

REGULAR MEETING

JOINT SAND CITY COUNCIL AND SUCCESSOR AGENCY OF THE REDEVELOPMENT AGENCY

TUESDAY, JUNE 15, 2021

5:30 PM

AGENDA
JOINT SAND CITY COUNCIL AND SUCCESSOR AGENCY OF THE REDEVELOPMENT AGENCY

Regular Meeting - Tuesday, June 15, 2021
5:30 PM

THIS MEETING WILL BE HELD VIRTUALLY AND IS COMPLIANT WITH THE GOVERNOR'S EXECUTIVE ORDER N-29-20 ALLOWING FOR A DEVIATION OF TELECONFERENCE RULES REQUIRED BY THE BROWN ACT.
TO PARTICIPATE IN THE ZOOM COUNCIL MEETING LIVE:
https://us02web.zoom.us/j/4417277342
Meeting ID: 441 727 7342#
To participate telephonically by calling the number below:
(669) 900-6833
Meeting ID: 441 727 7342#
If prompted to enter a participant ID, press #

How to submit written Public Comments:
If any member of the public would like to provide written comments at the meeting, please do as set forth below.

Written: All comments received before 8:00 am the day of the meeting will be posted on the City's website as "Correspondence" under the relevant agenda item and provided to the City Council members at the meeting. Please email your comments to aaron@sandcityca.org.

Read Aloud During the Meeting: Email your comments to aaron@sandcityca.org when the Mayor opens the public comment period for the relevant agenda item; please indicate the agenda item and title in your email subject line. If you want your comment read aloud, prominently write "Read Aloud at Meeting" at the top of the email and your comments will be read into the record (not to exceed three minutes at staff's cadence).

DURING EACH MEETING, members of the public may participate by calling and speaking live during the designated time(s), subject to time limits that may be imposed pursuant to the Brown Act at the number provided above.

---

1. **PLEDGE OF ALLEGIANCE**
2. **INVOCATION**
3. **ROLL CALL**
4. **ANNOUNCEMENTS BY MAYOR, CITY ATTORNEY, AND CITY STAFF**

4A. City Manager Memorandum
CityManagerMemo.pdf

5. COMMUNICATIONS

Members of the public may address the City Council/Successor Agency on matters not appearing on the City Council/Successor Agency Agenda at this time for up to three minutes. In order that the City Clerk may later identify the speaker in the minutes of the meeting, it is helpful if speakers state their names. Public comments regarding items on the scheduled agenda will be heard at the time the time the item is being considered by the City Council/Successor Agency.
The City Council Chambers podium is equipped with a portable microphone for anyone unable to come to the podium. If you need assistance, please advise the City Clerk as to which item you would like to comment on and the microphone will be brought to you.

6. CONSENT CALENDAR

The Consent Agenda consists of routine items for which City Council approval can be taken with a single motion and vote. A Council member may request that any item be placed on the Regular Agenda for separate consideration. A Council member may request that any item be placed on the Regular Agenda for separate consideration.

6A. Approval of June 1, 2021 Sand City Council Meeting Minutes
June 1, 2021 Council meeting Minutes.pdf

6B. Approval of City RESOLUTIONS Honoring the Monterey Peninsula Chamber of Commerce 2019 Awards Recipients
1) Bret Silvestri - Robert C. Littlefield Lifetime Achievement
2) Mary Warburton-Boland - Volunteer of the Year
3) Honorable Eduardo M. Ochoa - Public Official of the Year
4) Charles T. Chrietzberg Jr. - Citizen of the Year
5) Business of the Year - To Be Announced
RESOLUTION.LifetimeAchievement.Bret Silvestri.pdf
RESOLUTION.Volunteer of the Year. Mary Warburton-Boland.pdf
RESOLUTION.Public Official of the Year. Hon.Eduardo Ochoa.pdf
RESOLUTION.Citizen of the Year.CTChrietzberg.Jr.pdf
RESOLUTION. Business of the Year.pdf

6C. Approval of City RESOLUTION Authorizing a City Surveying Services Agreement with Polaris Consulting for Fiscal Year 2021-2022
Staff Report FY 21.22 Polaris.pdf
RESOLUTION. FY 2021-2022 City Surveying Services-Resolution and Exhibits A,B,C.pdf

6D. Approval of City RESOLUTION Adopting a List of Projects for Fiscal Year 2021-22 Funded by SB1: The Road Repair and Accountability Act of 2017
Staff Report- SB 1 Project List for FY 2021-22.pdf
RESOLUTION. SB 1 Project List for FY 2021-22.pdf

6E. Approval of City Donation/Contribution

1) Food Bank for Monterey County - $500
Memo.City Donation.pdf

7. CONSIDERATION OF ITEMS PULLED FROM CONSENT CALENDAR

8. PRESENTATION

8A. Presentation by Anastacia Wyatt, Housing Program Manager regarding Draft Comprehensive Economic Development Strategy for the County of Monterey
1) Consideration of City RESOLUTION Approving a Comprehensive Economic Development Strategy (CEDS) for the County of Monterey and Authorizing the Submission of The CEDS to The U.S. Department of Commerce, Economic Development Administration (EDA)
2021.05.04_Monterey_CEDS_BOS.pptx
Staff Report. CEDS.pdf
RESOLUTION. Comprehensive Economic Development Strategy.pdf
Comprehensive Economic Development.pdf

9. NEW BUSINESS

9A. Consideration of City RESOLUTION Authorizing the City Manager to Renew a Professional Services Agreement with Harris & Associates in the Amount of $400,000 to Provide City Engineering Services to the City of Sand City for Fiscal Years 2021-2022 and 2022-2023
Staff Report & RESOLUTION.Harris and Associates FY 2021-2023.pdf
PSA Harris FY 2021-22 & 2022-23.pdf

9B. Consideration of City RESOLUTION Adopting the Proposed Fiscal Year 2021-2022 Budget
Staff Report. FY 21-22 Proposed Budget.pdf
RESOLUTION. Fiscal Year 21-22 Budget.pdf

9C. Consideration of City RESOLUTION Adopting the 2021-2022 Salary Schedule
Staff Report.Fiscal Year 2021-2022 Salary Schedule.pdf
RESOLUTION. Adopting the Fiscal Year 2021-2022 Salary Schedule.pdf

9D. Approval of City RESOLUTION Authorizing Cost of Living Adjustments for Miscellaneous Employees
Staff Report. COLA. Misc FY 21-22.pdf
RESOLUTION. Fiscal Year 2021-22 COLA.pdf

9E. Consideration of Submitted Proposals for the Art Park Gate along Contra Costa Street
Staff Report.Call for Art Park Gate Submissions.pdf

9F. Consideration of City RESOLUTION Authorizing the Purchase of Dump Truck for the Public Works Department

Staff Report. PW Dump Truck.pdf
RESOLUTION. FY 2020-2021 Dump Truck.pdf

9G. Upcoming Meetings/Events
Monterey Chamber 112th Awards Dinner Announcement.pdf
League of Ca. Cities. Annual Conference Announcement.JPG

10. ADJOURNMENT

The current agenda is available in PDF format on our website at:
www.sandcity.org

If you have a request for a disability-related modification or accommodation, including auxiliary aids or services, which will allow you to participate in a Sand City public meeting, please call the City Clerk at (831) 394-3054 extension 220, or give your written request to the City Clerk at 1 Pendergrass Way, Sand City, CA 93955 at least 48 hours prior to the scheduled meeting to allow the City Clerk time to arrange for the requested modification or accommodation.

AGENDA ITEM
4A.

City Manager Memorandum

MEMO

To: Honorable Mayor and City Council Members

From: Aaron Blair, City Manager

Date: June 7, 2021 (Meeting Date: June 15, 2021)

Re: City Manager Update

Committee Meetings:

1. There will be an Art Committee in late June (TBD)

City Capital Improvement Projects, Public Works:

1. Electrical Upgrades. Contract has been executed. Look for upgrades in late June.
2. Catalina Stormwater Grant. Grant awarded. Next steps including moving the design to a 60% completion.
3. Contra Costa Stormwater Grant. Grant awarded. Next steps including moving the design to a 60% completion.
4. West Bay Repairs. Design is complete and staff is awaiting an updated bid for the construction/repairs.
5. Calabrese Park. We have two different projects in the works.
    a. CDBG funded ADA improvements (CDBG ADA matching Grant $90,000). The design is complete. We have added Pendergrass Way pavement improvements to this project. Look for it to go out to bid in late July.
    b. Grant award for playground improvements: $177,952. Landscape designs are underway.
6. Cal Am/Sand City desal wells.
    a. We have reached an agreement with CalAm on all the legal aspects of the MOU. This item will be before Council in July.
7. Pavement Management Plan (PMP) – Staff has reviewed the existing road conditions. An update on this will be provided to the Public Works and Public Safety Committee in the future. Several projects have been budgeted in the 5-year Capital Improvement Plan (CIP).

Sustainable Transportation Plan & Parking Plan

1. There will be a sustainable transportation plan staff/EMC meeting on 6/24.

City Staff

1. Meetings:
    a. My next monthly Monterey Bay Area City Managers meeting is 6/18.
    b. I continue to attend the bi-weekly Monterey County meeting on COVID-19.
    c. I have a Youth Homeless Coalition meeting on 7/1.
    d. Our monthly engineering and public works staff meeting to go over current projects is 6/17.
    e. I had a MBASIA Board meeting on 6/14.
    f. We held our monthly South of Tioga project meeting on 6/3. The next meeting is 7/1.
    g. I have a Homeless Coalition meeting on 6/3.
    h. I had a we. mural meeting on 6/11.
    i. Devon and I participated in a CalPERS CERBT OPEB Account Update & Pension Prefunding Overview for the City of Sand City on 6/9.
    j. Devon and I will be participating in a Sand City claims file review on 6/16.
2. Website, Social Media, and Communications.
    a. City of Sand City Social Channels: @SandCityCA
        i. Facebook: 294 (+11) | Twitter: 106 (+2) | Instagram: 1074 (+9)
    b. The Sand City Art Committee (@SandCityArt)
        i. Facebook: 568 | Instagram: 962 (+7)
    c. The June E-Newsletter went out on 6/1.

Budget

1. The FY 21/22 Budget will be before Council on 6/15.

Community Development

1. Building Services Department. Staff has been discussing a fee schedule update. The goal is to have something for Council to discuss in quarter 1 of FY 21/22.
2. Seaside Sanitation Upgrades. There is a planned sewer upsizing along Ortiz between Contra Costa and Holly. PGE has completed the relocation of a gas line along Ortiz to make way for the sewer upsizing. Sewer work will begin in September.
3. Public Art, Events, & Placemaking:
    a. we.murals
        i. Artist's announcement will be in late June.
    b. 2021 West End Celebration. The event will be 8/28-8/29. The Call for Artists/Vendors is due 7/25.
4. South of Tioga.
    a. Selective demo began on 4/28.
5. Art Park – Planning Phase. Community Paint day was held on 6/12.

6. McDonalds Remodel (Under Construction)
7. Ocean View Ave at Fell St. SFD (Under Construction)
8. 756 California Avenue (Complete)
9. 460 Elder Expansion (Permit Review)
10. Monterey Bay Shores (Site Work: On Hold)
11. 534 Shasta Commercial Building Expansion (Under Construction)
12. Monterey Bay Collection (Permit Review Coastal Commission)
13. Target Remodel (Under Construction)
14. Catalina Lofts (Under Construction)
15. Telsa Charging Stations (Edgewater – Complete)
16. Ashley Home Furniture (June/July 2021)

TASK LIST (Quarter represents Fiscal Year)

Public Works/Engineering

- *CIP*-Calabrese Park Improvements A (4th quarter, 1st & 2nd quarter FY 21/22)
- *CIP*-Pendergrass Way resurface (PMP -Pavement Management Program) (4th quarter, & 1st & 2nd quarter FY 21/22)
- *CIP*-West Bay Street Repair Project (4th quarter, & 1st and 2nd quarter FY 21/22)
- *CIP*-West End SW Improvement Projects (2021-2022)
    - Contra Costa St. (Grant Funding approved)
    - Catalina St. (Grant Funding approved)
- Sand City Water Supply Project (SCWSP) Phase 1 New Wells (2021)
- *CIP*-City Hall Electrical Service Updates (4th quarter)
- *CIP*-City Hall Improvements (4th quarter)
- *CIP*-Street sweeper replacement (4th quarter)
- *CIP*-Dump Truck replacement (4th quarter)
- *CIP*-TAMC Parcel Landscaping (1st and 2nd quarter FY 21/22)

Community Development/Planning

- *CIP*-Parking Strategy Plan (Implementation Phase)
- Sustainable Transportation Plan (Implementation Phase)
- Short-term rental ordinance (1st and 2nd quarter FY 21/22)
- Fee schedule Update: Fee Study (1st quarter FY 21/22)
- Cannabis Ordinance (1st and 2nd quarter FY 21/22)

Finance/Clerk/HR

- 2021/22 Budget & CIP Process (3rd & 4th quarter)

Economic Development

- Art Park (FY 2021/22)
- McDonalds Remodel (Under Construction)
- Ocean View Ave at Fell St. SFD (Under Construction)
- 756 California Avenue (Complete)

- 460 Elder Expansion (Permit Review)
- Monterey Bay Shores (Site Work: On Hold)
- 534 Shasta Commercial Building Expansion (Under Construction)
- Monterey Bay Collection (Permit Review Coastal Commission)
- Target Remodel (Under Construction)
- Catalina Lofts (Under Construction)
- Telsa Charging Stations (Edgewater – Complete)
- Ashley Home Furniture (June/July 2021)
- South of Tioga
    - Community Finance District (Pending)
    - Development Agreement (Executed)
    - Sliver properties (Executed)
    - Lot line Adjustment (Executed)
    - Subdivision Improvement Agreement (pending)
    - Final Map (pending)

AGENDA ITEM
6A.

Approval of June 1, 2021 Sand City Council Meeting Minutes

MINUTES
JOINT SAND CITY COUNCIL AND SUCCESSOR AGENCY OF THE REDEVELOPMENT AGENCY

Regular Meeting - Tuesday, June 1, 2021
5:30 PM
As allowed per the State of California Governor's Executive Order N-29-20, this meeting was conducted by teleconference.

The meeting was called to order by mayor Mary Ann Carbone at 5:30 p.m.

AGENDA ITEM 1, **PLEDGE OF ALLEGIANCE**

The Pledge of Allegiance was led by Police Chief Brian Ferrante.

AGENDA ITEM 2, **ROLL CALL**

Present: Mayor Mary Ann Carbone
Council Member Blackwelder
Councilmember Cruz
Councilmember Sofer
Council Member Hawthorne

Staff: Aaron Blair, City Manager
Vibeke Norgaard, City Attorney
Connie Horca, City Clerk
Brian Ferrante, Chief of Police
Devon Lazzarino, Finance Specialist
Charles Pooler, City Planner

AGENDA ITEM 3, **COMMUNICATIONS**

5:33 P.M. Floor opened for Public Comment.

There were no comments from the Public in person, via writing or through telecommunications on items not appearing on the agenda.

5:33 P.M. Floor closed to Public Comment.

AGENDA ITEM 4, **ANNOUNCEMENTS BY MAYOR, CITY ATTORNEY, AND CITY STAFF**

Mayor Carbone announced that her Mayor's report of meetings she attended was enclosed in the agenda packet.

City Manager Blair reported that the June E-Newletter was released today, several renovation projects are underway throughout the City, and that any questions can be directed to him via email.

City Attorney Norgaard added that she is working with DBO Development on a subdivision agreement as part of the South of Tioga project public improvements, and announced her absence at the next City Council meeting.

AGENDA ITEM 5, **CONSENT CALENDAR**

5A. There was no discussion of the May 18, 2021 Sand City Council Meeting Minutes.

5B. There was no discussion of the City/Successor Agency Monthly Financial Report, April 202.

5C. There was no discussion of the City **Resolution** for Employer Paid Member Contributions.

5D. There was no discussion of the **Resolution** Authorizing the Monterey County Health Department to Apply for State Block Grant Funding on behalf of Sand City towards the Countywide Used Oil Recycling Program

5:36 P.M. Floor opened for Public Comment.

There were no comments from the Public in person, via writing or through telecommunications.

5:36 P.M. Floor closed to Public Comment.

Motion to approve the Consent Calendar items was made by Council Member Blackwelder, seconded by Council Member Hawthorne. Roll call Vote AYES: Council Members Blackwelder, Carbone, Cruz, Hawthorne, Sofer. NOES: None. ABSENT: None. ABSTAIN: None. Motion carried.

AGENDA ITEM 6, **CONSIDERATION OF ITEMS PULLED FROM CONSENT CALENDAR**

There were no items pulled from the Consent Calendar.

AGENDA ITEM 7, **PRESENTATION**

7A. Presentation by Monterey County District 4 Supervisor Wendy Root Askew regarding Homelessness

Monterey County Representatives, Yuri Anderson, Lauren Suwansupa and Lori Medina provided a presentation to the Council on homelessness and its impact to the community. The presentation provided information regarding Monterey County's roles and services, an updated on the 10 year "Lead Me Home" project, and the adoption of the Housing First Model as part of Senate Bill 1380 adopted in 2016. Ms. Suwansupa further reported on the importance of housing, street outreach involving homeless encampments and team responses, the shelter availability dashboard and support to unsheltered individuals.

There was Council discussion regarding the lack of housing, a plan that would address housing encampments, a place for people to find shelter other than the streets, and the County's efforts in providing homeless guidance and services.

Ms. Medina mentioned the new homeless shelter located in the City of Seaside that also provides shelter to families with children, continued outreach, and the County's efforts to transition families into more permanent housing.

Mayor Carbone provided information on the Casa de Noche Buena housing program, the donation to the City of Monterey that would provide housing for 35 more people, and length of stay at shelters that limits individuals to six months.

Ms. Suwansupa announced the Governor's investment toward homelessness, their partnership with cities, and the possibility of expanding housing vouchers.

The Mayor thanked the representatives for the presentation and requested a copy of the Powerpoint. City Manager Blair commented that he will forward the presentation to the Council.

AGENDA ITEM 8, **NEW BUSINESS**

8A. Consideration of City RESOLUTION Adopting the Proposed City Budget Amendment #2 to Fiscal Year Budget 2020-2021

City Manager Blair presented the Staff report and the proposed Amendment #2 to the City Budget. The Budget Committee reviewed and approved the amendment to the fiscal year 2020-21 budget at their May 17, 2021 meeting. Mr. Blair noted that the budget amendment takes into consideration projected continued impacts from the coronavirus pandemic and ongoing steps. The increase in revenues depicts HdL's analysis that the City is showing a faster recovery rate from the pandemic than originally predicted. Due to the increase in revenues, staff has added capital outlay projects that have been on the Council approved capital improvement plan (CIP) list that includes a new public works dump truck, City Hall and Council Chamber windows replacement, server room, street sweeper purchase, and Art Park improvements. The goal is to have these items completed by June 30, 2021.

Staff recommends approval of the attached Resolution approving Amendment #2 to the Fiscal Year Budget for 2020-2021.

Mayor Carbone received information form City Manager Blair regarding the server room and installation of racks to hold the servers.

6:16 P.M. Floor opened for Public Comment.

There were no comments from the Public in person, via writing or through telecommunications.

6:16 P.M. Floor closed to Public Comment.

Motion to approve the City **Resolution** adopting the Proposed City Budget Amendment #2 to Fiscal Year Budget 2020-2021 was made by Council Member Sofer, seconded by Council Member Cruz. Roll call Vote AYES: Council Member Blackwelder, Carbone, Cruz, Hawthorne, Sofer. NOES: None. ABSENT: None. ABSTAIN: None. Motion carried.

8B. Discussion and Consideration of Proposed Fiscal Year 2021-2022 Budget

City Manager Blair presented the Staff report regarding the Proposed 2021-2022 fiscal year budget that was also reviewed by the Budget Committee at their May 17, 2021 meeting. The proposed fiscal year budget still maintains continued Covid-19 impacts, remains conservative, and was developed by Staff with input from all City departments. He reported on the continued investment into the West End, operating reserve of $1.1M, and provided an update of the items the Council deemed important on the approved capital improvement plan. There is no resolution for consideration as the budget is provided for review and comment.

Council Member Cruz mentioned that the City has been diligent in saving funds for the upcoming months and has refrained from spending in the event of an unforeseen emergency.

There were no questions from the Council.

6:24 P.M. Floor opened for Public Comment.

There were no comments from the Public in person, via writing or through telecommunications.

6:24 P.M. Floor closed to Public Comment.

Staff was directed to bring the Fiscal Year 2021-2022 Budget to the June 15, 2021 Council meeting for Council approval.

8C. Consideration of City RESOLUTION Establishing an Appropriations Limit for Fiscal Year 2021-2022 Pursuant to Article XIIIB of the California Constitution

City Manager Blair presented the Staff report regarding the appropriations limit for fiscal year 2021-2022. He reported that the new appropriations limit for Fiscal Year 2021-2022 has been calculated at $15,853,561 illustrated on Exhibit A, to the resolution. Staff recommends approval of the attached resolution establishing an appropriations limit for Fiscal Year 2021-2022.

Mayor Carbone received clarification from the City Clerk regarding the new calculation that was based on the city's population growth factor of 3.22%.

6:31 P.M. Floor opened for Public Comment.

There were no comments from the Public in person, via writing or through telecommunications.

6:31 P.M. Floor closed to Public Comment.

Motion to approve the City **Resolution** establishing an Appropriations Limit for Fiscal Year 2021-2022 Pursuant to Article XIIIB of the California Constitution made by Council Member Blackwelder, seconded by Council Member Sofer. Roll Call Vote AYES: Council Members Blackwelder, Carbone, Cruz, Hawthorne, Sofer. NOES: None. ABSENT: None. ABSTAIN: None. Motion carried.

8D. Consideration and Discussion of Commercial Cannabis Activity and Direction to Staff

City Manager Blair presented the staff report and indicated that completed steps in the cannabis roadmap included collecting stakeholder feedback and a City held workshop to collect stakeholder feedback regarding cannabis activity. The survey was mailed and provided online and 54 surveys were received back. Results of the cannabis survey indicated a response from 65% of Sand City residents, 22% business owners and 13% others, with the general residential population in support of allowing commercial cannabis activity. He presented a Powerpoint with a detailed report in response to several survey questions. Mr. Blair reported on several items the Council would need to consider should the decision to move forward be recommended.

There was Council discussion regarding commercial locations, several types of cannabis operations, potential revenues, prohibiting retail activities near residential dwellings, limiting the number of retail operations, the need for more diversity of businesses within the City, and the need to gather more data on other cannabis operations other than retail.

Chief Ferrante reported from previous experience that activities should not occur in residential areas as it causes residents a lot of grief. Commercial cannabis activities have their own security and if best practices are established should not directly affect law enforcement.

6:56 P.M. Floor opened for Public Comment.

There were no comments from the Public in person, via writing or through telecommunications.

6:56 P.M. Floor closed to Public Comment.

The Council directed Staff to gather more data and potential revenues that would be generated from other cannabis activities other than retail such as distribution, manufacturing, and distribution.

