING DATE: **July 1, 2026**

Recommendation

It is recommended that the City Council waive reading, introduce and read by title only "An Ordinance of the City Council of the City of Soledad Retroactively Authorizing the Purchase and Use of an Unmanned Aerial System (Drone) and Making Findings in Compliance with Gonzales Police Department Policy Manual 709-Military Equipment."

Executive Summary

On June 15, 2022, the Soledad City Council adopted Ordinance No. 743 approving Soledad Police Department Policy Manual Policy 709- Military Equipment which imposes a number of requirements on the City and Police Department with respect to the acquisition and use of military equipment. Pursuant to Government Code Section 7071 and Soledad Police Department Policy Manual Policy 709, a law enforcement agency must obtain approval of the City Council by ordinance prior to acquiring military equipment. Section 709.1 of Policy 709 identifies "unmanned remotely piloted aerial vehicles," more commonly known as drones, as military equipment. Due to a misunderstanding of the law and policy, on March 4, 2026, the City purchased a DJI Avata 2 FPV drone for the police department's use without going through the mandatory purchase protocol established by law, ordinance and Policy 709. In order to rectify this mistake, the City is now seeking retroactive approval of the acquisition and use of the drone by ordinance. Use of the drone will be prohibited until it is approved by the City Council.

Background

On June 25, 2022, in accordance with AB 481, the Soledad City Council adopted Ordinance No. 743 approving Soledad Police Department Manual Policy 709-Military Equipment. Policy 709 establishes a military equipment use protocol that is consistent with the Department's current practices, complies with the requirements of the Government Code, ensures regulation and compliance with relevant law

on an ongoing basis, and provides a means for community engagement and transparency regarding the use of military equipment. Annual reports concerning the Department's military equipment have been prepared and approved at public meetings on an ongoing basis, and Ordinance No. 743 has been renewed by resolution every year since its adoption.

In preparing this year's Annual Military Equipment Report, staff discovered that the City has two "unmanned aerial systems," more commonly known as drones, that it has not been including in its reports. One of the drones, the Skydio X2 UAS, was purchased in the latter part of 2022 and has been used on a periodic basis for a variety of surveillance and safety-related purposes. The drone has been experiencing technical problems in the past year that have limited its use, and because the model has been discontinued, repairs are not possible. The Department plans to surplus this equipment. The other drone, a much smaller unit, was purchased in March of 2026. It has yet to be deployed for Department use. Staff was of the belief that because both drones are commercial units, widely available to the general public, they were not considered to be military equipment.

Both drones have been added to the Soledad Police Department AB 481 Annual Report for 2025-26 for transparency purposes. The Department is prohibited from using either drone until the City Council has retroactively approved both acquisition and use of the same. Since the Department plans to surplus the Skydio X2 drone due to its poor condition, the Department is not seeking Council approval for its acquisition or use.

Review & Analysis

Pursuant to Government Code Section 7071 and Policy 709, a law enforcement agency must obtain the City Council's approval, by ordinance, prior to acquiring military equipment. Notwithstanding, in March of 2026, the Soledad Police Department purchased a new drone, the DJI Avata FPV UAS, an unmanned, remotely powered and piloted aerial system designed for gathering information via photograph, recording or other means, without going through the required approval process. As is referenced above, this mistake was based on the belief that the drone was exempt from military equipment protocols.

The DJI Avata combo package included accessories necessary for the drone's use, such as a remote-control console, battery and charger. The DJI Avata model is significantly smaller than the City's other drone unit and can be used for indoor flights, such as securing a building or a residence during a search warrant service. The Avata 2 can be flown into a building prior to sending in officers and it can perch itself onto a table or countertop allowing a live video feed of the area where the officers are about to enter. This feature would provide an extra layer of defense against a potential ambush situation.

The Avata 2 model would also be useful at schools and businesses during active-shooter type situations. It can be flown inside of a vehicle's open window, such as a school bus, and can be used to search for suspects hiding inside. The Police Department has two pilots who have been trained in the use of this type of drone, and the Department believes this new drone will complement the uses and service provided by the drones owned and operated by CALFIRE.

The cost of the drone and attendant equipment and technical assistance was $1,459.04. This price falls well below the City's threshold requiring purchases by bids. See Soledad Municipal Code Section 3.24.040.

Use of the new drone will be subject to Soledad Police Department Policy 613, a copy of which is attached hereto as Attachment A, to enhance the Department's mission to protect lives and property

when other means and resources are not available or might be less effective. All uses must comply with all Soledad Police Department Policies and relevant laws concerning Constitutional guarantees and privacy rights, as well as Federal Aviation Administration regulations. Additionally, use of the drone will be overseen by the Chief of Police as the City's Military Equipment Coordinator.

Staff has prepared an Ordinance for Council's consideration that after incorporating the facts set forth above, retroactively authorizes the purchase of the DJI Avata 2 drone, controller, and attendant equipment, for a cost not to exceed $1,459.04. The Ordinance also directs the Police Department's Military Equipment Coordinator to incorporate this purchase, information concerning the use of the equipment, and other relevant data in the Police Department's Fiscal Year 2025-2026 Annual Military Equipment Use Report. (This information has already been incorporated into the 2025-2026 Report.) As was noted above, until the Council retroactively approves the acquisition of the drone, it may not be used by the Department.

Ordinance No. 2026-156 is before the Council this evening for waiver of reading, introduction and reading by title only. If introduced, a public hearing concerning adoption of the Ordinance will be scheduled for August 5, 2026, the same date that the Police Department's Annual Military Equipment Report will come before the Council.

Financial Considerations

The Avata 2 drone has already been purchased at a cost of $1,459.04. No further expenditures are authorized by the action before the Council.

Strategic Plan Alignment

Approval of the acquisition of the Avata 2 drone is consistent with Soledad's Strategic Plan Objective Goal 6.2.2- Modernize technology to enhance department capacity. The Avata 2 will provide the Department with a variety of means to accomplish its mission to provide citizens with a safe and open community by detecting and preventing crime and assisting with preparation for emergencies. Additionally, compliance with procurement procedures associated with military equipment is consistent with Soledad Strategic Plan Goal 6.1-Strengthen Community Trust and Public Safety through Partnership and Community Policing, and Objective 6.1.1-Strengthen relationships between police and residents, by increasing transparency with respect to the purchase and use of military equipment for law enforcement purposes. Retroactive application of the City's rules and procedures provides assurance to the community that the City is committed to its policies and willing to disclose and correct mistakes when possible.

Alternatives

- Introduce Ordinance No. 782.
- Do not introduce Ordinance No. 782. This is not recommended as drones have become an effective tool in crime prevention, emergency preparedness and officer safety.

Planning/CEQA

Approval of the Ordinance is exempt from environmental review under the general rule in California Environmental Quality Act (CEQA) Guidelines Section 15061(b)(3) that CEQA only applies to projects that have the potential for causing a significant effect on the environment. As a purchase of equipment for law enforcement purposes, it can be seen with certainty that there is no possibility that this Ordinance will have a significant effect on the environment.

Public Notice Requirements

A public notice for the second reading of Ordinance No. 782 will be scheduled if the ordinance is introduced this evening.

Attachment(s):
Ordinance No. 782
Policy 613 - Unmanned Aerial System

ORDINANCE NO. 782

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SOLEDAD RETROACTIVELY AUTHORIZING THE PURCHASE AND USE OF AN UNMANNED AERIAL SYSTEM (DRONE) AND MAKING FINDINGS IN COMPLIANCE WITH SOLEDAD POLICE DEPARTMENT POLICY MANUAL POLICY 709- MILITARY EQUIPMENT

WHEREAS, Government Code Section 7071 et seq. codifies Assembly Bill 481 and requires legislative bodies to adopt ordinances approving the purchase and use of military equipment; and

WHEREAS, on June 15, 2022, the Soledad City Council adopted Ordinance No. 743 approving Soledad Police Department Policy Manual Policy 709- Military Equipment which included an inventory of the Police Department's limited amount of military equipment and procedures for use and maintenance of the same; and

WHEREAS, Soledad Police Department Policy Manual Policy 709 establishes a military equipment use policy that is consistent with the Police Department's current practices, complies with the requirements of the Government Code, ensures ongoing regulation and compliance with AB 481, and continues to provide a means of community engagement and transparency regarding the use of military equipment by the Department; and

WHEREAS, since 2023, the City has reviewed and approved by resolution yearly Military Equipment Use Reports prepared by the Police Department, and has renewed Ordinance No. 743 on an annual basis; and

WHEREAS, pursuant to Government Code Section 7070 and Soledad Police Department Policy Manual Policy 709, Section 709.1, "unmanned remotely piloted aerial vehicles," more commonly known as drones, are considered military equipment; and

WHEREAS, pursuant to Government Code Section 7071, a law enforcement agency must obtain approval of the City Council by ordinance prior to acquiring military equipment; and

WHEREAS, notwithstanding the foregoing, on March 4, 2026, the City purchased a DJI Avata 2 FPV drone for the police department's use without going through the mandatory purchase protocol established by law, ordinance and Policy 709; and

WHEREAS, the aforesaid purchase was made under the mistaken belief that because the Avata 2 drone was a commercial model, readily available to the public as well as for professional use by municipalities, it was exempt from the reporting and purchasing requirements applicable to other types of military equipment covered by Government Code Section 7071 and Ordinance No. 743; and

WHEREAS, the Avata 2 is a small drone model that can be used for indoor flights, such as securing a building or a residence during a search warrant service, can be flown into a building prior to sending in officers, and can be located on a table or countertop allowing a live video feed of the area where the officers are about to enter, and would also be useful at schools and businesses during active-shooter type situations; and

WHEREAS, despite the fact that the Avata 2 unit was purchased in March of 2026, it has yet to be deployed by the Soledad Police Department; and

WHEREAS, Staff is now seeking retroactive approval of the purchase and subsequent use of the Avata 2 drone.