8E. Discussion and Direction to Staff regarding an Ordinance to Address Short Term Rentals within Sand City

City Attorney Norgaard presented the staff report regarding an Ordinance that would address short term rentals (STR) within Sand City. This issue was discussed at the April 20, 2021 council meeting with direction to staff to review the rules and regulations regarding short term rentals. The City does have a transaction and use tax (TOT) ordinance imposing a 12% tax which can be applied to short term rentals. There are eleven (11) known short term rentals operating within the City and none of which pay TOT to the City. Ms. Norgaard reported on the benefits and drawbacks of allowing short term rentals, and what the cities of Del Rey Oaks, Seaside, Marina, Monterey, and Pacific Grove have done to address short term rentals within their jurisdictions. The fiscal impact would generate income in terms of transient occupancy tax, dependent on the number of STRs allowed, the rental rate and frequency of being rented out. Staff is seeking Council direction on whether to prohibit STR's outright, prohibit STR's but allow already existing STRs to operate, or allow STRs with the limits indicted in the staff report.

The City Attorney clarified the definition of a 'hosted' short term rental for Council Member Hawthorne.

The Council discussed several criteria for STRs to include having a business license, whether they should be the property owner of the residence, possible impacts to available and low-income housing, and limiting the number of STR's.

The Mayor congratulated City Attorney Norgaard for her extensive research and noted that the City will need to have an ordinance to address this issue.

7:32 P.M. Floor opened for Public Comment.

Sand City resident Dierdre Bascou commented that she is glad to see the Council looking into this. The location across the street from her residence has been renting out their units and would like them to pay what is owed to the City. She also asked what direction the city is going, and where have the artist gone? She spoke to the vision of one man regarding the South of Tioga project, and would like to see a more proactive code enforcement.

7:37 P.M. Floor closed to Public Comment.

City Attorney Norgaard notified the Council of current STRs that are currently operating without a license or permit.

Council Member Hawthorne noted that he is not against STRs, but does not want investors purchasing properties to make them into tiny hotels.

The City Attorney received general direction from the Council.

8F. Comments by Council Members on Items of Interest to Sand City

Council Member Blackwelder reported on his attendance at the Transportation Agency of Monterey County meeting on behalf of Council Member Hawthorne, the purchase of battery buses by MST, and his concerns regarding the June 15 transition. He expressed his views regarding flexibility, working from home, and the issuance of City provided laptops.

Council Member Sofer mentioned the TAMC Bike meeting to be held on Wednesday June 2, at 6:00 p.m., and her attendance at the Commission on Disabilities meeting. The In-Home Social Services is still seeking two individuals who receive social services to serve as representatives.

Mayor Carbone reported on contactless fare payments for bus transit riders.

8G. Upcoming Events/Meetings

Mayor Carbone informed the Council of the upcoming League of California Cities conference that will be held in Sacramento on September 22-24, 2021, and the upcoming Monterey Peninsula Chamber dinner to be held on Saturday, June 26, 2021.

AGENDA ITEM 9, **CLOSED SESSION**

7:56 P.M. Floor opened for Public Comment.

There were no comments from the Public in person, via writing or through telecommunications.

7:56 P.M. Floor closed to Public Comment.

7:57 p.m.

9A. City Council/Successor Agency Board to adjourn to Closed Session regarding:

1) Conference with labor negotiator (Government Code section 54957.6).
Agency negotiator: Aaron Blair, City Manager
Employees: Miscellaneous unrepresented employees
2) Conference with legal counsel -anticipated litigation (Cal. Government Code section 54956.9(e)(1)).

8:12 p.m.

9B. Re-adjourn to Open Session to report any action taken at the conclusion of Closed Session in accordance with California Government Code section 54957.1

Agenda Item 9A(1) No action was taken. The labor negotiator received direction from Council.

Agenda Item 9A(2) The Council received confidential legal advice, no action was taken.

AGENDA ITEM 10, **ADJOURNMENT**

Motion to adjourn the meeting was made by Council Member Blackwelder, seconded by Council Member Sofer. There was consensus of the City Council to adjourn the meeting at 8:13 p.m. to the next regularly scheduled City Council meeting on Tuesday, June 15, 2021 at 5:30 p.m.

_____

Connie Horca, City Clerk

AGENDA ITEM
6B.

Approval of City RESOLUTIONS Honoring the Monterey Peninsula Chamber of Commerce 2019 Awards Recipients 1) Bret Silvestri - Robert C. Littlefield Lifetime Achievement 2) Mary Warburton-Boland - Volunteer of the Year 3) Honorable Eduardo M. Ochoa - Public Official of the Year 4) Charles T. Chrietzberg Jr. - Citizen of the Year 5) Business of the Year - To Be Announced

CITY OF SAND CITY
RESOLUTION SC ____, 2021

RESOLUTION OF THE CITY COUNCIL OF SAND CITY HONORING BRET SILVESTRI AS THE MONTEREY PENINSULA CHAMBER OF COMMERCE 2019 ROBERT C. LITTLEFIELD FOR LIFETIME ACHIEVEMENT AWARD RECIPIENT

WHEREAS, the Monterey Peninsula Chamber of Commerce presents awards to various community leaders who have made substantial contributions to the Monterey Peninsula community and the Chamber of Commerce; and

WHEREAS, the 2019 Robert C. Littlefield for Lifetime Achievement Award is presented to Bret Silvestri, a Chamber Member who has provided great support, time, and effort to the Monterey Peninsula Chamber of Commerce; and

WHEREAS, a Monterey native and graduate of Monterey Peninsula High School and Monterey Peninsula College, Bret Silvestri earned his B.S, in Business Administration and M.B.A. from California State University Fresno; and

WHEREAS, in 1989 Bret Silvestri began his professional career with Granite Construction Company, and in 1995 began his entrepreneur venture with the start of his own general engineering firm; and

WHEREAS, in January 2010, Bret Silvestri joined Otto Construction and held the responsibility of business development prior to becoming a consultant, and since 2017 has served as the Director of Facilities Planning for Montage Health; and

WHEREAS, active in youth sports while serving as umpire for several years, Bret Silvestri has volunteered for more than 30 consecutive years at the Crosby/AT&T Pro-am, and has served on various local Boards, as well as Chair of the Monterey Peninsula Chamber of Commerce between the years of 2013-2014, and 2018-2019.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of Sand City hereby acknowledges and honors Bret Silvestri for this award in recognition of his contribution and service to the community and to the Monterey Peninsula Chamber of Commerce.

PASSED AND ADOPTED by the City Council of Sand City on this 15th, day of June 2021, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

APPROVED:

_____
Mary Ann Carbone, Mayor

ATTEST:

_____
Connie Horca, City Clerk

CITY OF SAND CITY
RESOLUTION SC _____, 2021

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAND CITY HONORING MARY WARBURTON-BOLAND MONTEREY PENINSULA CHAMBER OF COMMERCE'S 2019 VOLUNTEER OF THE YEAR AWARD RECIPIENT

WHEREAS, the Monterey Peninsula Chamber of Commerce presents awards to various community leaders who have made substantial contributions to the Chamber and the Monterey Peninsula community; and

WHEREAS, the Monterey Peninsula Chamber Volunteer of the Year Award is presented to Mary Warburton-Boland as an individual that embodies community dedication that inspires others; and

WHEREAS, as a long-time valued Chamber Member, Mary Warburton-Boland served as Events Chair of the Chamber Board form 1999-2002 at which time she accepted a position as the Monterey Peninsula Chamber's Development Director form 2002-2005, and continues ot volunteer for the Chamber on the Special Events Committee; and

WHEREAS, as an active member of the Community, Mary Warburton-Boland has lived a life full of volunteerism to include various non-profit organizations such s the Italian-Catholic Federation, Turkish Festival, Professional Women's Network, NCGA, and Laguna Seca Mazda Raceway; and

WHEREAS, for over 25 years Mary Warburton-Boland continues her banking industry career as Vice President/Business Banking Officer with Mechanics Bank assisting the Monterey Peninsula Branches with commercial lending while building relationships with local business clients; and

WHEREAS, Mary Warburton-Boland enjoys dining at restaurants located throughout the area, spending time with her only granddaughter Iliana Sofia, cooking during her spare time, and golfing with her husband Max.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of Sand City acknowledges and honors Mary Warburton-Boland for this award in recognition of her time, loyalty, and voluntary service as an invaluable member of the Chamber and to the community.

PASSED AND ADOPTED by the City Council of the City of Sand City on this 15th, day of June, 2021, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

APPROVED:

_____
Mary Ann Carbone, Mayor

ATTEST:

_____
Connie Horca, City Clerk

CITY OF SAND CITY
RESOLUTION SC ___, 2021

RESOLUTION OF THE CITY COUNCIL OF SAND CITY HONORING THE HONORABLE EDUARDO M. OCHOA AS THE MONTEREY PENINSULA CHAMBER OF COMMERCE 2019 RUTH VREELAND MEMORIAL PUBLIC OFFICIAL OF THE YEAR AWARD RECIPIENT

WHEREAS, the Monterey Peninsula Chamber of Commerce presents awards to various community leaders who have made substantial contributions to the Monterey Peninsula community and the Chamber of Commerce; and

WHEREAS, the 2019 Ruth Vreeland Memorial Public Official of the Year Award is presented to the Hon. Eduardo M. Ochoa, who embodies inspirational dedication to the community and to the Monterey Peninsula; and

WHEREAS, a notable community leader and native of Argentina, the Hon. Eduardo M. Ochoa holds a B.A. in philosophy and physics from Reed College, an M.A. in nuclear science and engineering from Columbia University, and Ph.D in economics from the New School for Social Research; and

WHEREAS, for over 30 years, the Hon. Eduardo M. Ochoa has worked at various campuses in the California State System as a faculty member and administrator and has served as President of California State University, Monterey Bay since 2012; and

WHEREAS, demonstrating the embodiment and example of a public servant, Hon. Eduardo M. Ochoa served as Assistant Secretary for Postsecondary Education in the Obama Administration, Chief Advisor on higher education matters to the Secretary of Education, and heads the Office of Postsecondary Education that administers most of the Department of Education's higher education programs.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of Sand City hereby acknowledges and honors Hon. Eduardo M. Ochoa for this award in recognition of his faithful commitment to public service, dedication, and contribution to the community.

PASSED AND ADOPTED by the City Council of Sand City on this 15th, day of June 2021, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

APPROVED:

_____
Mary Ann Carbone, Mayor

ATTEST:

_____
Connie Horca, City Clerk

CITY OF SAND
RESOLUTION SC ___, 2021

RESOLUTION OF THE CITY OF SAND CITY HONORING
CHARLES T. CHRIETZBERG, JR.
AS THE MONTEREY PENINSULA CHAMBER OF COMMERCE'S
2019 CITIZEN OF THE YEAR AWARD RECIPIENT

WHEREAS, the Monterey Peninsula Chamber of Commerce present awards to various community leaders who have made substantial contributions to the Chamber of Commerce and the communities of Monterey Peninsula; and

WHEREAS, the 2019 Citizen of the Year is presented to Charles T. Chrietzberg, Jr. who has made a notable impact upon, and contribution to the Monterey Peninsula; and

WHEREAS, since 1987, Charles T. Chrietzberg, Jr. served as the President and CEO of the Monterey County Bank, continues to oversee the growth of Monterey County Bank, and continuously seeks innovative and creative ways to serve the community; and

WHEREAS, a graduate of Stephen F. Austin University with a degree in accounting, Charles T. Chrietzberg, Jr. was born and raised in Mineola, Texas, and also served with the United States National Guard; and

WHEREAS, for over 30 years, Charles T. Chrietzberg, Jr. has supported the Monterey Peninsula Chamber of Commerce, and in 1995 served as an appointed delegate to the White House Conference on Small Business and awarded the California Independent Banker of the Year; and

WHEREAS, in 2002, Charles T. Chrietzberg, Jr. served as the Presidential Business Commission Appointee; received the California Business Advisory Council/National Republican Congressional Committee Businessman of the Year Award, and in 2005 was the Ronald Reagan Republican Gold Medal Award recipient.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of Sand City hereby acknowledges and honors Charles T. Chrietzberg, Jr. for this award in recognition of his commitment, outstanding example, and constant support of the community.

PASSED AND ADOPTED by the City Council of the City of Sand City on this 15th day of June, 2021, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

APPROVED:

_____
Mary Ann Carbone, Mayor

ATTEST:

_____
Connie Horca, City Clerk

CITY OF SAND CITY

RESOLUTION SC ___, 2021

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAND CITY HONORING XXXXXXXXXXXXX AS THE MONTEREY PENINSULA CHAMBER OF COMMERCE 2019 "BUSINESS OF THE YEAR" AWARD RECIPIENT

WHEREAS, the Monterey Peninsula Chamber of Commerce presents awards to various community businesses who have made substantial contributions to the Chamber of Commerce and the Monterey Peninsula community; and

WHEREAS, the Business of the Year Award is presented to the finalist selected from the various categories of "Business Excellence Awards"; and

WHEREAS, the Chamber selected XXXXXXXXXXXX as this year's Business of the Year Award recipient; and

WHEREAS, XXXXXXXXX continues to serve the community and its customers with the core values established to continually build the company into a highly respected and successful business.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of Sand City hereby acknowledges and honors XXXXXXXXX for this award in recognition of their commitment to provide exceptional services to the community and winning the Business of the Year Award.

PASSED AND ADOPTED by the Sand City Council on this 15th, day of June, 2021, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

APPROVED:

ATTEST: _____
Mary Ann Carbone, Mayor

_____
Connie Horca, City Clerk

AGENDA ITEM
6C.

Approval of City RESOLUTION Authorizing a City Surveying Services Agreement with Polaris Consulting for Fiscal Year 2021-2022

CITY OF SAND CITY

STAFF REPORT

TO: Honorable Mayor and City Council Members
FROM: Aaron Blair, City Manager
DATE: June 7, 2021 (Meeting date: June 15, 2021)
SUBJECT: City Surveying services agreement with Polaris Consulting

---

BACKGROUND:
Polaris Consulting, a land surveying firm, has been providing satisfactory surveying services to the City of Sand City since 1999. Ms. Lynn Kovach has adequately served as a professional licensed land surveyor under the direction of the City Engineer/Public Works Director since 1999 and is qualified to continue to provide surveying services to the City of Sand City. The proposed City Surveying Service Agreement, attached as Exhibit A and incorporated herein by reference, with Polaris Consulting, is found to be most appropriate to meet the needs of the City of Sand City. The Scope of Work is attached as Exhibit B, and the Polaris Consulting Fee Schedule is attached as Exhibit C.

FISCAL IMPACT:
This item is included in the City's fiscal year 21/22 budget. The cost for general City Surveying Services shall not exceed the amount of $10,000 for the fiscal year, unless written authorization is provided by the City Manager.

RECOMMENDATION:

Staff recommends approval of the attached City Surveying Service Agreement, scope of work and services, and fee schedule to be provided by Polaris Consulting.

CITY OF SAND CITY

RESOLUTION SC___, 2021

RESOLUTION OF THE CITY COUNCIL OF SAND CITY AUTHORIZING A CITY SURVEYING SERVICES AGREEMENT WITH POLARIS CONSULTING

WHEREAS, Polaris Consulting, a land surveying firm, has been providing satisfactory surveying services to the City of Sand City since 1999; and

WHEREAS, Ms. Lynn Kovach has adequately served as a professional licensed land surveyor under the direction of the City Engineer/Public Works Director since 1999 and is qualified to continue to provide surveying services to the City of Sand City; and

WHEREAS, the proposed City Surveying Service Agreement, attached as Exhibit A and incorporated herein by reference, with Polaris Consulting, is hereby found to be most appropriate to meet the needs of the City of Sand City and is hereby accepted; and

WHEREAS, the Scope of Work, attached as Exhibit B and incorporated herein by reference, is hereby accepted and approved; and

WHEREAS, the Polaris Consulting Fee Schedule, attached as Exhibit C and incorporated herein by reference, is hereby accepted and approved with the understanding that this Fee Schedule may be updated periodically, subject to review and approval by the City Council of Sand City; and

WHEREAS, due to the need to provide a specified amount for these services within the City's fiscal year budget, the estimated cost for general City Surveying Services shall not exceed the amount of $10,000 for the fiscal year, unless written authorization is provided by the City Manager.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Sand City does hereby authorize the following:

1. The attached City Surveying Service Agreement (Exhibit A), Scope of Work (Exhibit B), and Fee Schedule (Exhibit C) are accepted and approved.

2. The Mayor and City Manager are directed and authorized to execute the attached City Surveying Service Agreement in substantially the same form as the attached documents.

3. The term of the City Surveying Service Agreement will be for a twelve (12) month period beginning July 1, 2021 through June 30, 2022.

4. Polaris Consulting will maintain a current Sand City Business License throughout the term of the Service Agreement.

PASSED AND ADOPTED by the City Council of Sand City this _____ day of June, 2021, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

APPROVED:

_____
Mary Ann Carbone, Mayor

ATTEST:

_____
Connie Horca, City Clerk

EXHIBIT A

CITY SURVEYING
SERVICE AGREEMENT

This Agreement made this _____ day of June, 2021, by and between the CITY OF SAND CITY, a municipal corporation, hereinafter referred to as "CITY", and POLARIS CONSULTING, PO Box 1378, Carmel Valley, CA 93924, hereinafter referred to as "CONSULTANT".

WITNESSETH:

WHEREAS, CITY desires professional surveying services in the discipline of municipal public works; and

WHEREAS, CONSULTANT is willing to provide, and CITY is willing to accept the professional and technical services of CONSULTANT for this work.

NOW, THEREFORE, CITY and CONSULTANT further agree as follows:

A. GENERAL SCOPE OF SERVICES

CONSULTANT is to perform municipal land surveying services to CITY under the general direction of the City Manager as described herein below, and as shown on Exhibit B.

B. DIVISION OF SURVEYOR'S WORK

Although the CONSULTANT (Polaris Consulting) will render land surveying services to the CITY, the CONSULTANT, and the CITY agrees that the day-to-day land surveying services (hereinafter "Daily Services") will be rendered exclusively by the firm of Polaris Consulting and that special projects (hereinafter "Special Projects") may require the additional services of a specialized firm other than Polaris Consulting. If, in the opinion of the CITY and the CONSULTANT, Polaris Consulting does not have the personnel or expertise to perform such special services, then the CITY and/or Polaris Consulting shall have the right to subcontract such services to such other firm as is acceptable to both the CITY and the CONSULTANT.

C. COMPENSATION FOR SERVICES

In consideration of the performance of service provided by this Agreement, CITY shall pay CONSULTANT an amount computed in accordance with Exhibit C - Fee Schedule, attached hereto and made a part of this Agreement. Due to the need to provide a specified amount for these services within the City's fiscal year budget, the estimated cost for general City Surveying Services shall not exceed the amount of $10,000 for the fiscal year, unless written authorization is provided by the City Manager.

CONSULTANT shall submit monthly statements of the services performed, which will be based upon daily individual and personnel classification time records.

D. TITLE TO DOCUMENTS

All surveys, maps, plans, legal descriptions, detailed drawings, calculations, memorandums, reports and other documents prepared by CONSULTANT in the performance of services pursuant to this Agreement shall be considered services and shall be the property of the CITY at such time as CITY has compensated CONSULTANT for services rendered in connection with which they were prepared. The CITY shall not use copies of site specific work in other locations. The CITY may use copies of general, non-site specific maps and plans such as zoning maps and base

maps.

E. TERM OF AGREEMENT

The term of the agreement will be for a twelve (12) month period beginning July 1, 2021 through June 30, 2022. The Agreement may be reviewed and renewed annually. No modification to the terms of this Agreement shall be valid unless made in writing and signed by the parties hereto.

F. NOTICES

Notices shall be addressed and sent to:

CITY:
City of Sand City
1 Pendergrass Way
Sand City, CA 93955
Attn: City Manager

CONSULTANT:
Polaris Consulting
PO Box 1378
Carmel Valley, CA 93924
Attn: Lynn A. Kovach, Principal Surveyor

G. SURVEYOR AS INDEPENDENT CONTRACTOR

It is hereby understood that CONSULTANT is an agent of the City, not an employee of the CITY; but is an independent contractor with full rights to manage its employees subject to all legal requirements. All persons employed by CONSULTANT in connection with this Agreement will be employees of CONSULTANT and not employees of CITY in any respect. As part of this Service Agreement, it is agreed that Lynn A. Kovach shall be designated as "Contract City Surveyor" for City.

H. INDEMNIFICATION AND INSURANCE

1. 'CONSULTANT agrees to indemnify and hold the City, its officials, employees and agents, harmless from any cost, expense or liability incurred on account or assertion of a claim, suite, lien, or other cost against the CITY resulting from the direct actions or activities of CONSULTANT which are deemed to be negligent.

2. CONSULTANT shall, throughout the duration of this Agreement, maintain comprehensive general liability and property insurance covering all operations of the CONSULTANT, its agents and employees, performed in connection with this Agreement, including but not limited to premises and automobile.

   CONSULTANT shall maintain the following limits:

   General liability
   - ❍ Combined single limit per occurrence.....$1,000,000.00
   - ❍ General Aggregate.....$1,000,000.00
     (The policy shall cover on an occurrence or an accident basis, and not on a claims made basis.)
   - ❍ Automobile Liability
     Combined Single Limit per Occurrence.....$ 500,000.00
     (The policy shall cover on an occurrence or accident basis, and not on a claims

made basis.)

- Worker's Compensation.....Full Liability Coverage
- Professional Errors and Omissions.....$ 500,000.00
- (CONSULTANT shall not disclaim responsibility or avoid liability for the acts or omissions of its subcontractors or other professional consultants. The retroactive date of the policy must be shown and must be before the date of the Agreement).

3. All insurance companies with the exception of worker's compensation and professional errors and omissions affording coverage to the CONSULTANT shall be required to add the CITY, its officers, employees, agents, and volunteers as additional "insureds" by endorsement under the insurance policy, and shall stipulate that this insurance policy will operate as primary insured for the work performed under this Agreement and that no other insurance affected by the CITY or other named insured will be called upon to contribute to a loss covered there under. The policy shall contain no special limitations on the scope of protection afforded to CITY, its officers, employees, agents, or volunteers.

4. All insurance companies affording coverage to the CONSULTANT shall be insurance organizations authorized by the Insurance Commissioner to transact the business of insurance in the State of California.

5. All insurance companies affording coverage shall provide thirty (30) day written notice mail to the City of Sand City should the policy be canceled or reduced in coverage below the limits required herein, before the expiration date. For the purposes of this notice requirement, any material change prior to expiration shall be considered cancellation.

6. CONSULTANT shall provide evidence of compliance with the insurance requirements listed above by providing a certificate of insurance, in a form satisfactory to the CITY, concurrently with the submission of this Agreement. A statement of the insurance certificate, which states that the insurance company will endeavor to notify the certificate holder, "but failure to mail such notice shall impose no obligation or liability of any kind upon the company, its agents, or representatives", does not satisfy the requirements of subsection (5) herein. The CONSULTANT shall ensure that the above-quoted language is stricken from the certificate by the authorized representative of the insurance company.

7. CONSULTANT shall provide substitute certificate of insurance no later than thirty (30) days prior to the policy expiration date. Failure by the CONSULTANT to provide such a substitution and extend the policy expiration date shall be considered default by CONSULTANT.

8. Maintenance of insurance by the CONSULTANT as specified in the agreement shall in no way be interpreted as relieving the CONSULTANT of any responsibility whatsoever and the CONSULTANT may carry, at its own expense, such additional insurance as it deems necessary.

I. PROFESSIONAL STANDARDS

CONSULTANT shall be responsible, to the level of competency presently maintained by other practicing professional surveyors in the same area and performing the same type of work for the professional and technical soundness, accuracy, and adequacy of all surveys, drawings, maps, legal documents, and other work and materials furnished under this agreement.

J. LEGAL EXPENSES

In the event legal action is brought by CITY or CONSULTANT against the other to enforce any of the obligations hereunder or arising out of any dispute concerning the terms and conditions

hereby created, the losing party shall pay the prevailing party such reasonable amounts for fees, costs, and expenses as may be set by the court.

K. ASSIGNMENT

It is recognized by the parties that a substantial inducement to CITY for entering into this Agreement was and is the professional reputation and competence of CONSULTANT. This Agreement is personal to CONSULTANT and shall not be assigned by it without express written approval of CITY.

L. COMPLIANCE WITH LAWS, RULES, AND REGULATIONS

Services performed by CONSULTANT pursuant to this Agreement shall be performed in accordance and full compliance with applicable Federal, State, and City laws and any rules or regulations promulgated there under.

M. NONDISCRIMINATION

During the performance of this Agreement, CONSULTANT shall not discriminate against any employee or applicant for employment because of race, color, religion, ancestry, creed, set, national origin, familial status, sexual orientation, age (over 40 years) or disability. CONSULTANT shall take affirmative action to ensure that applicants are employed, and that employees are treated during employment without regard to their race, color, religion, ancestry, creed, sex, national origin, familial status, sexual orientation, age (over 40 years) or disability.

N. CONFLICT OF INTEREST

CONSULTANT warrants and declares that it presently has no interest, and shall not acquire any interest, direct or indirect, financial or otherwise, in any manner or degree which will render the services required under the provisions of this Agreement a violation of any applicable State, local, or Federal law. In the event that any conflict of interest should nevertheless hereinafter arise, CONSULTANT shall promptly notify CITY of the existence of such conflict of interest so that CITY may determine whether to terminate this Agreement. CONSULTANT further warrants its compliance with the Political Reform Act (Government Code Section 8100 et.seq.) That applies to CONSULTANT as a result of CONSULTANT's performance of the work or services pursuant to the terms of this Agreement.

O. TERMINATION

This Agreement may be terminated by either party for any reason whatsoever upon thirty (30) days written notice. In the event that this Agreement is terminated by CITY for any reason, CITY is hereby expressly permitted to assume and complete the services imposed on CONSULTANT by this Agreement by any means, including but not limited to, an Agreement with another party.

Upon termination, CONSULTANT shall be entitled to payment of such amount as fairly compensates CONSULTANT for all work satisfactorily performed up to the date of termination based on hourly rates shown in Exhibit C, except that in the event of termination by CITY for CONSULTANT's default, CITY shall deduct from the amount due CONSULTANT the total amount of additional expenses incurred by CITY as a result of such default. In the event that such additional expenses shall exceed amounts otherwise due and payable to CONSULTANT, CONSULTANT shall pay CITY the full amount of such expense.

In the event that this Agreement is terminated by CITY for any reason, CONSULTANT shall:

1. Upon written receipt of notice of such termination immediately cease all services, unless otherwise directed by CITY; and

2. Deliver to CITY all documents, data, reports, summaries, correspondence, photographs, computer software, video and audio tapes, and any other materials provided to CONSULTANT or prepared by or for CONSULTANT or the CITY in connection with this Agreement. Such material is to be delivered to CITY whether it is in completed form or is in process, and CITY may condition payment for services rendered to the date of termination upon CONSULTANT's delivery to the CITY of such material.

The rights and remedies of the parties provided by this section are not exclusive and are in addition to any other rights and remedies provided by law or appearing in any other section of this Agreement.

P. INTERPRETATION OF AGREEMENT

This Agreement shall be interpreted under the laws of the State of California. The CITY and the CONSULTANT understand and agree that the laws of the State of California shall govern the rights, obligations, duties, and liabilities of the parties to this Agreement and also govern the interpretation of this Agreement. Any litigation concerning this Agreement shall take place in the Superior Court of the State of California in and for the County of Monterey.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement in duplicate the day and year first above written.

CITY OF SAND CITY

A Municipal Corporation

By:_____
Mary Ann Carbone, Mayor

By:_____
Aaron Blair, City Manager

ATTEST:

_____
Connie Horca, City Clerk

Lynn A. Kovach
DBA POLARIS CONSULTING

By:_____
Lynn A. Kovach, Owner
Principal Surveyor

EXHIBIT B

SCOPE OF WORK

Polaris Consulting proposes to provide the services generally described in this Scope of Work. To provide these services, Polaris will draw on the experience gained in working with other public agencies and private developers. When undertaking each work assignment, the project requirements will first be evaluated by the Principal Land Surveyor. The Principal Land Surveyor will determine how to accomplish the work and produce the required product efficiently. The work approach will be reviewed with the City Manager before initiating the project assignment.

The scope of work for this contract will vary as need arises and will be at the discretion of the City. CONCSULTANT will provide surveying services for various projects at the request of City Staff or at the request of the City Engineer. Survey requests may be, but not limited to, topographic surveys, construction staking, property line surveys, easement surveys, and manhole invert surveys. Survey data may be provided directly to City Staff or to a separate design consultant. Construction staking requests may be needed within a 48-hour notification. Surveying may be needed in difficult terrain. The main categories of work will include:

Surveys

- Review Tentative Maps and Tract Maps for survey requirements in conformance with City Conditions of Approval, Ordinances, and the Subdivision Map Act.
- Check subdivision and parcel maps for compliance with State Subdivisions Map Act requirements. Stamp & sign subdivision maps, parcel maps, lot line adjustments, and other documents as necessary, as City Surveyor.
- Determine locations of property lines, boundaries, easements and rights-of-way
- Construction surveys for improvement projects
- Establish and adjust benchmarks
- Establish and monument street center lines
- Traditional topographic surveys and aerial topographic surveys to determine locations and elevations of existing improvements, structures, and topographic features
- Perform research and survey work related to property divisions and mergers
- Perform research and survey work related to public and private land ownership, public and private easements, public improvements, construction, and historic information
- Do all survey related and some engineering related computations and drawings using traditional methods and/or using computer methods currently available within the City
- Prepare and interpret deeds and descriptions
- Develop legal descriptions and plat maps
- Other survey-related tasks as necessary

G. Plan Checking (Public and Private Construction)

1. Participate in City's staff meetings, as requested, either in Sand City, or by telephone conference call.

2. Prepare reports to the City Manager and City Council.

3. Coordinate with and assist the City's Planning Department, Public Works Department, other City Departments, and other contract consultants.

4. Assist in preparing Staff Reports and Ordinances for consideration by the City Manager and City Council, as requested.

.

J. Sub-Consultants:

1. When the services of other consultants or experts are required, such as surveying, architectural, geotechnical, structural, electrical or other engineering and public works services, Polaris Consulting will obtain proposals for said work and arrange for these services on a sub-consultant basis, up to a maximum cost of $20,000 with approval of the City Manager. The fee for these services will be 5% based on the consultant's invoice.

   If the sub-consultant costs exceed $20,000, then approval of the City Council will be required or a separate contract arranged directly with the City.

K. Fee Schedule:

1. The attached Exhibit C - Fee Schedule will be used in the provision of the above land surveying services. These fees may be adjusted periodically based on the adjusted change of the Consumer Price Index and/or proposed new fee schedule as submitted by the Consultant. Any new fee schedule will be subject to review and approval by the City Council. Any specialized fee that is not listed on the attached Fee Schedule shall be subject to negotiation and agreement between the parties.

EXHIBIT C

POLARIS CONSULTING
FEE SCHEDULE

City of Sand City – City Surveying Services
FY 2021/2022

Polaris Land Surveying, Inc.

Fee Schedule – City of Sand City

Position/Title	Hourly Rate	
		2021 & 2022
Principal/Owner		$150.00
Expert Witness (Court testimony, deposition, preparation time)		$380.00
Project Manager		$140.00
Project Surveyor		$130.00
Survey/GIS Technician		$115.00
CAD Technician		$75.00
Clerical		$40.00
Field Survey Crew (1 or 2 person)		$245.00
Field GPS Survey Crew (1 or 2 person)		$245.00
Fee increases in subsequent years will be 5%, unless otherwise agreed.		

Reimbursable Items to be Billed	Estimated Cost Bills	
	Total Cost	**% of Markup Calculated**
Specialty printing	Actual cost /page	5%
Travel Reimbursables-Lodging, Gas, Meals (over 120 miles of travel)	Standard per diem rates	

AGENDA ITEM
6D.

Approval of City RESOLUTION Adopting a List of Projects for Fiscal Year 2021-22 Funded by SB1: The Road Repair and Accountability Act of 2017

STAFF REPORT

DATE: June 8, 2021 (for City Council action on June 15, 2021)

TO: Honorable Mayor and City Council Members

FROM: Leon Gomez, City Engineer

SUBJECT: **Approve a resolution adopting a list of projects for Fiscal Year 2021-22 funded by SB 1: the Road Repair and Accountability Act of 2017**

RECOMMENDATION

Approve a resolution adopting a list of projects for Fiscal Year 2021-22 funded by SB 1: the Road Repair and Accountability Act of 2017

BACKGROUND

Senate Bill 1 (SB 1), the Road Repair and Accountability Act of 2017 (Chapter 5, Statutes of 2017) was passed by the Legislature and signed into law by the Governor in April 2017 to address the significant multi-modal transportation funding shortfalls statewide. SB 1 includes accountability and transparency provisions to ensure that the residents of a given City/County are aware of the projects proposed for funding in their communities and which projects have been completed each Fiscal Year (FY).

In order to qualify and receive funding the City Council must adopt by resolution, a list of all projects proposed to receive FY funding from the Road Maintenance and Rehabilitation Account (RMRA) created by SB 1, which must include a description and the location of each proposed project, a proposed schedule for the project's completion, and the estimated useful life of the improvement.

The RMRA provides that local streets and roads funding be used for road maintenance and rehabilitation, safety projects, railroad grade separations, traffic control devices, complete street components that includes active transportation purposes, pedestrian and bicycle safety projects, transit facilities, and drainage and stormwater capture projects in conjunction with any other allowable project.

The City will receive an estimated $7,759 in RMRA funding in FY 2021-22 from SB 1. This will be the 5th year in which the City is receiving SB 1 funding and will enable the City to continue essential road maintenance and rehabilitation projects, safety improvements, and increasing access and mobility options for the travelling public that would not have otherwise been possible without SB 1. The City began receiving monthly apportionments in FY 2017-18 and staff has prepared a table listing all apportionments since the beginning of the program through the most recent apportionment of funds which was received on May 21, 2021. The table also includes the projected funding apportionment for FY 2021-22.

Table: SB 1 Funding Apportionments

Fiscal Year	Total Apportionment
2017-18	$2,250.06
2018-19	$7,225.25
2019-20	$6,876.00
2020-21	$5,283.87
Total thru May 21, 2021	**$21,635.18**
2021-22 (projected, not yet apportioned to City)	$7,759.00

* Table based on values provided by the California Transportation Commission (CTC) and State Controller's Office and verified by the City's finance department.

Since the funding apportionments are relatively small when compared to the actual cost of constructing improvements, the City Council has adopted resolutions indicating that funds would be "banked" for several years in order to accumulate funds for a project. The project that was previously selected was the Contra Costa Street and Sidewalk Improvement Project which included the construction of new curb, gutter, sidewalk, asphalt pavement rehabilitation, and new crosswalks between Elder Ave. and Shasta Ave.

However, the City recently received Proposition 1 Stormwater Implementation Grant funding for the West End Stormwater Improvement Project which will reconstruct Contra Costa Street from Olympia Ave. to Redwood Ave. As a result, the previously identified project may no longer be relevant and the City may want to identify a new project(s). There is an opportunity for Cities to identify new projects prior to the end of year expenditure reporting which is due in December 2021. Therefore, the City Engineer will work with City staff to identify a qualified project(s) and verify that it meets the SB 1 RMRA requirements before making any changes to the adopted project list.

REVIEW AND ANALYSIS

SB1 RMRA funding is available to the City for projects that qualify under the program. The City should continue to pursue this funding in order to support eligible projects and realize improvements throughout the City.

ENVIRONMENTAL (CEQA) CLEARANCE

The approval of a resolution to adopt a list of projects in order to receive SB 1 funds does not constitute a "project" as defined by the California Environmental Quality Act (CEQA) and is therefore exempt under CEQA guidelines sections 15060(c)(2) and 15061(b)(3). Adoption of a potential project(s) and/or a list of project(s), non-inclusive of any plans or project construction, and for the purposes of receiving funding does not qualify as a "Project" per CEQA.

FISCAL IMPACT

Insofar as the City approves a resolution for each fiscal year adopting a list of projects to receive SB 1 RMRA funding, the City will continue to receive funding that it can bank towards an eligible project.

However, in order to receive SB 1 funding, the City is required to perform periodic reporting prior to May 1 of each year. Therefore, it should be anticipated that city staff and contract City Engineer time and effort will be required in order to prepare and provide the required reporting information.

ATTACHMENTS:

1. Resolution

CITY OF SAND CITY

RESOLUTION SC ____, 2021

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAND CITY ADOPTING A LIST OF PROJECTS FOR FISCAL YEAR 2021-22 FUNDED BY SB 1: THE ROAD REPAIR AND ACCOUNTABILITY ACT OF 2017

WHEREAS, Senate Bill 1 (SB 1), the Road Repair and Accountability Act of 2017 (Chapter 5, Statutes of 2017) was passed by the Legislature and signed into law by the Governor in April 2017 to address the significant multi-modal transportation funding shortfalls statewide; and

WHEREAS, SB 1 includes accountability and transparency provisions that will ensure the residents of the City of Sand City (City) are aware of the projects proposed for funding in our community and which projects have been completed each fiscal year; and

WHEREAS, the City Council must adopt by resolution, a list of all projects proposed to receive fiscal year funding from the Road Maintenance and Rehabilitation Account (RMRA) created by SB 1, which must include a description and the location of each proposed project, a proposed schedule for the project's completion, and the estimated useful life of the improvement; and

WHEREAS, the RMRA provides that local streets and roads funding be used for road maintenance and rehabilitation, safety projects, railroad grade separations, traffic control devices, complete street components that include active transportation purposes, pedestrian and bicycle safety projects, transit facilities, and drainage and stormwater capture projects in conjunction with any other allowable project; and

WHEREAS, the City will receive an estimated $7,759 in RMRA funding in Fiscal Year (FY) 2021-22 from SB 1; and

WHEREAS, this is the 5th year in which the City is receiving SB 1 funding and will enable the City to continue essential road maintenance and rehabilitation projects, safety improvements, and increasing access and mobility options for the travelling public that would not have otherwise been possible without SB 1; and

WHEREAS, the City has undergone a robust public process to ensure public input into our community's transportation priorities/project list; and

WHEREAS, the City used a Pavement Management System to develop the SB 1 project list to ensure revenues are being used on the most high-priority and cost-effective projects that also meet the communities' priorities for transportation investment; and

WHEREAS, the funding from SB 1 will help the City maintain and rehabilitate streets/roads, realize safety improvements, and increase access and mobility for the travelling public throughout the City; and

WHEREAS, the 2018 California Statewide Local Streets and Roads Needs Assessment identified the City's streets and roads in at-risk condition and this revenue will help the City increase the overall quality of our road system and over the next decade will improve the condition of the City's streets and roads; and

WHEREAS, the SB 1 project list and overall investment in our local streets and roads infrastructure with a focus on basic maintenance and safety, investing in complete streets infrastructure, and using cutting-edge technology, materials, and practices, will have significant positive benefits to our community.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Sand City, State of California, as follows:

1. The foregoing recitals are true and correct.

2. The following previously proposed and adopted project may utilize FY 2021-22 RMRA revenues in their delivery. With the relisting of these projects in the adopted fiscal year resolution, the City is reaffirming to the public and the State our intent to fund these projects with RMRA revenues:

   Project Title: Contra Costa Street and Sidewalk Improvement Project

   Project Description: Curb, gutter, and sidewalk Improvements, street rehabilitation and new crosswalks

   Project Location: Contra Costa Street between Elder Avenue and Shasta Avenue

   Estimate Project Schedule: Start (April 2022) – Completion (September 2022)

   Estimated Project Useful Life: 20 Years

PASSED AND ADOPTED, at a regular meeting of the City Council of the City of Sand City, this 15th day of July, 2021 by the following votes:

AYES:
NOES:
ABSENT:
ABSTAIN:

APPROVED:

_____
Mary Ann Carbone, Mayor

ATTEST:

_____
Connie Horca, City Clerk

AGENDA ITEM
6E.

Approval of City Donation/Contribution 1) Food Bank for Monterey County - $500

Memo

To: City Council
From: Aaron Blair, City Manager
Date: June 4, 2021 (for June 15, 2021 Council meeting)
Subject: Review of City Donation/Contribution

Attached is a request for support and contribution for fiscal year 2020-21. After reviewing this request, the following donation is recommended:

- Food Bank for Monterey County - $500

If any Council member wants to discuss this request or to propose a different contribution, then this item should be pulled from the consent calendar for discussion with the full Council.

The following finding is specified in the annual City/Successor Agency Budget: *"The Sand City Council finds that it is a valid public purpose and in the best interest of this small city to support and participate in various community programs and activities of the larger Monterey Peninsula area. This support includes not only the City's financial contributions outlined in the attached pages but also the active involvement/participation by council members, city staff, Sand City businesses and citizens. This is Sand City's pledge and commitment of support for the larger regional community in which it is an active and dedicated member".*


The pandemic has greatly
increased childhood hunger
in Monterey County
1 in 3 children are hungry
let's fix this
and prepare our
youth for happier
times ahead
95 cents of every dollar donated
goes directly to food and programs
food bank
FOR monterey
county

AGENDA ITEM
8A.

Presentation by Anastacia Wyatt, Housing Program Manager regarding Draft Comprehensive Economic Development Strategy for the County of Monterey 1) Consideration of City RESOLUTION Approving a Comprehensive Economic Development Strategy (CEDS) for the County of Monterey and Authorizing the Submission of The CEDS to The U.S. Department of Commerce, Economic Development Administration (EDA)

BEACON ECONOMICS

COMPREHENSIVE ECONOMIC DEVELOPMENT STRATEGY OVERVIEW

Economic Insights | Business Expertise | Public Policy Experience

PREPARED FOR:

THE COUNTY OF MONTEREY

May 4, 2021

BEACON ECONOMICS

OUR APPROACH

Economic Development Planning

Assess the Landscape

- Industry Analysis
- Employment
- Regional Context
- Housing & Land Use
- Demographics

Develop Framework

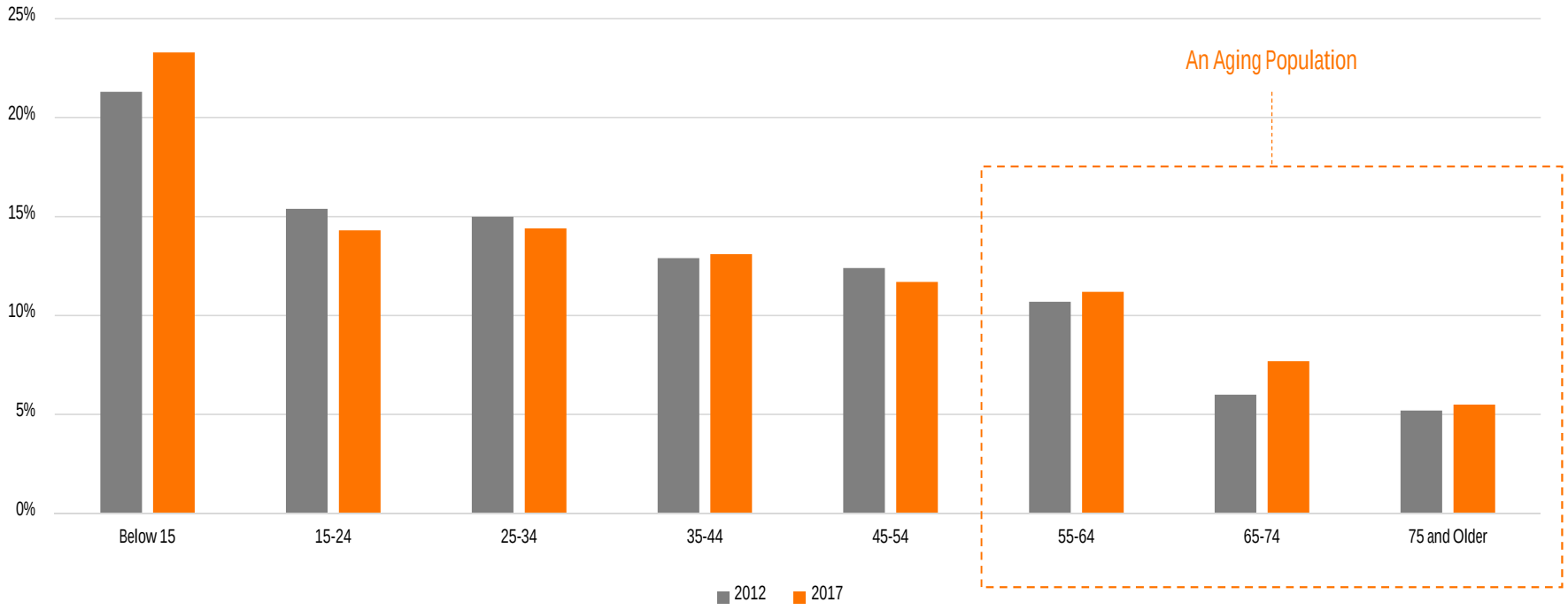
- Guiding Principles
- Opportunities/Challenges
- Goals & Objectives
- Cases & Benchmarks
- Targets & Metrics

Advise on Solutions

- Action Items
- Implementation
- Stakeholder Roles
- Community Outreach
- Media Outreach

DEMOGRAPHICS

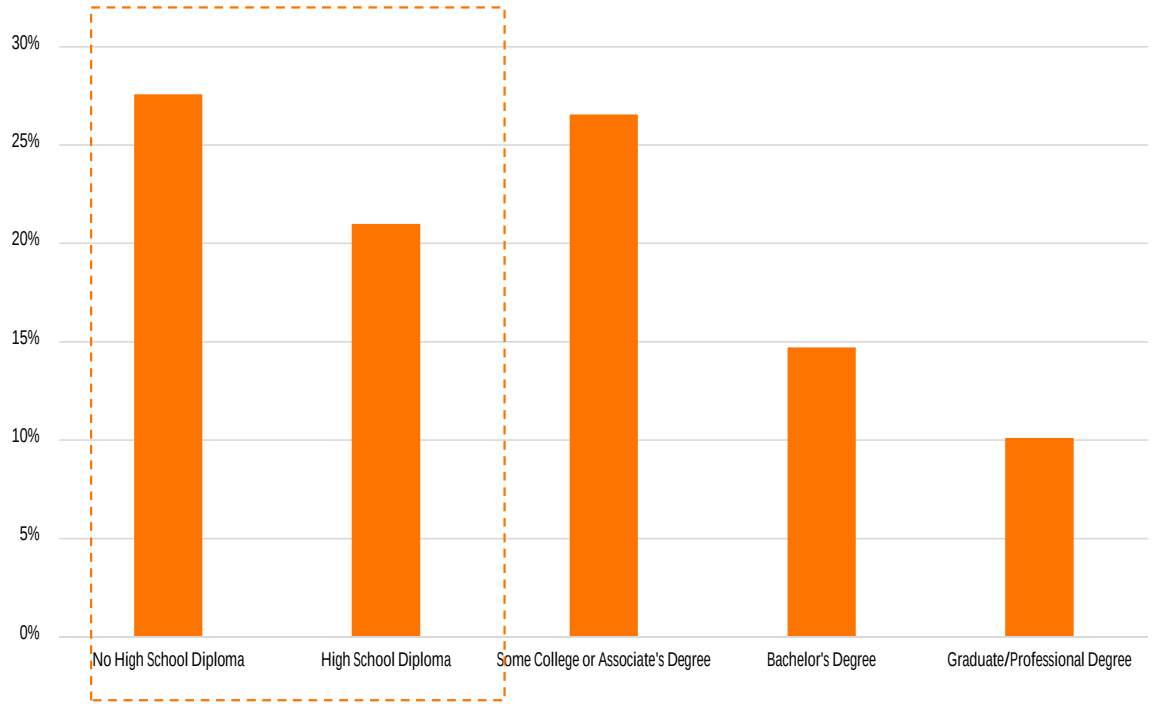
Population Age Distribution



Source: American Community Survey

DEMOGRAPHICS

Population by Educational Attainment



Source: American Community Survey

	2018 Earnings	10-Year Change
No High School Diploma	$23,045	28.1%
High School Diploma	$31,302	0.7%
Some College or Associate's Degree	$37,013	-5.8%
Bachelor's Degree	$58,492	24.2%
Graduate/ Professional Degree	$83,676	27.2%