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

Section 1. Findings. All of the recitals set forth above are true and correct and by this reference are adopted as findings of the City Council as though set forth in full within the body of this ordinance.

Section 2. Acceptance of Police Department Representations. The City Council acknowledges receipt of and accepts the following representations from the Soledad Police Department concerning the Department's acquisition and use of an Unmanned Aerial System:

1. The Police Department previously established its desire to purchase an Unmanned Aerial System consisting of a DJI Avata 2 FPV Combo package for a drone, controller, and attendant equipment.
2. The Department will use the equipment in accordance with Soledad Police Department Policy 613-Unmanned Aerial System, to enhance the Department's mission of protecting lives and property when other means and resources are not available or are less effective. Proposed uses include enforcement efforts to secure a building or a residence during a search warrant service and during active-shooter type situations at business and school facilities.
3. The cost of the drone, and attendant equipment and technical assistance, was $1,458.04.
4. In using the drone, the City will comply with all Soledad Police Department Policies and relevant laws concerning Constitutional guarantees and privacy rights, as well as Federal Aviation Administration regulations.
5. The City currently has two officers with the FAA Part 707 license required to operate the system.
6. Use of the drone will be overseen by the Chief of Police as the City's Military Equipment Coordinator.

Section 3. Retroactive Approval of Purchase. After due consideration of the Police Department's Request, any public comment provided on the matter, and the representations set forth in this ordinance, the City Council hereby retroactively approves the purchase of an DJI Avata 2 FPV Unmanned Aerial System, including a drone and attendant equipment, for a cost of One Thousand Four Hundred Fifty Eight Dollars and Four Cents ($1,458.04). Section 3.24.040

of the Soledad Municipal Code exempts this purchase from bid procedures since the cost is below the established $50,000 bid threshold.

Section 4. Post Purchase Responsibilities. The Military Equipment Coordinator and Staff are directed to incorporate this purchase, information concerning the use of the equipment, and other relevant data in the Police Department's Fiscal Year 2025-2026 Annual Military Equipment Use Report.

Section 5. Severability. Every section, paragraph, clause, and phrase of this Ordinance is hereby declared severable. If, for any reason, any section, paragraph, clause, or phrase is held to be invalid or unconstitutional, such invalidity or unconstitutionality shall not affect the validity or constitutionality of the remaining section, paragraphs, clauses, or phrases.

Section 6. CEQA. Approval of this ordinance is exempt from environmental review under the general rule in California Environmental Quality Act (CEQA) Guidelines Section 15061(b)(3) that CEQA only applies to projects that have the potential for causing a significant effect on the environment. As a purchase of equipment for law enforcement purposes, it can be seen with certainty that there is no possibility that this Ordinance will have a significant effect on the environment.

Section 5. Effective Date. This Ordinance shall take effect thirty (30) days following its final passage. The City Clerk is directed to cause copies of this Ordinance to be posted or published as required by Government Code Section 36933.

This Ordinance was introduced and first read by the City Council of the City of Soledad at a regular meeting on the 1st day of July, 2026 and **PASSED AND ADOPTED b**y the City Council of the City of Soledad at a regular meeting on August ___ by the following vote:

AYES, and in favor thereof, Councilmembers:

NOES, Councilmembers:

ABSENT, Councilmembers:

ABSTAIN, Councilmembers:

_____
Anna Velazquez, The Honorable Mayor

ATTEST:

_____
Megan Hunter, City Clerk

Unmanned Aerial System

613.1 PURPOSE AND SCOPE

The purpose of this policy is to establish guidelines for the use of an unmanned aerial system (UAS) and for the storage, retrieval and dissemination of images and data captured by the UAS.

613.1.1 DEFINITIONS

Definitions related to this policy include:

Unmanned aerial system (UAS) - An unmanned aircraft of any type that is capable of sustaining directed flight, whether preprogrammed or remotely controlled (commonly referred to as an unmanned aerial vehicle (UAV)), and all of the supporting or attached systems designed for gathering information through imaging, recording or any other means.

613.2 POLICY

Unmanned aerial systems may be utilized to enhance the department's mission of protecting lives and property when other means and resources are not available or are less effective. Any use of a UAS will be in strict accordance with constitutional and privacy rights and Federal Aviation Administration (FAA) regulations.

613.3 PRIVACY

The use of the UAS potentially involves privacy considerations. Absent a warrant or exigent circumstances, operators and observers shall not intentionally record or transmit images of any location where a person would have a reasonable expectation of privacy (e.g., residence, yard, enclosure). Operators and observers shall take reasonable precautions to avoid inadvertently recording or transmitting images of areas where there is a reasonable expectation of privacy. Reasonable precautions can include, for example, deactivating or turning imaging devices away from such areas or persons during UAS operations.

613.4 PROGRAM COORDINATOR

The Chief of Police will appoint a program coordinator who will be responsible for the management of the UAS program. The program coordinator will ensure that policies and procedures conform to current laws, regulations, and best practices and will have the following additional responsibilities:

- Coordinating the FAA Certificate of Waiver or Authorization (COA) application process and ensuring that the COA is current, and/or coordinating compliance with FAA Part 107 Remote Pilot Certificate, as appropriate for department operations.
- Ensuring that all authorized operators and required observers have completed all required FAA and department-approved training in the operation, applicable laws, policies, and procedures regarding use of the UAS.
- Developing uniform protocol for submission and evaluation of requests to deploy a UAS, including urgent requests made during ongoing or emerging incidents. Deployment of a UAS shall require written authorization of the Chief of Police or the authorized designee, depending on the type of mission.

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- Coordinating the completion of the FAA Emergency Operation Request Form in emergency situations, as applicable (e.g., natural disasters, search and rescue, emergency situations to safeguard human life).
- Developing protocol for conducting criminal investigations involving a UAS, including documentation of time spent monitoring a subject.
- Implementing a system for public notification of UAS deployment.
- Developing an operational protocol governing the deployment and operation of a UAS including but not limited to safety oversight, use of visual observers, establishment of lost link procedures, and secure communication with air traffic control facilities.
- Developing a protocol for fully documenting all missions.
- Developing a UAS inspection, maintenance, and record-keeping protocol to ensure continuing airworthiness of a UAS, up to and including its overhaul or life limits.
- Developing protocols to ensure that all data intended to be used as evidence are accessed, maintained, stored, and retrieved in a manner that ensures its integrity as evidence, including strict adherence to chain of custody requirements. Electronic trails, including encryption, authenticity certificates, and date and time stamping, shall be used as appropriate to preserve individual rights and to ensure the authenticity and maintenance of a secure evidentiary chain of custody.
- Developing protocols that ensure retention and purge periods are maintained in accordance with established records retention schedules.
- Facilitating law enforcement access to images and data captured by the UAS.
- Recommending program enhancements, particularly regarding safety and information security.
- Ensuring that established protocols are followed by monitoring and providing periodic reports on the program to the Chief of Police.
- Maintaining familiarity with FAA regulatory standards, state laws and regulations, and local ordinances regarding the operations of a UAS.

613.5 USE OF UAS

Only authorized operators who have completed the required training shall be permitted to operate the UAS.

Use of vision enhancement technology (e.g., thermal and other imaging equipment not generally available to the public) is permissible in viewing areas only where there is no protectable privacy interest or when in compliance with a search warrant or court order. In all other instances, legal counsel should be consulted.

The Chief of Police, Deputy Chief, Watch Commander or Sergeant may authorize the deployment of the UAS under the following circumstances:

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(a) Public safety and life preservation missions including, barricaded suspects, hostage situations, active shooters, apprehension of armed and dangerous fleeing suspects, and high-risk search warrants;

(b) Mass Casualty events;

(c) Lost or missing persons;

(d) Rescue events;

(e) Disaster response and recovery;

(f) Suspected explosive devices;

(g) Posy-incident crime scene preservation and documentation;

(h) Pursuant to a search warrant;

(i) Special events;

(j) Where there is probable cause to believe that the UAS will record images of a place, thing, condition, or event, and that those images tend to show a felony has been committed, or tends to show that a particular person has committed a felony;

(k) Anytime a UAS would enhance public safety, improve operational safety, incident stabilization or incident mitigation as determined by the authorizing person;

(l) Anti-UAV operations when a person is operating a UAV in a manner which impedes emergency personnel who, in the course of their duties, are coping with an emergency (refer to Penal Code 402(a)(2);

(m) Training missions;

(n) In support of the Soledad Fire Department when the underlying mission meets the uses outlines in this policy;

(o) Mutual Aid support when the underlying mission meets the uses outlined in this policy.

613.6 PROHIBITED USE

The UAS video surveillance equipment shall not be used:

- To conduct random surveillance activities.
- To target a person based solely on actual or perceived characteristics, such as race, ethnicity, national origin, religion, sex, sexual orientation, gender identity or expression, economic status, age, cultural group, or disability.
- To harass, intimidate, or discriminate against any individual or group.
- To conduct personal business of any type.

The UAS shall not be weaponized.

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613.7 RETENTION OF UAS DATA

Data collected by the UAS shall be retained as provided in the established records retention schedule test

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