INDUSTRY ANALYSIS

Sector Size by Employment

Industry	2010	2020	Growth
Total Farm	41,737	56,035	22.5%
Total Nonfarm	123,800	146,800	18.6%
Government	32,457	33,902	4.5%
Accommodation and Food	17,922	24,103	34.5%
Health Care	14,292	18,288	28.0%
Retail Trade	14,854	16,787	13.0%
Professional/Business	11,065	14,971	35.3%
Construction	4,332	6,635	53.2%
Wholesale Trade	4,968	6,051	21.8%
Other Services	4,672	5,089	8.9%
Manufacturing	5,316	5,061	-4.8%
Transport, Warehouse, Utilities	3,385	4,865	43.7%
Financial Activities	4,415	4,474	1.3%
Arts and Entertainment	2,116	2,851	34.8%
Educational Services	2,091	2,426	16.1%
Information	1,718	994	-42.2%
Natural Resources and Mining	200	301	50.9%

Largest

1. Agriculture (Farm)
2. Government
3. Accommodation and Food
4. Health Care
5. Retail Trade

Fastest Growing

1. Construction
2. Natural Resources and Mining
3. Transport and Warehousing
4. Professional/Business
5. Arts and Entertainment

Declining

1. Information
2. Manufacturing

Source: California EDD

INDUSTRY ANALYSIS

Sector Size by Output

Industry	2018	10-Year Growth
Total All Industries	$25,834,713	21.6%
Agriculture, Forestry, Fishing & Hunting	$6,009,076	77.2%
Government	$4,364,008	5.5%
Real Estate	$4,183,628	27.2%
Retail Trade	$1,337,603	9.9%
Health Care & Social Assistance	$1,323,046	28.0%
Wholesale Trade	$1,308,726	34.5%
Accommodation & Food Services	$1,248,554	20.8%
Professional, Scientific, & Technical Services	$736,692	-11.0%
Manufacturing	$689,849	-1.5%
Construction	$648,256	-0.4%
Mining, Quarrying, & Extraction	$620,807	123.7%
Utilities	$584,152	-28.4%
Administrative Support Services	$539,372	51.8%
Information	$514,250	2.3%
Other Services	$441,262	-5.0%
Arts & Entertainment	$415,309	34.6%
Finance & Insurance	$360,772	5.4%

Largest

1. Agriculture
2. Government
3. Real Estate
4. Retail Trade
5. Health Care & Social Assistance

Fastest Growing

1. Mining, Quarrying, & Extraction
2. Agriculture
3. Administrative Services
4. Arts and Entertainment
5. Wholesale Trade

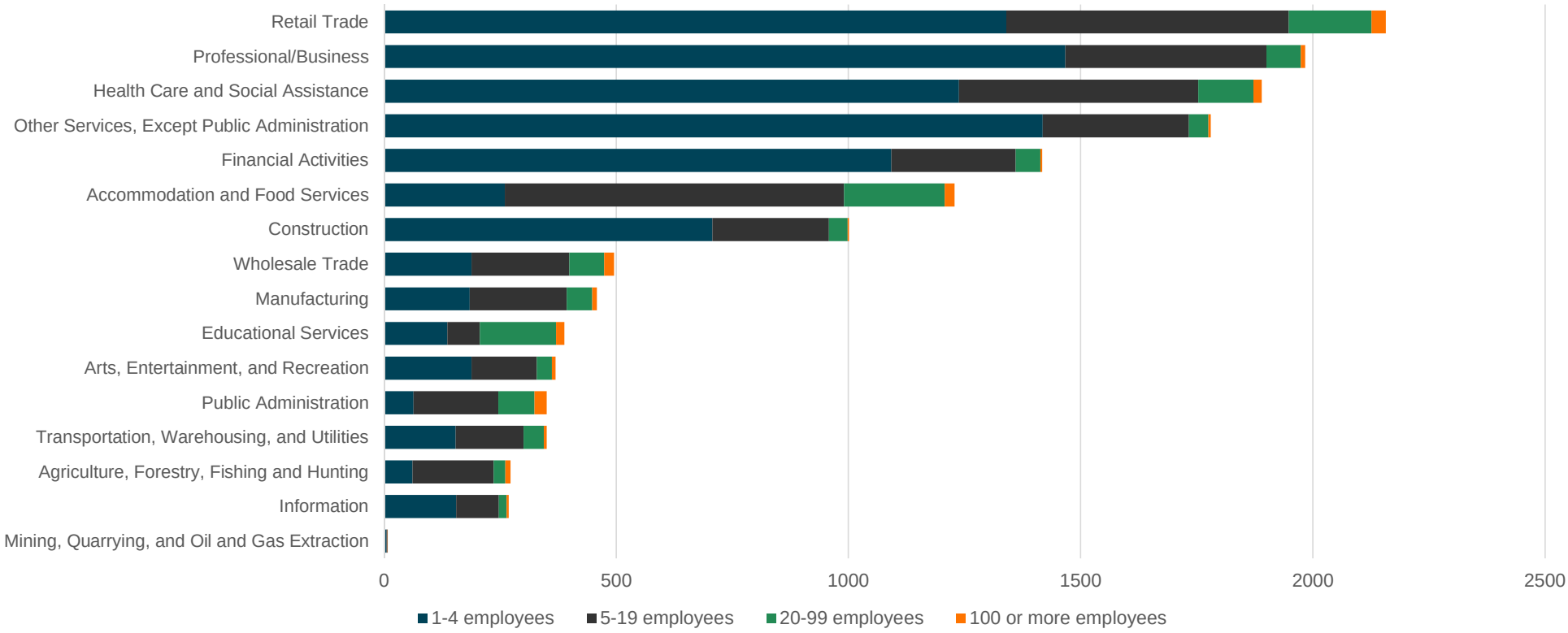
Declining

1. Utilities
2. Professional Services
3. Manufacturing

Source: U.S. Bureau of Economic Analysis

INDUSTRY ANALYSIS

Number of Establishments by Industry



SWOT

Strengths

Industry	Workforce	Amenities
Agriculture sector Tourism (coastal, agriculture, recreational) Higher education and research Defense and cyberpresence Vibrant nonprofit sector	Proximity to regional employment centers Cultural and professional networks	Natural landscape World-class attractions

SWOT

Weaknesses

Industry	Workforce	Housing	Education	Equity & Inclusion	Infrastructure
Tourism sector vulnerability High regulatory burdens	Labor shortage Workforce decline/exodus Lack of high-wage jobs in nonfarm industries	Housing costs Pro-growth vs. anti-growth sentiments Permitting and red tape	Access to good-quality K-12 education Low educational attainment	Socioeconomic and racial inequality Uneven access to health care	Limited transportation infrastructure Limited water supply

SWOT

Opportunities

Industry	Workforce	Housing	Planning	Equity & Inclusion
Growing innovation economy Sustainable recreation and wellness Ag-tech Aerospace, robotics, and advanced technologies Small-business development and support	Entrepreneurship development Workforce retention and expansion Remote worker attraction	Housing expansion Workforce housing	Land use conversion Infill development Water supply reliability	Expanded access to public services Nonprofits that foster social cohesion

SWOT

Threats

Industry	Workforce	Housing	Environment
Regional competition Consolidation among firms and primacy of national brands in agriculture and hospitality sectors National economic shocks	Low workforce retention Decline in working age population Declining school enrollment	Low housing supply Rising housing costs Increasing homelessness	Climate change Environmental hazards

Guiding Principles and Six Goals

Principles:

- Shared Responsibility
- Collaboration
- Inclusion
- Equity
- Communication
- Transparency
- Responsiveness

Goals:

- Economic Development Capacity
- Workforce
- Housing
- Cluster Development
- Small Business and Entrepreneurship
- Infrastructure

Goals

Goal #1: Build a Countywide Economic Development Capacity

- Although there are many ongoing economic development projects and programs underway – whether through city governments or led by local and regional organizations – Monterey County needs a formal mechanism that can guide, coordinate, and support countywide economic development activity.

Goal #2: Build, Support, and Retain a Robust and Adaptable Monterey County Workforce

- Educational attainment in Monterey County currently lags behind that of California. Many also lack the essential skills considered to be successful in the workforce.

Goal #3: Address Housing Shortage, Affordability, and Barriers to New Development

- While there are already several county-wide efforts and plans to address housing issues, currently, there is simply not enough housing to accommodate especially low-income households and housing costs are simply too high for many households.

Goals Discussion

Goal #4: Foster Development of Growing Established and Emerging Clusters

- Regions must be vigilant to brain drain, industry transformation, and stagnation. Targeting growth toward industry clusters can facilitate regional resilience by diversification of the local economy.

Goal #5: Strengthen Small Business and Entrepreneurship Environment

- Local developers should ensure that there is a healthy ecosystem of entrepreneur development, networking, capital acquisition, local business climate and culture.

Goal #6: Expand the Regional Broadband Infrastructure

- The COVID-19 pandemic shed light on the digital divide in the region, especially in rural regions where there is less internet access, which makes accessing essential telehealth services and other services during the pandemic challenging.

CITY OF SAND CITY

STAFF REPORT

TO: Honorable Mayor and City Council Members
FROM: Aaron Blair, City Manager
DATE: June 7, 2021 (Meeting date: June 15, 2021)
SUBJECT: Comprehensive Economic Development Strategy (CEDS)

BACKGROUND:
A Comprehensive Economic Development Strategy (CEDS) is a document developed by jurisdictions for the United States Economic Development Administration (EDA) to apply for vital funding for community economic development initiatives. The County of Monterey conducted its CEDS process following 13 CFR §303.6. This CEDS was developed with broad-based participation that included the agricultural community and vintners, tourism and hospitality professionals, educators, small business owners, non-profit representatives, and community partners. One of the main goals of the document is to determine needs in the community and for the regional economy and to take actions to improve the economy. The CEDS takes into account and, where appropriate, incorporates or leverages other regional planning efforts, including the use of available federal funds, private sector resources, and state support which can advance a region's CEDS goals and objectives. The CEDS should be a useful tool for regional economic development decision-making.

The CEDS process analyzes existing regional conditions, opportunities, and global economic conditions, leading to a region-specific strategy-driven plan for economic prosperity. The CEDS must be updated every five years to stay relevant with changing economic conditions and to qualify for U.S. Economic Development Administration (EDA) funding assistance under its Public Works and Economic Adjustment Assistance programs. Annual assessments of progress to date and plans for the coming year also are required.

The EDA requires the following components be incorporated into the document in some form:

- Background Summary: The summary of the region presents current, relevant data to describe local economic conditions.

- SWOT Analysis: This analysis of strengths, weaknesses, opportunities, and threats (SWOT) provides an understanding of a region's capabilities, capacity, and aspirations.

- Strategic Direction / Action Plan: The strategic direction and associated action plan outlines priorities, goals and objectives as well as specific activities to be implemented over a set period of time.

- Evaluation Framework: The evaluation framework serves as a mechanism to gauge progress on the successful implementation of the overall CEDS.

- Economic Resilience: in the context of economic development, "resilience" has three primary attributes: the ability to recover quickly from a shock, the ability to withstand a shock, and the ability to avoid the shock altogether.

Success of the CEDS hinges on the implementation of specific action recommendations. The planning of the CEDS initiated the process of building support among partner agencies and will continue throughout the duration of the five-year time period of the CEDS. Each strategy in the CEDS will not apply to every jurisdiction in Monterey County. However, each strategy is crafted to have the most impactful results on economies and industries that show the greatest economic potential, thereby having positive results for the region as a whole and allowing other businesses to thrive.

Adoption of the CEDS is a federal requirement which the County, and qualified organizations within the County, must meet to apply to EDA for Public Works or Economic Adjustment Assistance Program grants. EDA has been an important partner in financing economic development projects, extending from King City to Pajaro, and including the reuse of the former Fort Ord and programs at CSUMB.

DISCUSSION

Since 2011 the Economic Development Department has been engaged in developing a Strategic Plan for Economic Development (CEDS) in the County. Recently, with the economic crisis brought on by the COVID-19 pandemic, the County received an additional $1,700,000 in EDA CARES Act funding to provide loans to small businesses.

The County utilized a consultant team, National Development Council (NDC) and Beacon Economics to conduct the CEDS outreach process, analysis of data, and to write the report.

The CEDS combines an in-depth statistical look at the local economy with quantitative and qualitative analysis of the County's economic and social environment conducted by Beacon Economics. Beacon's work culminated in identification of six strategic framework goals:

1. Build Countywide Economic Development Capacity;
2. Build, Support, and retain a Robust and Adaptable Monterey County Workforce;
3. Address Housing Shortage, Affordability and Barriers to New Development;
4. Foster Development of Growing Established and Emerging Clusters;

5. Strengthen Small Business and Entrepreneurship Environment; and
6. Expand the regional Broadband Infrastructure.

In addition to summarizing the status of the local economy and areas of opportunities, the focal point of the CEDS is identification of projects that may be eligible for federal grant funding. Each jurisdiction and the County are then eligible to prepare individual grant applications for funding.

FISCAL IMPACT:
There is no fiscal impact to the City of Sand City. The County's cost to manage development of the CEDS was funded out of their General Fund support for the Economic Development Department.

Receiving this report does not have any financial impact.

RECOMMENDATION:

a. Authorize the City Manager to Approve the Comprehensive Economic Development Strategy (CEDS) for Monterey County; and
b. Authorize the Assistant County Administrative Officer (CAO) to submit the CEDS to the U.S. Department of Commerce, Economic Development Administration.

CITY OF SAND CITY
RESOLUTION SC ___, 2021

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAND CITY APPROVING A COMPREHENSIVE ECONOMIC DEVELOPMENT STRATEGY (CEDS) FOR THE COUNTY OF MONTEREY AND AUTHORIZING THE SUBMISSION OF THE CEDS TO THE U.S. DEPARTMENT OF COMMERCE, ECONOMIC DEVELOPMENT ADMINISTRATION (EDA)

WHEREAS, a CEDS is a document developed by jurisdictions for the United States Economic Development Administration (EDA) to apply for vital funding for community economic development initiatives; and

WHEREAS, the County of Monterey conducted its CEDS process following Federal Code of Federal Regulations (CFR), 13 CFR §303.6; and

WHEREAS, this CEDS was developed with broad-based participation that included the agricultural community and vintners, tourism and hospitality professionals, educators, small business owners, non-profit representatives, and community partners; and

WHEREAS, one of the main goals of the document is to determine economic development needs in the community and to take actions to improve the economy; and

WHEREAS, the CEDS takes into account and, where appropriate, incorporates or leverages other regional planning efforts, including the use of available federal funds, private sector resources, and state support which can advance a region's CEDS goals and objectives; and

WHEREAS, the CEDS process analyzes existing regional conditions, opportunities, and global economic conditions, leading to a region-specific strategy-driven plan for economic prosperity; and

WHEREAS, the CEDS must be updated every five years to stay relevant with changing economic conditions and to qualify for U.S. Economic Development Administration (EDA) funding assistance under its Public Works and Economic Adjustment Assistance programs; and

WHEREAS, the EDA has been an important partner in financing economic development projects; and

WHEREAS, in addition to summarizing the status of the local economy and areas of opportunities, the focal point of the CEDS is identification of projects that may be eligible for federal grant funding; and

WHEREAS, adoption of the CEDS is a federal requirement which the County, and qualified organizations within the County, must meet to apply to EDA for Public Works or Economic Adjustment Assistance Program grants.

NOW, THEREFORE, **BE IT RESOLVED,** by the City Council of the City of Sand City based on the above recitals, findings and the administrative record as a whole, that:

1) The City Manager is hereby authorized to approve the Comprehensive Economic Development Strategy (CEDS) for Monterey County; and;
2) Authorize the Assistant County Administrative Officer (CAO) to submit the CEDS to the U.S. Department of Commerce, Economic Development Administration.

PASSED AND ADOPTED by the City Council of the City of Sand City this ___, day of June, 2021 by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

APPROVED:

_____
Mary Ann Carbone, Mayor

ATTEST:

_____
Connie Horca, City Clerk



COUNTY OF MONTEREY

Countywide Comprehensive Economic Development Strategy (CEDS): 2021-26

On behalf of the County of Monterey and the Cities of Carmel-by-the-Sea, Del Rey Oaks, Greenfield, Gonzales, King City, Marina, Monterey, Pacific Grove, Salinas, Sand City, Seaside, and Soledad

March 2021 | DRAFT REPORT v4.3

Prepared by:

BEACON ECONOMICS
5777 West Century Boulevard | Suite 895
Los Angeles, CA 90045

INTRODUCTION

About 434,000 people live in the 4,281 square miles, 12 cities, 17 Census-designated areas, and vast unincorporated areas that constitute Monterey County, according to the most recent Census data, from 2019.[1] Known as the Salad Bowl of the World, the Salinas Valley has an exceptionally productive agricultural sector, contributing more than $10 billion directly and indirectly each year to the County economy. In addition, the coastline, including Big Sur, California 1, and the 17-Mile Drive on the Monterey Peninsula, has made the County famous for its scenery, drawing visitors from around the world. Monterey County is unique in that it has not gone through the economic reinvention that many other communities have when an economic engine declines. But where there is economic decline there is also the opportunity for growth and renewal.

Monterey County can create opportunities through technology development in the Agriculture Industry — and in an emerging robotics and drone sector — that can yield higher wages and innovation. In addition, the County can continue to showcase its natural beauty to bolster its Tourism sector and create opportunities for eco-tourism. The Hospitality sector can collaborate with the Agriculture and Manufacturing industries to expand value-added processing to wine grape crops to attract and retain visitors. The Education sector can create programs to increase technology, innovation, and opportunities for local residents.

Despite such opportunities, Monterey County faces numerous and significant development and socioeconomic challenges. Agriculture and Tourism, the main economic engines that drive the County, create mostly low-paying and seasonal jobs. A housing imbalance and shortages over the past decade have been primarily attributed to population growth's far outpacing residential construction permits (particularly for low-income housing). The housing issue is compounded by the low average wage in some leading industries relative to the price of housing in the region. In the County, these factors have led to one of the highest rates of housing overcrowding in California, which is highly correlated with low household income, especially in eastern Salinas and the southern part of the County, where most of the agricultural workforce lives.

Public Comment Draft

An imbalance in educational opportunity has led County residents to lag California and U.S. averages severely in educational attainment. Among adults age 25 and older, almost half have attained no more than a high school diploma in Monterey County. Just 30% of the class of 2019 met the University of California or California State University entrance requirements, compared with 44% statewide. Many students come from low-income households or households in poverty; 73% of primary and secondary school students qualified for free and reduced-price meals at school, compared with 52% statewide. As a recent report by *Impact Monterey County* notes, racial inequities only compound these problems.[2] Pulling children out from poverty, meeting the educational demands of the workplace of today and tomorrow, and helping families cope with crushing health, housing, and social service needs top the list of issues that require vigorous attention.

A continuing limit to growth is the desire to preserve the County's natural landscape, and this dichotomy constrains development. Although the County has a severe housing shortage and

[1] Incorporated cities in Monterey County are Carmel-by-the-Sea, Del Rey Oaks, Gonzales, Greenfield, King City, Marina, Monterey, Pacific Grove, Salinas, Sand City, Seaside, and Soledad. Census-designated areas are Aromas, Boronda, Bradley, Carmel Valley Village, Castroville, Chualar, Del Monte Forest, Elkhorn, Las Lomas, Lockwood, Moss Landing, Pajaro, Pine Canyon, Prunedale, San Ardo, San Lucas, and Spreckels.
[2] "Together, a Healthy, Safe, Thriving Monterey County: 2020 Report to the Community," Impact Monterey County.

affordability issues, creating housing means the loss of fertile farmland, and development along the coast can be complicated by fresh-water constraints and seawater intrusion. Development projects have rippling effects on the natural landscape that affect tourism, housing, business, sustainability, and the environment. For example, developing a large subdivision outside a city or far from the coast is less expensive than on the peninsula, but these areas tend to have high demands for agriculture and may not house the local workforce. In addition, the County's two major transportation corridors, California 1 and U.S. 101, lie along a north-south axis, and few road alignments allow east-west travel. This not only restricts visitor and resident access to the County's many amenities and services but also presents commuting challenges (for example, for residents who live in the Salinas Valley but work in coastal areas) and limits opportunities for housing development.

Anxiety over Monterey County's economic viability has widened amid the COVID-19 pandemic and proliferation of wildfires, which have not only exacerbated ongoing challenges but also revealed vulnerabilities. In addition to the immediate damage left in their wake, these twin crises complicate the County's economic potential because 1) depressed demand translates to job losses affecting a large portion of the local labor force; 2) the collapse in consumer-driven tax receipts reduces local government's discretionary spending power; and 3) job losses further reduce consumer spending, prompting the cycle to repeat itself in the near to medium term.

Moving to a more resilient and sustainable economy involves planning beyond pandemic-related disruptions while bolstering an infrastructure that can withstand and/or adapt to shocks and stresses. Specifically, the region should leverage its competitive advantages in tandem with policies that develop local clusters, train and retain local workers to service those clusters, and, where appropriate, attract high-skill and high-wage remote workers to the region. Monterey County can leverage its institutional, natural, and organizational assets to address many challenges coming its way.

Public Comment Draft

But a realignment of existing needs with new goals is needed to reinvigorate growth and development in the region. This is not to suggest that vital work is not currently underway, nor does it mean collaboration is nonexistent. Local organizations, such as the Monterey Bay Economic Partnership and United Way Monterey County, continue to lead important initiatives and establish multifaceted coalitions; East Salinas Building Healthy Communities (Alisal) and Governing for Racial Equity help build bonds within and between communities. But Monterey County's networks of resources, organizations, and talent are fragmented and dispersed. Therefore, a strategic framework uniting actors throughout the public, private, and nonprofit sectors around a common and realizable vision is needed. This document reflects the next step in that direction.

The pandemic has caused regional and indeed global disruptions. But it has also enabled regions to redefine themselves and pivot toward sustainable and equitable economic growth. As the region undergoes economic transformation and renewal, an opportunity arises for regional developers to build back better. This can be done by ensuring that new economic growth is followed by sustainable and equitable development in the region.

WHAT IS A COMPREHENSIVE ECONOMIC DEVELOPMENT STRATEGY (CEDS)?

A CEDS is a document developed by jurisdictions in the United States Economic Development Administration (EDA) to apply for vital funding for community economic development initiatives. Monterey County conducted its CEDS process following 13 CFR §303.6. This CEDS was developed with broad-based participation by agricultural workers and vintners, tourism and

hospitality professionals, educators, small-business owners, nonprofit representatives, and community partners. One of the main goals of the document is to determine needs in the regional economy and to take actions to meet them. The CEDS accounts for and, where appropriate, incorporates or leverages other regional planning efforts, including the use of federal funds, private sector resources, and state support that can advance a region's CEDS goals and objectives. The CEDS should be a useful tool for regional economic development decision-making.

The CEDS process analyzes regional conditions, opportunities, and global economic conditions to generate a region-specific, strategy-driven plan for economic prosperity. The CEDS must be updated every five years to stay relevant with changing economic conditions and to qualify for EDA funding under its Public Works and Economic Adjustment Assistance programs. Annual assessments of progress and plans for the coming year also are required. The EDA requires that the following components be incorporated into the document in some form:[3]

- Background Summary: The summary of the region uses current, relevant data to describe local economic conditions.
- SWOT Analysis: This analysis of strengths, weaknesses, opportunities, and threats (SWOT) provides insights into a region's capabilities, capacity, and aspirations.
- Strategic Direction / Action Plan: The strategic direction and associated action plan outline priorities, objectives, and specific activities to be implemented over a set period.
- Evaluation Framework: The evaluation framework gauges progress on the implementation of the overall CEDS.
- Economic Resilience: In the context of economic development, resilience means the ability to recover quickly from a shock, withstand the shock, and avoid the shock.

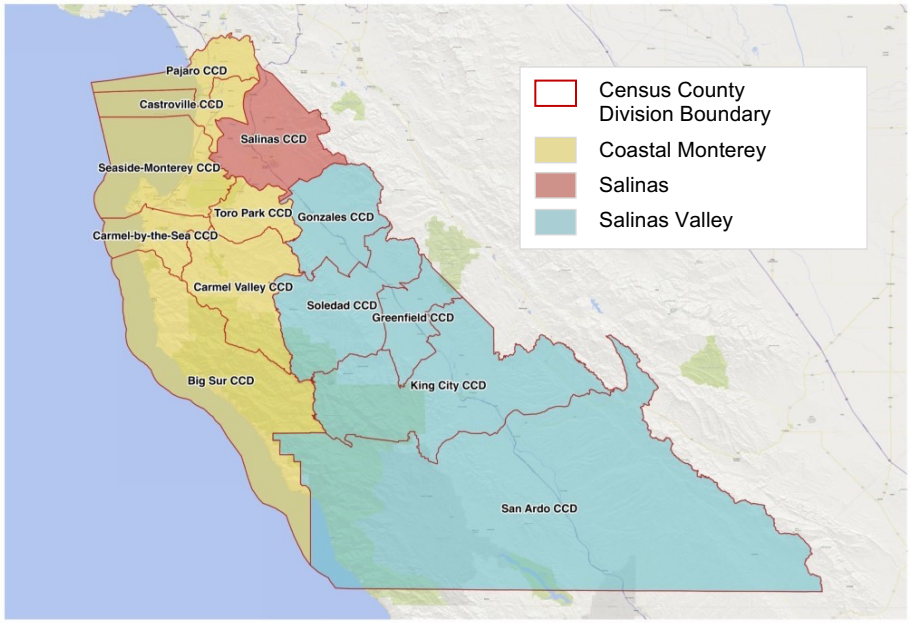
Public Comment Draft

Success of the CEDS hinges on the implementation of specific action recommendations. The planning of the CEDS initiated the building of support among partner agencies and will continue throughout the five-year period. Note that each strategy in the CEDS will not apply to every jurisdiction in Monterey County. But each strategy is crafted to have the most impact on economies and industries that show the greatest economic potential, thereby having positive results for the region as a whole and allowing other businesses to thrive.

This document is the culmination of extensive data collection and targeted community engagement across various sectors and pertains to the all jurisdictions in Monterey County. In addition, this CEDS is pertinent to all jurisdictions because each has a vested interest in the County's improving permitting, planning, communication, and engagement so that businesses have lower barriers to entry. Although the focus of the CEDS is at the County level, some sections look at three subregions — Coastal Monterey, Salinas and Surrounding Environs (Salinas), and Salinas Valley — to better capture the diversity of the County (Figure 1).[4]

[3] Definitions are provided by the U.S. Economic Development Agency. For detail, see https://www.eda.gov/ceds/
[4] Although supervisorial districts may be the most intuitive way to divide the County into subregions, the boundaries do not perfectly align with the currently available datasets deployed in this report. The three subregions, defined here by Census County Districts (CCD), overlap the supervisorial districts to a certain extent. The Salinas CCD encompasses District 1 and the immediate vicinities within the other four districts. Coastal Monterey consists mostly of Districts 2, 4, and 5, and Salinas Valley is mostly equivalent to District 3.

Figure I.1: Map of Monterey County Subregions



Source: Beacon Economics

Public Comment Draft

CEDS DEVELOPMENT PROCESS

Planning for the Monterey County CEDS is under the purview of the Board of Supervisors. The board appointed the County's Economic Development Committee, which for purposes of the CEDS is filling the role of the Strategy Committee. The County's Economic Development Department is responsible for conducting the research, staffing the Strategy Committee (CEDS Committee), and the ongoing implementation and reporting on the CEDS. Strategy Committee members represented an array of sectoral interests, such as Education, Agriculture, Ag-Tech, Tourism & Hospitality, Business, Research & Development, Labor, and Government from many professional organizations in the County (Table 1). Each member was therefore able to offer a distinct perspective, even when representing the same industry as another member.

Table I.1a: Comprehensive Economic Development Strategy Committee Members

NAME	INDUSTRY	AFFILIATION
Rosie Armstrong	Higher Education, Ag/Ag-Tech	Director of Workforce Development for Agriculture and Sector Partnerships, Hartnell College
Kristen Arps	Higher Education	Manager of Salinas Valley Adult Education Consortium, Hartnell College
Gill Campbell	Tourism & Hospitality	Director of Business Development, AERO Marketing Group
Katy Castagna	Nonprofit, Housing	President and CEO, United Way Monterey County
Alejandro Chavez	Business	Executive Director, SUBA
Janine Chicourrat	Tourism & Hospitality	General Manager, Portola Hotel
Clint Cowden	Higher Education, Ag/Ag-Tech	Dean of Career Technical Education & Workforce Development, Hartnell College

Kimbley Craig	Business	President & CEO, Monterey County Business Council
Rudy Darken	Research & Development	Attorney, JRG Attorneys
Dennis Donohue	Ag-Tech	Director, Western Growers Center for Innovation & Technology
Paul Farmer	Business	President, Salinas Chamber of Commerce
Norm Groot	Agriculture	Executive Director, Monterey County Farm Bureau
Mary Gunn	Foundation, Finance	Director of Philanthropy, Monterey Peninsula Foundation
Carmen Herrera-Mansir	Business, Entrepreneurship	Executive Director, El Pajaro CDC
Ken Johnson	Research & Development	Senior Scientist, MBARI
Craig Kaufman	Tourism & Hospitality	Executive Director, Salinas Valley Tourism and Visitors Bureau
Jeniffer Kocher	Tourism & Hospitality	Director of Community Relations, Monterey County Convention & Visitors Bureau
Sonja Koehler	Business, Education, Health, Nonprofit	Director, Bright Beginnings Early Childhood Development Initiative
Cesar Lara	Labor	Executive Director, Monterey Bay Central Labor Council
Andrew Lawson	Higher Education, Research & Development	Dean of the College of Science, Cal State Monterey Bay
Joshua Metz	Research & Development	Senior Advisor, Regional Government Services Authority; Co-Founder, Monterey Bay DART
Eduardo Ochoa	Higher Education	President, Cal State Monterey Bay
Carissa Purnell	Education	Director, Alisal Family Resource Centers
Dan Ripke	Higher Education, Entrepreneurship	Director of Economic Development, Funding and Grants Institute for Innovation and Economic Development, Cal State Monterey Bay
Kate Roberts	Nonprofit, Economic Development	President & CEO, Monterey Bay Economic Partnership
Laurence Samuels	Higher Education	Chief of Staff, Cal State Monterey Bay
Kim Stemler	Tourism & Hospitality, Agriculture	Executive Director, Monterey County Vintners Association

Public Comment Draft

Table I.1b: Jurisdictional Representatives

NAME	JURISDICTION
P. Wood	City of Greenfield
Matthew Sundt	City of Gonzales
Steve Adams	King City
Matt Mogensen	City of Marina
Ande Flower	City of Monterey
Anastazia Aziz	City of Pacific Grove
Lisa Brinton	City of Salinas
Andy Myrick	City of Salinas
Oscar Resendiz	City of Salinas
Gloria Stearns	City of Seaside
Brent Slama	City of Soledad

Anastasia Wyatt	Monterey County
Dewayne Woods	Monterey County
Darby Marshall	Monterey County
Lubna Mohammad	Monterey County
Chris Donnelly	Monterey County
Nick Chiulos	Monterey County

Committee meetings began in late June 2020 and continued through mid-January 2021 (Table 2). Full committee meetings were held roughly every other week. Smaller group meetings were held to discuss specialized topics, and individual meetings at the beginning of the committee process gathered introductory information and initial opinions from each member. At each meeting, members offered perspectives and opinions on the current and future state of the CEDS document. This included oral and written input ranging from general feedback and direction to line-item edits on document drafts. All interviews, focus groups, and meetings were held virtually because of COVID-19 public health mandates. Guided by initial findings, consultations gathered input on regional assets, and local assets with a regional impact, to help identify factors to further the region's economic position.

In August and September, the National Development Council conducted interviews on topics such as workforce development, AgTech, education, housing, transportation, and climate resiliency. In September and October, a SWOT analysis survey was sent to key stakeholders in the private, public, and nonprofit sectors to identify key strengths, weaknesses, opportunities, and threats to Monterey County. Based on the preliminary results from the interviews and the SWOT surveys, CEDS Committee members organized three facilitated discussions in November: (1) Equity and Health Care & Social Services, (2) Workforce Development and Education, and (3) Housing, Infrastructure, and Environment. Participants included representatives of:

Public Comment Draft

- Chambers of commerce
- Economic Development Organizations (EDOs)
- Community action groups
- County, state, and federal government
- Entrepreneurs and entrepreneurial programs
- Health care organizations
- Higher education
- K-12 and early education
- Nonprofit agencies
- Small-business development centers
- Leaders of various business communities

Finally, the CEDS Committee sent out surveys on business, education, R&D, and tourism and hospitality. Respondents included business owners, educators and administrators, students and parents of school-aged children, directors of research institutions, and representatives of the Tourism & Hospitality Industry. Because of the high percentage of Hispanics in the county, the business and education surveys were also provided in Spanish.

Table I.2: Schedule of Committee Activities

ACTIVITY	DATE
Full Committee Meeting	6/29/20 7/27/20

	8/10/20 9/9/20 9/23/20 10/14/20 10/28/20 10/29/20 10/30/20 12/16/20 12/30/20 1/6/21 1/14/21 2/17/21
Smaller Group Meeting – Specialized Topic Discussions	Week of 8/31/20 Week of 9/14/20 11/4/20
Individual Meeting – Intake Interviews	Week of 7/13/20 Week of 7/20/20 Week of 7/27/20 Week of 8/3/20 Week of 8/10/20

Public Comment Draft

STRUCTURE OF THE MONTEREY COUNTY CEDS

This document guides Monterey County's public agencies and departments, local jurisdictions, businesses, nonprofit organizations, and communities in understanding the economic landscape (in the context of historical trends, competitive advantages, chronic challenges, and most recently the impact of COVID-19) to inform future growth and development. The following areas are addressed across seven chapters:

- Part 1: Demographics
- Part 2: Summary of Economic Conditions
- Part 3: Cluster Analysis
- Part 4: Key Planning Considerations
- Part 5: Current Economic Development Initiatives
- Part 6: Assessment
- Part 7: Strategic Framework & Action Plan

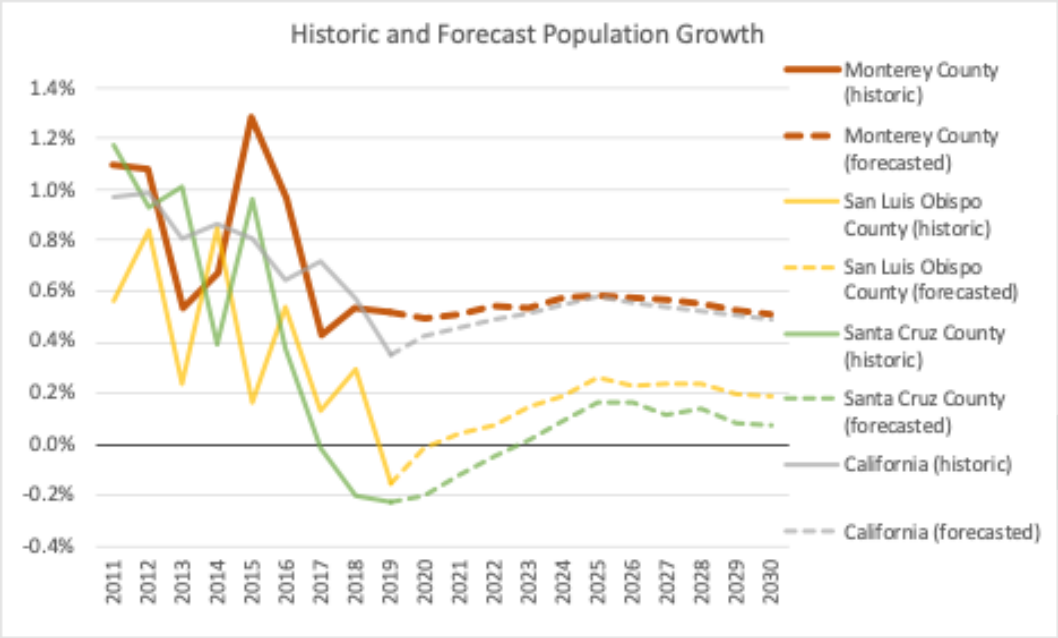
Given the state of transition in the County's economic development infrastructure, the focus is to highlight issues in a holistic way and provide broad strategic direction rather than be targeted and prescriptive. Details and dates will continue to evolve in pace with the establishment of a more robust County economic development infrastructure.

Public Comment Draft

PART 1: DEMOGRAPHICS

Monterey County's population reflects a breadth of social, economic, and ethnic diversity. It continues to grow, increasing from about 416,000 residents in 2010 to 444,250 in 2018, though at a slower rate than in previous years (Figure 1.1).[5] Its growth has outpaced San Luis Obispo and Santa Cruz counties'. In the next decade, population growth is forecast to be 0.5% per year, in line with state projections.[6] This aggregate trend masks a flurry of migration (Table 1.1); domestic net inflows of residents (about 22,300) are just barely higher than domestic outflows (about 19,400). Former Monterey County residents moved to counties with less expensive housing, and new residents moved from more expensive counties (Figure 1.2).

Figure 1.1: Historic and Forecasted Population Growth



Source: California Department of Finance

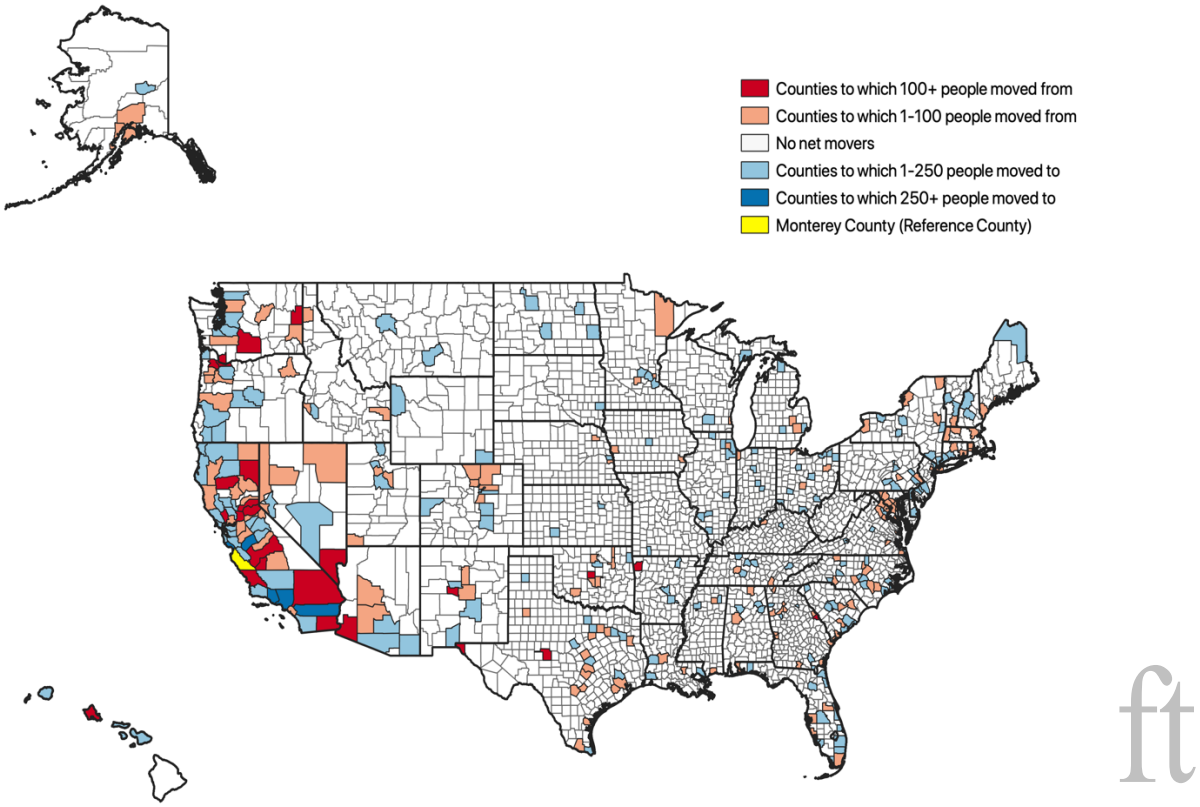
Table 1.1: Migration Patterns, 2014-18

Population (Living in Monterey >1 Year):	427,668
Movers from a different state:	8,303
Movers to a different state:	9,673
Movers from a different county in California:	13,972
Movers to a different county in California:	12,425
Movers from abroad:	3,729

Source: American Community Survey 5-Year Estimates

[5] Certain data points, such as population, vary slightly even for the same year depending on data sources and what kind of data are being used (for example, 1-Year Estimates versus 5-Year Estimates from the U.S. Census American Community Survey). Even though numeric figures may appear with precision in tables, they will be described in the text in more general terms to account for this variability.
[6] These projections are based on data collected before the COVID-19 outbreak and increased frequency of wildfires in 2020. It is expected that net inflows decrease in the short to medium term.

Figure 1.2: Monterey County Migration Inflows (Blue) and Outflows (Red), 2014-18



Source: American Community Survey 5-Year Estimates

AGE, GENDER, AND RACE/ETHNICITY

Monterey County has a young population, with a median age of 34.1, compared with the State of California, and it's significantly younger than neighboring counties (Table 1.2). Although the County's population did age at a faster rate than those in San Luis Obispo and Santa Cruz counties from 2010 to 2018, the age distribution varies significantly across subregions. The median age in coastal areas such as Carmel-by-the-Sea, Carmel Valley, and Toro Park is at least 50, for example, but in some communities in the Salinas Valley it's under 30.

The largest population of people 65 and over is in Coastal Monterey (which includes Carmel-by-the-Sea, Monterey, and Carmel Valley) at 18%, followed by Salinas (which includes Toro Park) at 16%. The Salinas Valley has the smallest share of residents aged 65 and over at 9%. Overall, seniors in this age group are expected to account for most of the County's population growth from 2020 to 2030, and the share of residents under 18 is expected to decline over the next 10 years (Figure 1.4). The ratio of men to women is fairly even — roughly 228,250 and 220,500 respectively — and this ratio is expected to continue.

The County's roughly 269,000 Hispanic and/or Latino residents make up the overwhelming majority (59.9%) of the population. Collectively, residents identifying as Hispanic and/or Latino increased 1.5% from 2010 to 2020, but this will slow slightly (to 1.0%) through the end of this decade. Conversely, the non-Hispanic White population, which is the second largest share of residents at 129,000 and comprises 28.8% of the overall population, is expected to continue the 0.6% contraction it did from 2010 to 2020 over the next 10 years. The non-Hispanic Asian-American population is projected to grow at the fastest rate (1.1%), and the non-Hispanic Black population will remain at current levels; numbering around 12,500 and 10,000 people respectively, each group constitutes less than 3% of Monterey County's population.

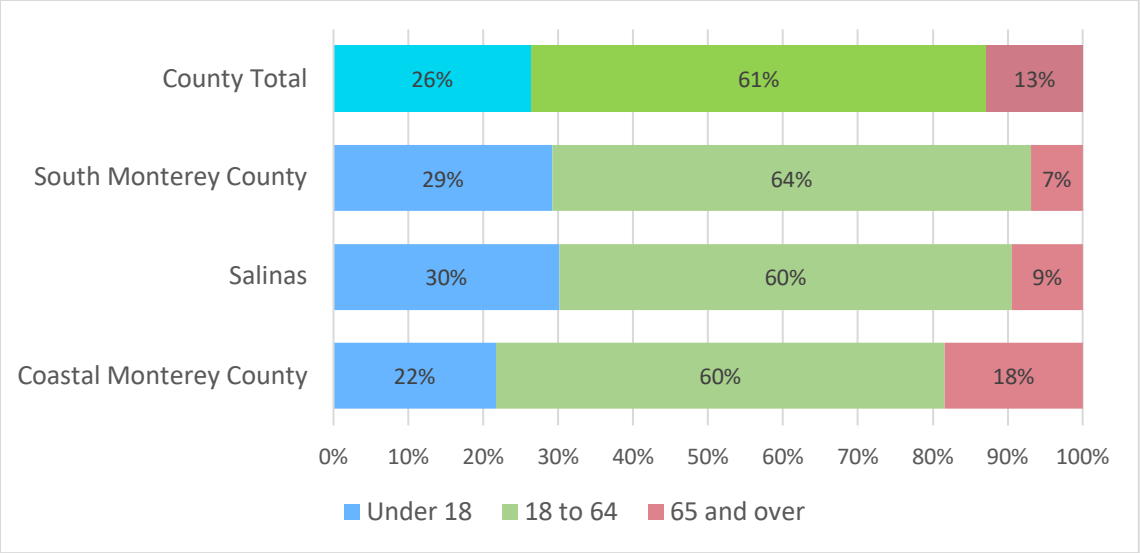
Table 1.2: Median Age in Central Coast Counties and California, 2010-18

	2018	2010	% Change
Monterey County	**34.1**	**32.8**	**4.0%**
San Luis Obispo County	39.1	39.0	0.3%
Santa Cruz County	37.4	36.6	2.2%
California	36.3	34.9	4.0%

Source: American Community Survey 5-Year Estimates

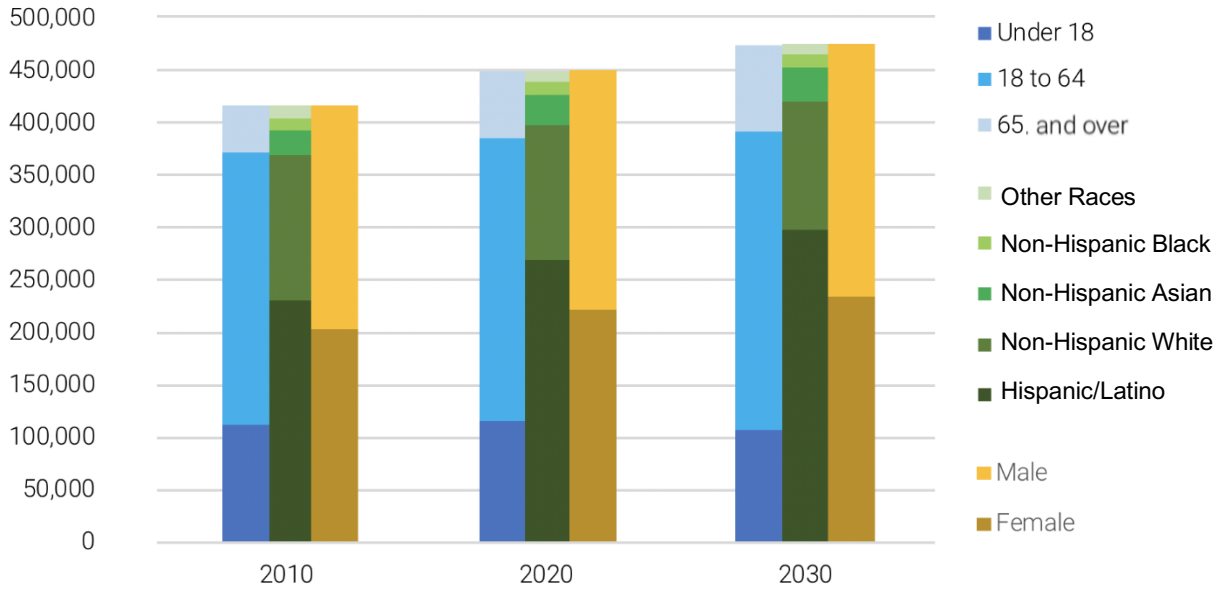
Public Comment Draft

Figure 1.3: Age Distribution in Monterey County Sub-regions, 2018



Source: American Community Survey 5-Year Estimates

Figure 1.4: Age, Race, and Gender in Monterey County



Source: California Department of Finance

EDUCATIONAL ATTAINMENT

As a whole, Monterey County residents are less educated than those in neighboring counties and in California as a whole. This is partly due to a lack of educational opportunity and access for some residents. Only a quarter of the County's population age 25 and older has a bachelor's degree or above, compared with 35% statewide, 37% in San Luis Obispo County, and over 40% in Santa Cruz County (Table 1.3). This has implications for how well the County's workforce can support the growth of emerging sectors, how attractive the County is for firms in need of specialized labor, and the lifetime earnings of the workers themselves. For each level of education, wages increased by a greater amount year to year (Figure 1.5). Average annual wages of workers with advanced degrees rose nearly $20,000 from 2014 to 2019 ($65,515 in 2014 to $85,392 in 2019), while wages for workers with a bachelor's degree increased roughly $8,750 (from $51,072 to $59,846). Those without a high school diploma got a $5,150 bump in wages but still earned only $24,061 by 2019.

This 27.9% share of the population without a high school diploma far exceeds the levels in neighboring counties and is nearly 75% greater than that of California overall, which translates to a potential Monterey County labor force in which 48.3% of working-age adults have not pursued formal education beyond the 12th grade. On average, Monterey County's K-12 students underperform on both English Language Arts and Mathematics assessments compared with students statewide. Nevertheless, gradual improvement has occurred in recent years. For English Language Arts, 40% of the students either met or exceeded the standard in 2018, up from 32% in 2014 (Figure 1.6). For Mathematics, 28% met or exceeded the standards in 2018, up from 20% in 2014.

Public Comment Draft

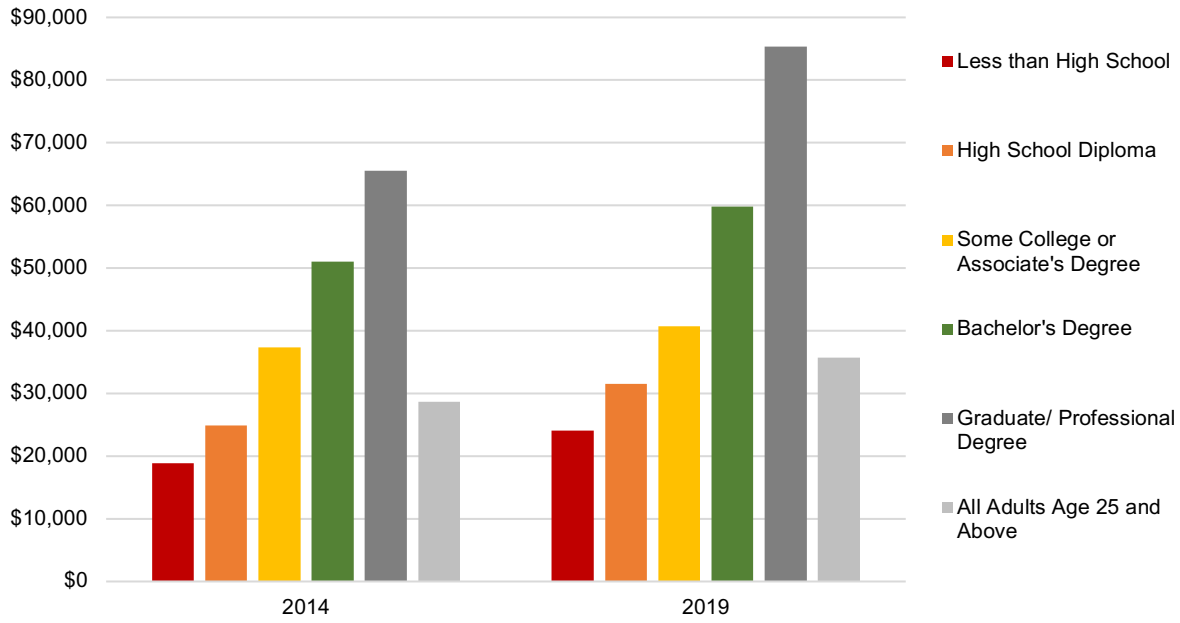
That said, educational attainment varies greatly in the County (Figure 1.7), with 13.9% of residents earning a bachelor's degree or higher in urban Salinas, compared with 39.1% in Monterey's coastal communities and only 8.0% in the more agrarian Salinas Valley (where 70.1% of the population has at most a high school diploma). This variation is also reflected by college-readiness metrics, in which students in the northern parts of the County outperform those in the south. Two-thirds of 12th-graders in Carmel Unified, for instance, met the minimum UC/CSU entrance requirements, well above the 44.3% of 12th-graders statewide (Figure 1.8). Students in Gonzalez and King City performed under the County average (30.5%) at roughly 29% each, though these rates dwarfed those in schools administered by the Monterey County Office of Education (1.3%) and the Monterey Peninsula Unified School District (0.4%).

Table 1.3: Educational Attainment of Population 25 and Older in Monterey County, 2019

	Monterey County	San Luis Obispo County	Santa Cruz County	State of California
Less than High School	27.9%	9.2%	12.5%	16.0%
High School Diploma	20.5%	19.4%	15.4%	20.6%
Some College or Associate Degree	25.9%	34.1%	28.2%	28.5%
Bachelor's Degree	15.0%	22.8%	25.3%	21.9%
Graduate/Professional Degree	10.7%	14.4%	18.5%	13.1%

Source: American Community Survey 1-Year Estimates

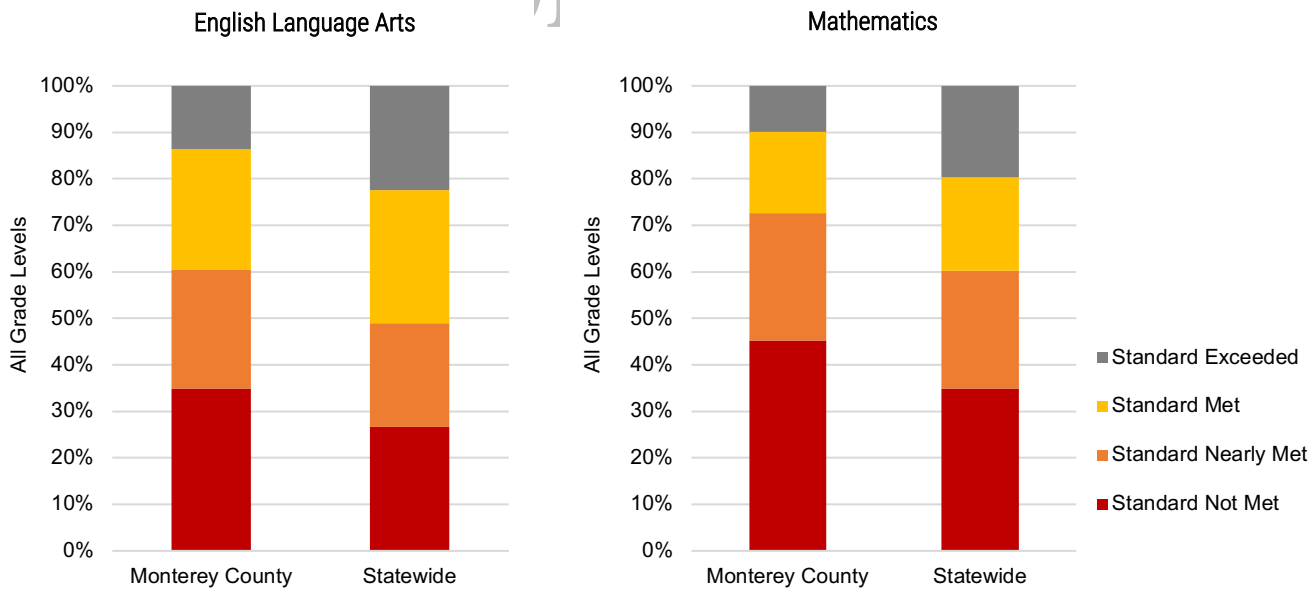
Figure 1.5: Median Earnings by Educational Attainment for Population 25 and Older in Monterey County, 2019



Source: American Community Survey 1-Year Estimates

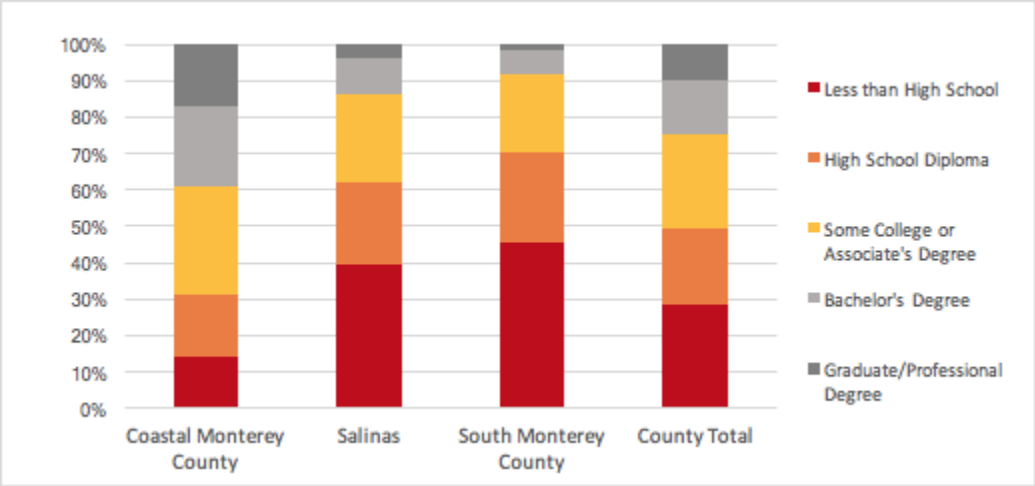
Figure 1.6: California Assessment of Student Performance and Progress Results, Monterey County, 2018

Public Comment Draft



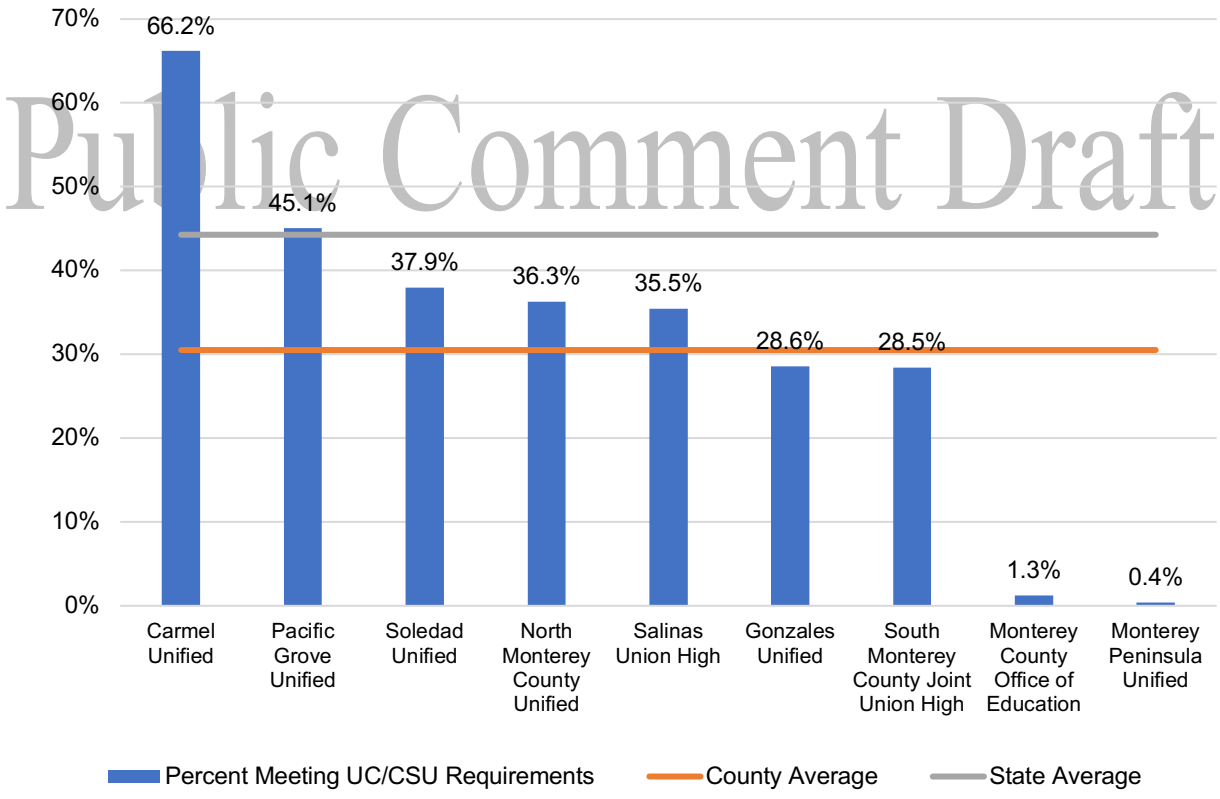
Source: Monterey County Office of Education

Figure 1.7: Educational Attainment of Population 25 and Older in Monterey County Subregions, 2018



Source: American Community Survey 5-Year Estimates

Figure 1.8: Percentage of 12th-Graders Meeting UC/CSU Requirements, 2018-19 School Year



Public Comment Draft

Source: California Department of Education

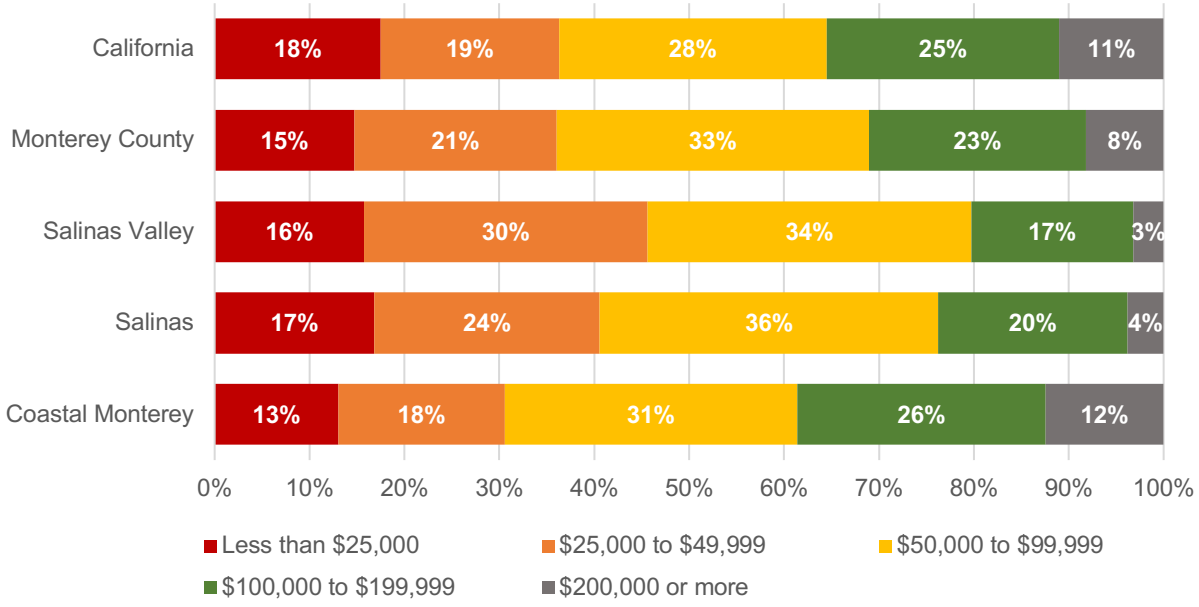
INCOME

Compared with California, Monterey County has a smaller share of households with annual incomes over $100,000 (36% and 31%, respectively) but a relatively equal share of households (37% and 36%) earning less than $50,000 per year (Figure 1.9). Households in Coastal Monterey tend to be wealthier (with 38% of households reporting annual incomes above $100,000), Salinas Valley is worse off (41% of households earn less than $50,000 per year), and Salinas residents are in between, with the largest share of middle-income households: 36% make between $50,000 and $100,000 on an annual basis. Even within these regions, there can be large disparities (Figure 1.10). In the region defined as Salinas, household incomes in Toro Park on average are more than twice those in the City of Salinas. Similarly, residents in Carmel Valley (where the median annual household income is $100,064) and Carmel-by-the-Sea ($96,004) earn far more than residents of Big Sur ($56,042), whose household incomes are more in line with those in Salinas Valley.

The County's poverty rates, the percentage of households of four people or more earning less than $25,500 a year, have fallen from a peak in 2012 at 18.4% to 13.4% in 2018. Although the trend is moving in the right direction, poverty is more prevalent in the County than it is in California (where the poverty rate was 12.8%) and nationwide (10.5%). The effects of widespread poverty are most visible in the County's schools. The number of enrolled students eligible for free or reduced-price lunches increased from just over 49,000 in 2010 to more than 56,000 in 2019 (Figure 1.11). In other words, a record high of 72.5% of the County's K-12 students need some form of assistance to ensure at least one meal a day, and this share is likely to only increase during the protracted recovery from the pandemic. This is a far higher percentage than in California overall, where 51.9% of enrolled students were eligible for the benefits in 2019.

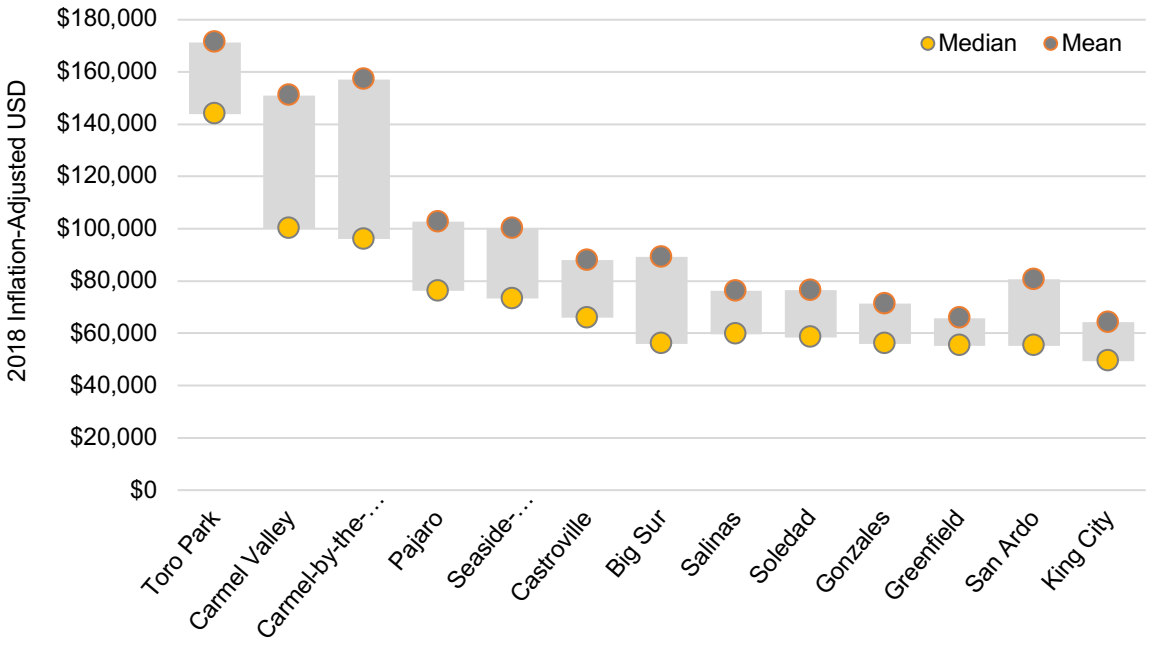
Public Comment Draft

Figure 1.9: Household Income by Income Bracket, Monterey County and California, 2018



Source: American Community Survey 5-Year Estimates

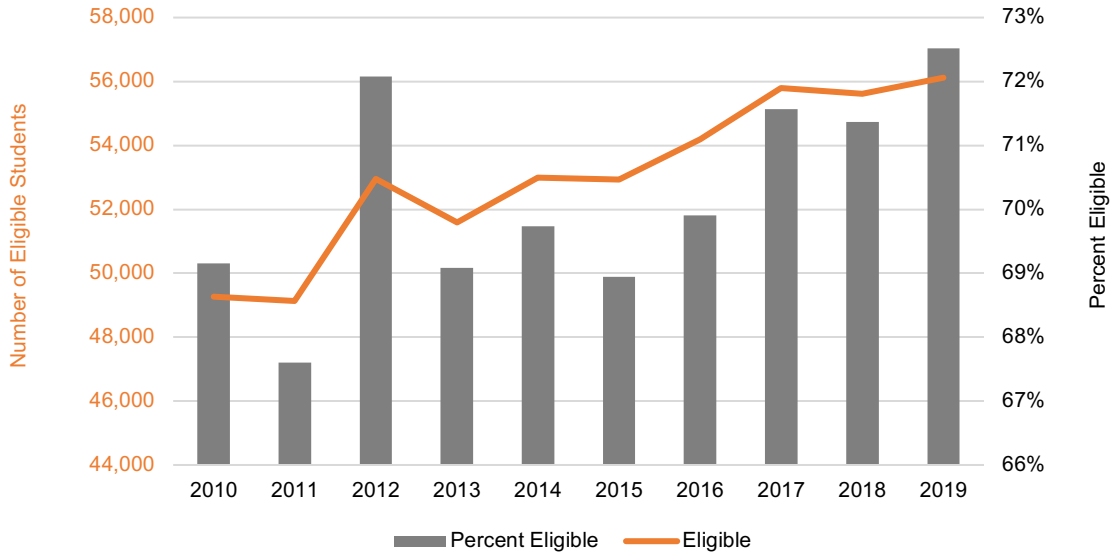
Figure 1.10: Median and Mean Household Income by Census County Subdivisions, 2018[7]



Source: American Community Survey 5-Year Estimates

Public Comment Draft

Figure 1.11: Percent of Enrolled Students Eligible for Free or Reduced-Price Meals



Source: Monterey County Office of Education

[7] Census county divisions are the statistical entities established cooperatively by the Census Bureau and officials of state and local governments in the 21 states where MCDs either do not exist or are unsatisfactory for the collection, presentation, and analysis of census statistics. They are designed to represent community areas focused on trading centers or, in some instances, major land use areas. They have visible, permanent, and easily described boundaries. For more information, see the U.S. Census Bureau's documentation at https://www2.census.gov/geo/pdfs/reference/GARM/Ch8GARM.pdf

PART 2: SUMMARY OF ECONOMIC CONDITIONS

These industry and occupational analyses use data preceding the COVID-19 outbreak to identify Monterey County's trends and growth sectors. Doing so enables an understanding of the region's baseline economic landscape and provides a benchmark for recovery. Of course, the effects of the pandemic have been severely felt across all sectors, and it is difficult at this stage to project how and when each sector will return to pre-pandemic trajectories. The final section of this chapter addresses these effects and provides some early indications of how various industries are recovering.

INDUSTRY ANALYSIS

Although the private sector accounts for the vast majority of jobs in the County (69.0%) — based mostly in Salinas and the Salinas Valley — the public sector employs 15.0% of the overall workforce (Table 2.1). Government workers numbered from 31,500 to 34,000 as of the first quarter of 2020 and made up the largest share of nonfarm employment (Table 2.2).[8] The sector includes the normal share of local government and educational services but is particularly large because of the outsized presence of national security and other Federal workers based in Monterey Bay.[9] Indeed, the Department of Defense accounts for over 15,000 jobs with $1.4 billion in annual local payroll and has an estimated $2 billion in total economic impact in the County.[10] In addition to employing military personnel, many of the department's 12 installations offer civilian career paths and are partially staffed by contractors (Table 2.3).

Public Comment Draft

[8] A range of estimated public sector jobs is provided here because of data being drawn from two sources in this analysis. Different methodologies and survey techniques account for some discrepancies. For instance, Table 7 includes "Educational Services" as a component of the public sector, and "Public Administration" accounts for only 12,816 jobs compared with the 33,902 figure in Table 8. It is assumed in this latter case that workers in public schools self-identify as part of the "Public Administration" sector rather than in "Educational Services." Despite these accounting differences, the total number of public sector workers probably is in this range.

[9] Although such a large share of Monterey's workforce is dedicated to public administration, this sector is not addressed in much more detail as a growth engine in this report; rather, it serves as a support function, albeit a critical one, for revenue-generating industries.

[10] Data are from the Monterey Bay Defense Alliance website, which can be accessed at https://montereybaydefensealliance.org/frequent-questions/

Table 2.1: Employment by Public, Private, and Nonprofit Sectors in Monterey County, 2018

	Coastal Monterey	Salinas and Environs	Salinas Valley	Monterey County
Private for-Profit	60.1%	75.3%	78.8%	69.0%
Private Nonprofit	6.7%	4.4%	2.3%	5.1%
Government	17.3%	12.8%	14.1%	15.0%
Self-Employed	15.8%	7.4%	4.8%	10.8%
Incorporated	4.4%	1.7%	0.3%	2.7%
Not Incorporated	11.4%	5.7%	4.5%	8.1%
Total	100.0%	100.0%	100.0%	100.0%

Source: American Community Survey 5-Year Estimates

Table 2.2: Public Sector Employment in Monterey County, 2005-20

	2020 (Q1)	5-Year Change	15-Year Change
Public Administration	12,816	10%	17%
Justice, Public Order, and Safety Activities	4,659	6%	9%
National Security and International Affairs	3,594	4%	24%
Executive, Legislative, and Other General Government Support	3,142	12%	11%
Administration of Environmental Quality Programs	650	239%	200%
Administration of Human Resource Programs	372	-9%	-7%
Administration of Economic Programs	265	5%	-8%
Administration of Housing Programs, Urban Planning, and Community Development	134	19%	N/A
Educational Services	13,159	16%	24%
Health Care and Social Assistance	3,657	19%	15%
Other Sectors	1,963	9%	13%

Source: Quarterly Census of Employment and Wages, Bureau of Labor Statistics

Public Comment Draft

Table 2.3: Department of Defense Employment in Monterey County, by Installation

INSTALLATION	WORKFORCE
Camp Roberts	623 civilians, contractors, military personnel, and students
Defense Language Institute Foreign Language Center	8,500 students, staff, military personnel, and contractors
Department of Defense Manpower Data Center	750 civilians and contractors
Fleet Numerical Meteorology & Oceanography Center	157 civilians, contractors, and military personnel
Naval Postgraduate School	3,001 civilians, academics, and contractors
Naval Research Laboratory Marine Meteorology Division	145 civilians, contractors, and scientists
Naval Support Activity Monterey	257 civilians, contractors, and military personnel
Defense Personnel Security Research Center	41 government workers and contractors
U.S. Army Garrison Presidio of Monterey	763 civilians, contractors, and military personnel
U.S. Army Garrison Fort Hunter Liggett	1,173 uniformed personnel, civilians, and contractors
U.S. Coast Guard Station Monterey	40 military personnel
514th Signal Company	155 military personnel and civilians
TOTAL EMPLOYMENT	**15,569**

Source: Team Monterey

Public Comment Draft

Beyond the public sector, three industries dominate employment: Agriculture (with roughly 56,000 workers), Accommodation & Food Services (24,100), and Health Care & Social Assistance (18,300). All three industries had high job growth over the past 10 years, with Agriculture and Accommodation & Food Services increasing around 34% and Health Care & Social Assistance not far behind at 28% (Table 2.4).

Construction, Transportation, and Arts & Entertainment had faster rates of job growth from 2010 to 2020, but they each account for small shares of overall employment and had less of an impact on the region's economic growth than the three largest sectors (Figure 2.1). The rise in Professional Services in the past decade (from over 11,000 workers in 2010 to nearly 15,000 in early 2020) is a welcome sign. Unlike industries that are highly susceptible to economic shocks and natural disasters, the Professional Services sector is inherently adaptable and reliable as an economic driver.

Employment in the Information sector plummeted 42.1% amid consolidation and contraction of the media environment (Figure 2.2). Manufacturing employment remained relatively steady, thanks to the County's strong wine production capacity, when it continues to fall precipitously elsewhere in the country. Finally, there has been little movement in Public Administration or Financial Services employment since 2010.

The County's 3,000 registered nonprofit organizations, concentrated along the coast and to a lesser degree in Salinas, employ 5.1% of its workforce and fall within several sectors. Although a small share of all establishments, nonprofits play a key role in driving the County's economy and providing essential services. The vast majority of the Arts & Entertainment sector, for example, is foundations, art institutes, and performing arts organizations that rely on external support and volunteer staffing. The Health Care & Social Assistance sector depends on organizations including the Community Human Services, YWCA, YMCA, Sun Street Centers, United Way

Monterey, and community health centers supported by institutions like the Salinas Valley Memorial Hospital Foundation and Montage Health Foundation.

Cross-sector collaboratives such as the Blue Zones (a health promotion initiative supported by SVMH, Montage, and Taylor Farms) and Bright Futures (a cradle-to-career education initiative out of Cal State Monterey Bay) focus action on common public benefit agendas. The nonprofit infrastructure is supported by the Center for Nonprofit Excellence (hosted by the Community Foundation for Monterey County). The industry association is the Nonprofit Alliance for Monterey County. In addition to the typical fundraising events and activities, County nonprofit organizations receive funding from world-class events such as the Concours d'Elegance, Big Sur Marathon, and the AT&T ProAm. Historically, such events generate millions in revenue for the local nonprofits.

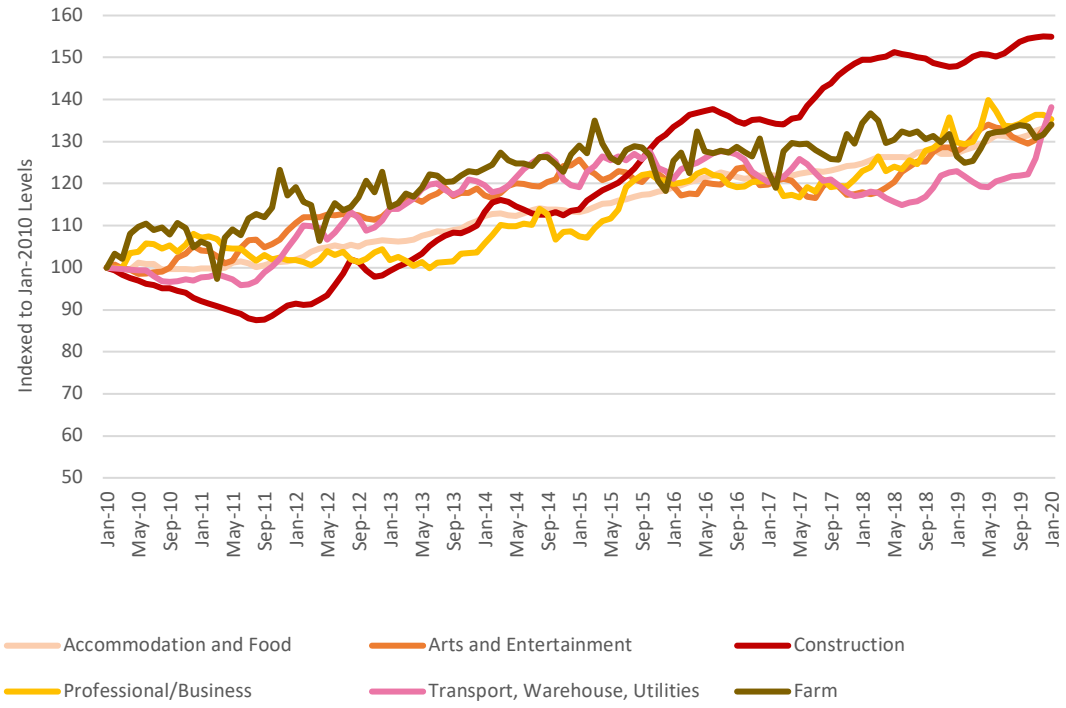
Table 2.4: Pre-COVID Employment by Industry in Monterey County, 2010-20

	2020 (Q1)	2010 (Average)	Percent Change
Farm	56,035	41,737	34.3%
Nonfarm	146,798	123,803	18.6%
Public Administration	33,902	32,457	4.5%
Accommodation & Food Services	24,103	17,922	34.5%
Health Care & Social Assistance	18,288	14,292	28.0%
Retail Trade	16,787	14,854	13.0%
Professional/Business	14,971	11,065	35.3%
Construction	6,635	4,332	53.2%
Wholesale Trade	6,051	4,968	21.8%
Transportation, Warehousing, & Utilities	4,865	3,385	43.7%
Manufacturing	5,061	5,316	-4.8%
Educational Services	2,426	2,091	16.0%
Other Services, Except Public Administration	5,089	4,672	8.9%
Financial Activities	4,474	4,415	1.3%
Arts, Entertainment, & Recreation	2,851	2,116	34.7%
Information	994	1,718	-42.1%
Mining, Quarrying, Oil and Gas Extraction	301	200	50.5%
Total All Industries	202,833	165,540	22.5%

Source: California EDD

Public Comment Draft

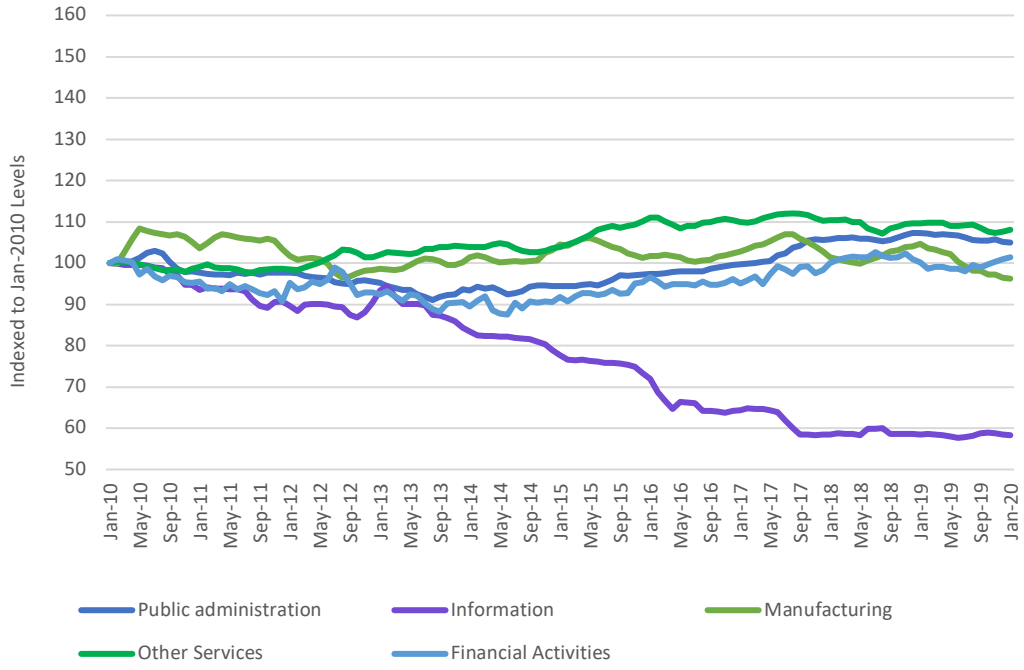
Figure 2.1: Fastest-Growing Industries in Monterey County, 2010-20



Source: California EDD

Public Comment Draft

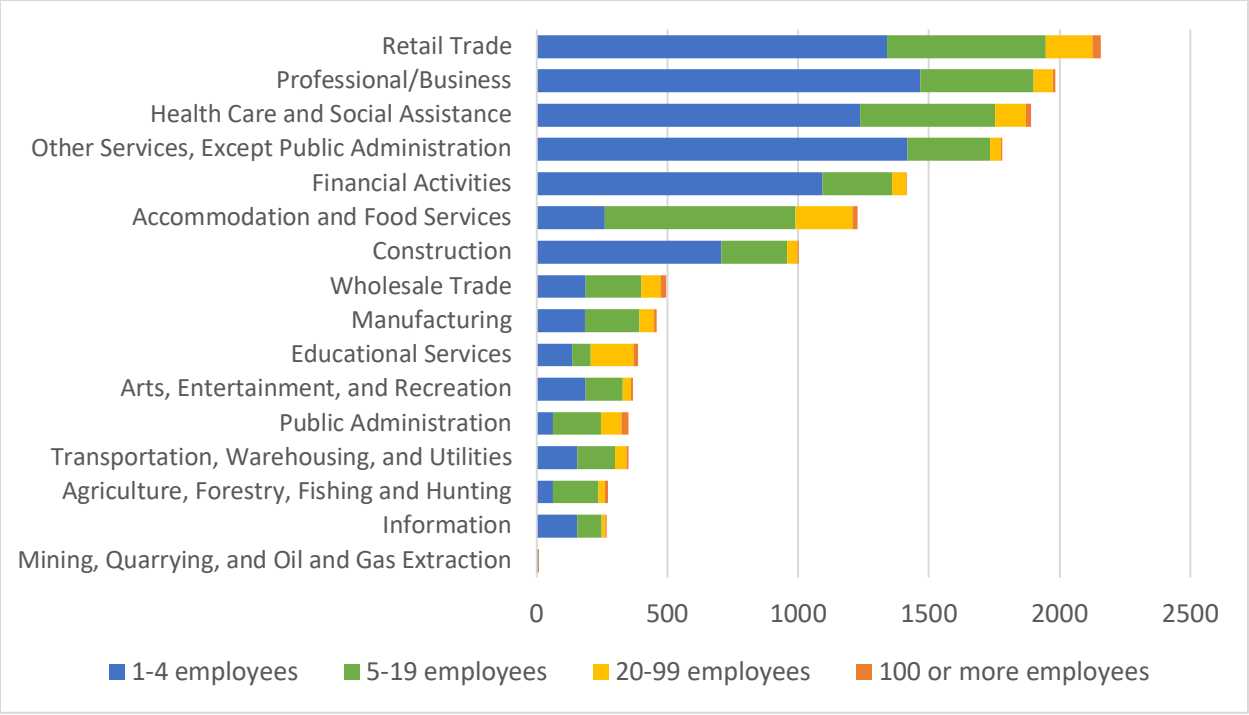
Figure 2.2: Slowest-Growing and Declining Industries in Monterey County, 2010-20



Source: California EDD

In Monterey County, 90% of the 14,421 total businesses employ fewer than 20 people (Figure 2.3). Over half of these firms are in only four sectors: Retail (which has 15.0% of all establishments), Professional Services (13.8%), Health Care & Social Services (13.1%), and Financial Services (9.8%). The largest employers in the County are mainly in Public Administration (with 26 establishments employing 100 or more people), Accommodation & Food Services (21), Educational Services (11), and Health Care & Social Services (11). In the Agriculture sector, 87% of all establishments employ fewer than 19 people, and only 13% of the industry is composed of establishments with more than 20 employees.

Figure 2.3: Number of Establishments by Industry and Size, Monterey County (September 2020)



Source: California EDD

The average (mean) annual wage in Monterey County was $50,676 as of the first quarter of 2020, up 3.5% from the first quarter of 2019 and up 17.6% from five years ago (Table 2.5), though it is 31% below the statewide average of $73,182 (Table 2.6). Wages in Santa Cruz and San Luis Obispo counties are in line with Monterey County's but have grown faster (26.7% and 20.9% respectively) over the past five years. Although Public Administration workers, with an annual average wage of $76,150, fare better the average worker in California, the County's two largest private industry sectors — Agriculture (with an average annual wage of $39,906) and Accommodation & Food Services ($29,378) — pay far less than the statewide average and are among the lowest in the County. In contrast, the rapidly growing Professional Services Industry has one of the highest wages in the County at $83,991.

Table 2.5: Average (Mean) Wage by Industry in Monterey County, 2010-20

	2020 (Q1)	2010 (Q1)	10-Year Change	Percent Growth
Utilities	$126,785	$90,001	$36,784	40.9%
Mining	$122,135	$92,144	$29,991	32.5%
Finance and Insurance	$97,845	$74,602	$23,243	31.2%
Professional, Scientific, Technical	$83,991	$67,834	$16,157	23.8%
Information	$78,236	$77,737	$499	0.6%
Public Administration	$76,150	$64,726	$11,425	17.7%
Wholesale Trade	$75,477	$64,493	$10,984	17.0%
Health Care and Social Assistance	$75,215	$59,687	$15,528	26.0%
Educational Services	$62,655	$55,571	$7,084	12.7%
Transportation and Warehousing	$61,204	$48,619	$12,586	25.9%
Construction	$58,191	$44,824	$13,367	29.8%
Manufacturing	$55,252	$41,999	$13,252	31.6%
Real Estate	$50,493	$33,989	$16,504	48.6%
Other Services	$50,285	$31,728	$18,557	58.5%
Administrative Support	$47,426	$24,625	$22,801	92.6%
Agriculture, Forestry, Fishing, Hunting	$39,906	$24,832	$15,074	60.7%
Arts and Entertainment	$36,527	$32,251	$4,275	13.3%
Retail Trade	$32,594	$25,206	$7,388	29.3%
Accommodation and Food Services	$29,378	$21,443	$7,936	37.0%
Average for All Industries	$50,676	$39,896	$10,780	27.0%

Source: Quarterly Census of Employment and Wages, Bureau of Labor Statistics

Public Comment Draft

Table 2.6: Average (Mean) Annual Wages in Monterey County, Neighboring Counties, and Cailfornia, 2015-19

	Q1-2020 (Q1)	2019 (Q1)	1-Year Change	2015 (Q1)	5-Year Change
Monterey	$50,676	$48,981	3.5%	$43,109	17.6%
San Luis Obispo	$50,461	$50,582	-0.2%	$41,754	20.9%
Santa Cruz	$56,650	$52,567	7.8%	$44,700	26.7%
California	$73,182	$70,312	4.1%	$60,974	20.0%

Source: Quarterly Census of Employment and Wages, Bureau of Labor Statistics

Like most demographic and economic indicators in Monterey County, industry composition and growth rates vary in the three subregions (Table 2.7). In Salinas, the biggest industrial share is in Agriculture, Health Care, and Retail, which collectively make up 45% of the subregional economy. In the Coastal subregion, which is more tourist-oriented, the biggest industrial share is in Leisure & Hospitality, Health Care, and Retail, which make up 45% of the subregional economy. In Salinas Valley, Agriculture dominates, with a 39% employment share. Agriculture, Health Care, and Retail make up 53%. Over eight years, employment grew 11% in Salinas Valley, 6% in Salinas, and 2% in Coastal Monterey. The fastest-growing industries in all subregions are Agriculture and Accommodation & Food Services.

Public Comment Draft

- The fastest-growing industries in Salinas are Agriculture, which added 4,520 workers over eight years; Accommodation & Food Services, which added 1,118, and Transportation & Warehousing, with 904. Over the period, Retail fell by 1,520 workers, Finance & Insurance shed 805, and Public Administration lost 421. In 2018, employment in Construction and Manufacturing declined as jobs in Accommodation & Food Services and Educational Services increased. Agriculture's employment share increased 6%.

- The fastest-growing industries in Salinas Valley are Agriculture, which added 2,020 workers over eight years, Accommodation & Food Services, which added 943, and Retail Trade, which added 461. Over the period, Transportation & Warehousing lost 646 workers, Wholesale Trade lost 427, and Health Care lost 362. In 2018, the employment share for Health Care and Public Administration declined, and the employment share for Retail Trade and Accommodation & Food Services increased. The share of Agricultural employment increased 4%.

- The fastest-growing industries in Coastal Monterey are Agriculture, which added 1,422 workers over eight years, Accommodation & Food Services, which added 1,427, and Health Care, with 1,298. Over the period, Retail Trade declined by 1,162 workers, Finance & Insurance lost 852, and Information lost 645. In 2018, the top five sectors are the same as in 2010. However, the share of workers employed in Retail Trade declined 2% and Accommodation & Food Service and Health Care & Social Assistance both increased 1%. Although Agriculture has a smaller employment share than in Salinas and Salinas Valley, it grew 42%, compared with 23% in Salinas Valley and 35% in Salinas.

Table 2.7: Employment by Industry in Monterey County Subregions, 2010-18

	Salinas	Percent Change	Coastal Monterey	Percent Change	Salinas Valley	Percent Change
Agriculture, Forestry, Fishing and Hunting	17,291	35%	4,837	42%	10,941	23%
Mining, Quarrying, and Oil and Gas Extraction	78	152%	72	-50%	38	-46%
Utilities	534	2%	429	-24%	263	0%
Construction	4,667	0%	5,295	-1%	1,181	11%
Manufacturing	4,222	-7%	3,448	-2%	1,945	2%
Wholesale Trade	2,439	-8%	1,948	2%	671	-39%
Retail Trade	6,865	-18%	8,371	-12%	2,173	27%
Transportation and Warehousing	2,822	47%	1,991	2%	397	-62%
Information	769	-16%	1,286	-33%	355	11%
Finance and Insurance	1,209	-40%	1,914	-31%	263	-18%
Real Estate and Rental and Leasing	665	-36%	2,178	-1%	322	30%
Professional and Technical Services	1,843	-6%	6,052	2%	563	67%
Management of Companies and Enterprises	30	-25%	37	-35%	0	0%
Administrative and Waste Services	3,378	10%	3,893	-2%	1,058	64%
Educational Services	4,930	16%	9,449	2%	1,904	8%
Health Care and Social Assistance	8,585	10%	10,084	15%	1,683	-18%
Arts, Entertainment, and Recreation	1,022	-9%	3,344	4%	288	-3%
Accommodation and Food Services	5,320	27%	10,100	16%	1,860	103%
Other Services, Except Public Administration	3,348	-6%	4,131	1%	635	-22%
Public Administration	3,242	-11%	4,673	9%	1,694	-10%
Total Nonfarm	55,968	-1.81%	78,695	0.02%	17,293	2.47%
Total Farm	17,291	35.39%	4,837	42.47%	10,941	22.64%
Overall	73,259	6%	83,532	2%	25,503	11%

Public Comment Draft

Source: American Community Survey 5-Year Estimates

OCCUPATIONAL ANALYSIS

The occupational composition in Monterey County is varied (Table 2.8), though unsurprisingly, Farming, Fishing, and Forestry had the most workers (44,540) in the first quarter of 2020. The 13.5% growth rate among these occupations since 2015 was eclipsed only by Educational Instruction and Library occupations (which grew 19.7% to nearly 11,700 workers) and Construction and Extraction occupations (increasing 21.7% to 5,300 workers). The top five occupational groups at the beginning of 2020 were Office and Administrative Support occupations (19,000 jobs); Food Preparation and Serving Related occupations (18,513); Transportation and Material Moving occupations (15,381); and Sales and Related occupations (15,314). By and large, higher-wage occupations such as Management are concentrated along the coast, and lower-wage jobs are found in Salinas and the Salinas Valley (Table 2.9).

Before the pandemic, Farming, Fishing, and Forestry occupations and Food Preparation & Serving Related occupations were expected to continue growing at a high rate for three years, but demand for Educational Instruction & Library occupations was forecast to wane significantly (and is likely to fall at far greater rate under economic conditions prevailing at the beginning of 2021). Although Health Care occupations, which collectively accounted for nearly 16,000 jobs from January to March 2020, will probably rebound, higher-paying Healthcare Practitioners and Technical occupations, which pay the most in the County (Figure 2.4), will be outnumbered by much lower-paying Healthcare Support occupations nearly 3 to 1 by 2023.

Indeed, Monterey County has an abundance of low-wage occupations. Office and Administrative Support's median wage of $41,000 is higher than the County median of $37,000, but most occupations pay less than the median. This is largely because the County's largest industries (Agriculture and Accommodation & Food) do not employ many full-timers who work year-round. For instance, 60% of workers with Farming, Fishing, and Forestry occupations have only seasonal and/or part-time employment.

Public Comment Draft

Table 2.8: Change in Employment by Occupation in Monterey County, 2015-20

	2015 (Average)	2020 (Q1)	5-Year Change	5-Year Growth
Farming, Fishing, and Forestry	39,238	44,540	5,302	13.5%
Office and Administrative Support	18,439	19,000	561	3.0%
Food Preparation and Serving Related	16,473	18,513	2,040	12.4%
Sales and Related	14,989	15,314	325	2.2%
Transportation and Material Moving	14,254	15,381	1,127	7.9%
Management	13,139	14,221	1,082	8.2%
Educational Instruction and Library	9,758	11,685	1,927	19.7%
Healthcare Practitioners and Technical	7,259	8,083	824	11.4%
Building and Grounds Cleaning and Maintenance	7,003	7,843	840	12.0%
Business and Financial Operations	6,966	7,862	896	12.9%
Healthcare Support	6,691	7,872	1,181	17.7%
Production	5,980	6,315	335	5.6%
Construction and Extraction	5,307	6,457	1,150	21.7%
Installation, Maintenance, and Repair	5,248	5,737	489	9.3%
Protective Service	4,148	4,548	400	9.6%
Personal Care and Service	4,068	4,521	453	11.1%
Community and Social Service	2,839	3,183	344	12.1%
Computer and Mathematical Occupations	2,544	2,751	207	8.1%
Arts, Design, Entertainment, Sports, and Media	2,517	2,536	19	0.8%
Architecture and Engineering	1,657	1,781	124	7.5%
Life, Physical, and Social Science	1,538	1,593	55	3.6%
Legal	1,079	1,185	106	9.8%
All	191,107	210,907	19,800	10.4%

Source: Jobs EQ

Public Comment Draft

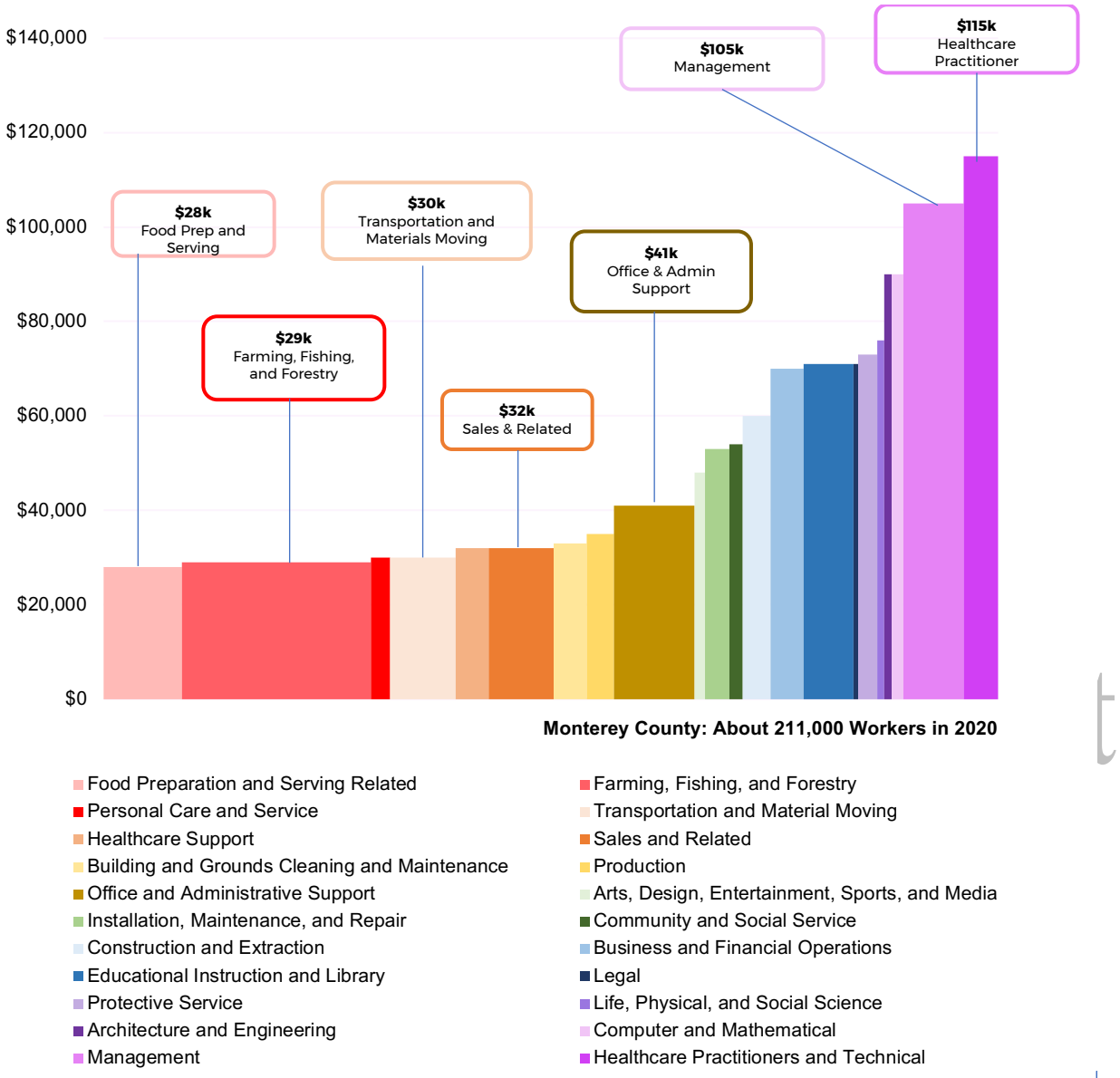
Table 2.9: Most Common Occupations for Full-Time Year-Round Civilian Workforce (Age 16 and Over), 2018

Coastal Monterey	Salinas	Salinas Valley	Monterey County
Management (14%)	Transportation and Material Moving (11.5%)	Farming, Fishing, and Forestry (22.9%)	Farming, Fishing, and Forestry (21.1%)
Office and Administrative Support (9.6%)	Office and Administrative Support (11%)	Transportation and Material Moving (12.2%)	Office and Administrative Support (9%)
Sales and Related (9.1%)	Sales and Related (9.5%)	Office and Administrative Support (9.3%)	Food Preparation and Serving Related (8.8%)
Educational Instruction and Library (7.6%)	Farming, Fishing, and Forestry (9.2%)	Management (8.4%)	Transportation and Material Moving (7.3%)
Food Preparation and Serving Related (6.4%)	Management (8.2%)	Sales and Related (7%)	Sales and Related (7.3%)

Source: American Community Survey 5-Year Estimates

Public Comment Draft

Figure 2.4: Monterey County Workforce Employment and Median Wage by Occupational Group



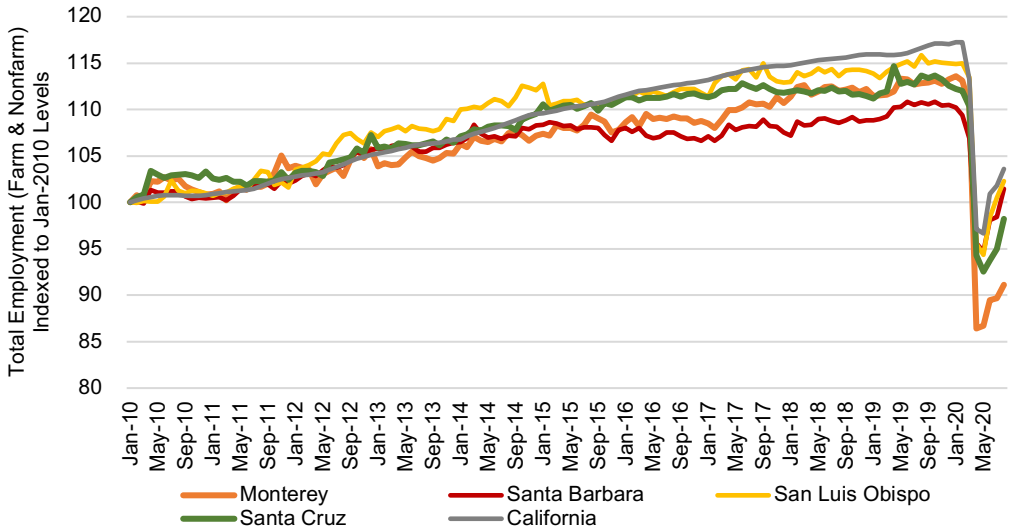
Source: Jobs EQ

OVERVIEW OF COVID-19 IMPACT

With the COVID-19 outbreak at the one-year mark, the nation is coming to grips with the economic damage. Output dropped at an annualized rate of 31.4% in the second quarter of 2020, the sharpest decline ever recorded. Before the pandemic, Monterey County's employment had been growing steadily at a rate similar to neighboring counties', if not at quite the statewide pace (Figure 2.5). The impact of COVID-19 hit Monterey County considerably harder than other Central Coast counties: Employment fell nearly 40% as the Tourism, Hospitality, and Agricultural sectors contracted, and recovery has also been slower. The

unemployment rate was 14.8% in July 2020 in Monterey County (Figure 2.6), above the statewide unemployment rate (13.3%) and significantly higher than in other Central Coast counties (though even before the pandemic, Monterey County's unemployment rate had been consistently higher than in neighboring counties).

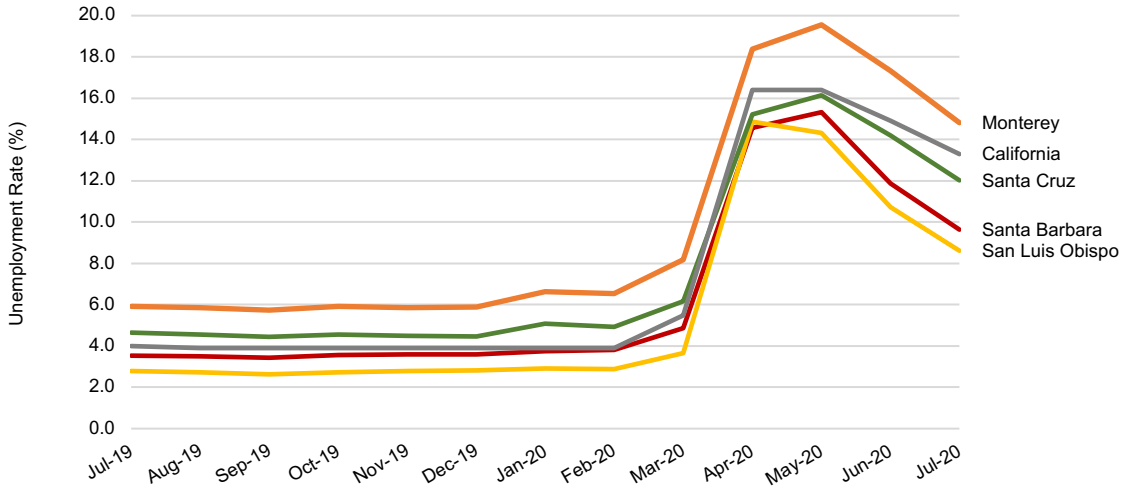
Figure 2.5: Employment Growth in Central Coast Counties, 2010-20



Source: California EDD

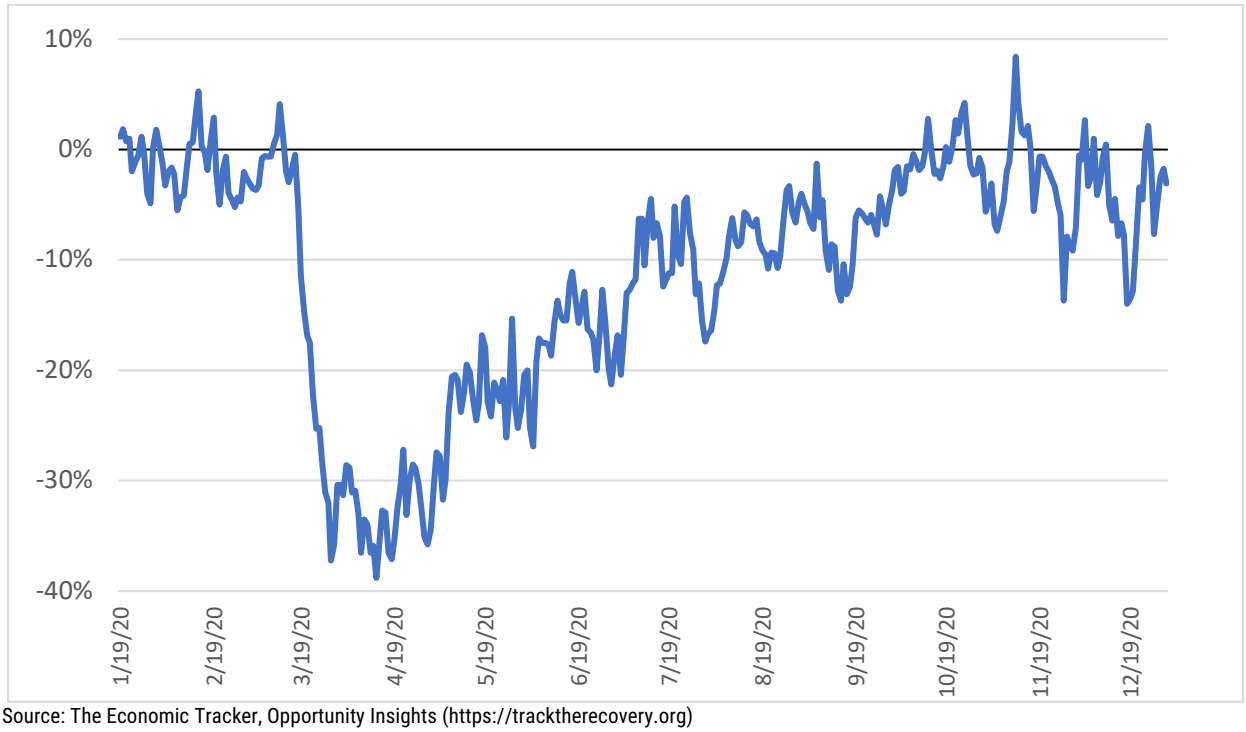
Public Comment Draft

Figure 2.6: Unemployment in Central Coast Counties, 2019-20



Source: California EDD

Figure 2.7: Monterey County Consumer Spending, January to December 2020



Source: The Economic Tracker, Opportunity Insights (https://tracktherecovery.org)

Figure 2.8: Small-Business Revenue in Monterey County, January 2020 to January 2021



Source: The Economic Tracker, Opportunity Insights (https://tracktherecovery.org)

Figure 2.9: Small Businesses in Monterey County, January 2020 to January 2021

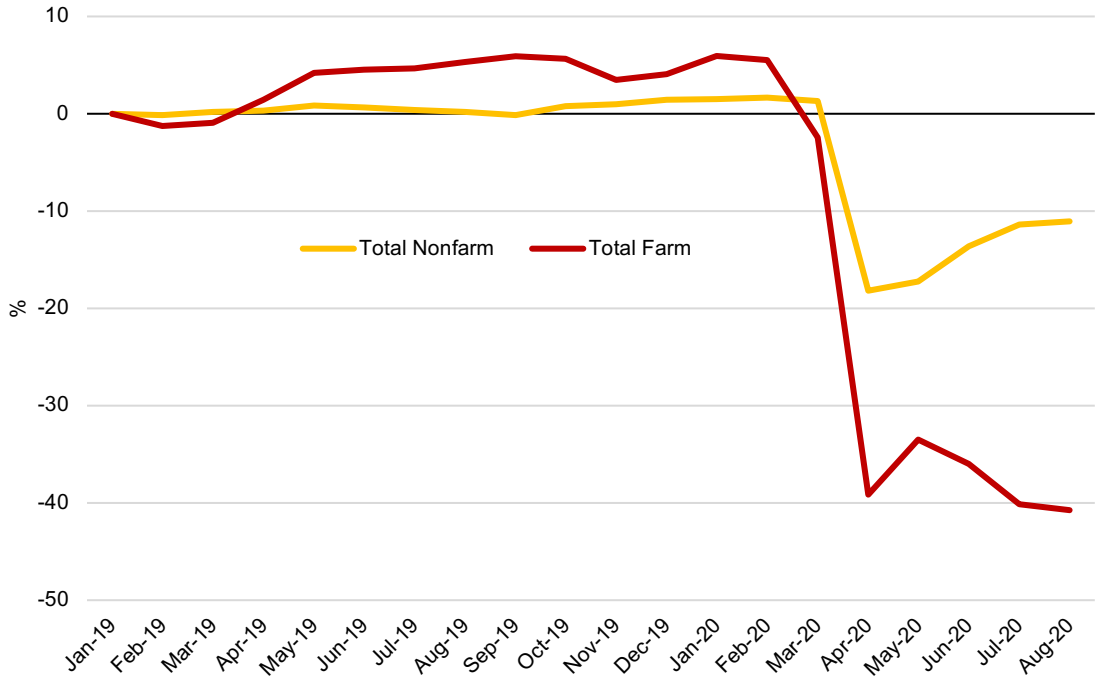


Source: The Economic Tracker, Opportunity Insights (https://tracktherecovery.org)

Public Comment Draft

In Monterey County, like the rest of the nation, the costs of the economic shutdown were not evenly distributed; indeed, firms and workers in nonessential industries dependent on face-to-face interaction were affected more than those deemed essential, many of which could work remotely. Farm employment, which until the pandemic was growing faster than non-farm employment, nosedived from 5.5% growth in February to a contraction of nearly 45% (Figure 2.10). The Arts & Entertainment and Accommodation & Food Services sectors bore the brunt of the recession, with employment in April 2020 having plummeted 39.4% and 43.6%, respectively, from just a year earlier. Other Services (which include gyms, barber shops, and nail salons) cut their ranks 28.3% over the same period (Table 2.10a). In comparison, Arts & Entertainment employment expanded 11.7% from April 2018 to April 2019 (Table 2.10b); Accommodation & Food grew 1.6% over the period. In other sectors, such as Financial Activities, telecommuting mitigated the effects of the lockdown and allowed firms to continue to conduct business for the duration of the recovery.

Figure 2.10: Employment in Monterey County, January 2019 to August 2020



Source: California EDD

Public Comment Draft

Table 2.10a: Year-Over-Year Employment Change (2019 vs. 2020) by Industry in Monterey County

Industry	February	March	April	May	June	July	August
Farm	6.8%	-1.5%	-40.0%	-36.2%	-38.8%	-42.8%	-43.7%
Nonfarm	1.8%	1.1%	-18.5%	-17.9%	-14.2%	-11.8%	-11.2%
Arts & Entertainment	10.6%	-0.6%	-39.4%	-44.3%	-30.6%	-19.6%	-31.4%
Accommodation & Food	4.2%	1.7%	-43.6%	-45.9%	-28.9%	-28.0%	-26.9%
Other Services	-2.9%	-4.5%	-29.1%	-28.3%	-23.0%	-22.5%	-23.0%
Professional/Business	7.5%	7.8%	-14.0%	-19.6%	-20.9%	-16.9%	-17.0%
Manufacturing	-6.5%	-4.4%	-16.6%	-15.4%	-12.8%	-10.9%	-11.2%
Wholesale Trade	2.4%	1.0%	-15.7%	-14.6%	-14.5%	-13.1%	-11.1%
Transport, Warehouse, Util.	14.6%	12.1%	-2.8%	-5.8%	-13.7%	-12.5%	-10.6%
Information	-1.1%	-0.7%	-10.3%	-9.4%	-9.6%	-9.0%	-9.9%
Retail Trade	-0.2%	0.1%	-18.3%	-18.0%	-12.8%	-6.7%	-9.0%
Financial Activities	1.7%	1.6%	-4.7%	-1.5%	-2.0%	0.4%	-4.3%
Health Care	0.8%	-0.5%	-11.1%	-7.4%	-4.3%	-3.3%	-3.8%
Government	-2.3%	-2.1%	-6.2%	-8.7%	-9.4%	-7.2%	-3.1%
Construction	5.7%	5.9%	-32.4%	0.7%	-2.9%	-0.8%	-3.0%
Natural Resource/Mining	-1.2%	-0.6%	-0.2%	1.7%	0.9%	0.6%	-1.0%
Educational Services	13.5%	17.6%	-20.8%	-12.0%	0.1%	-3.1%	-0.7%

Source: California EDD

Table 2.10b: Year-Over-Year Employment Change (2018 vs. 2019) by Industry in Monterey County

	February	March	April	May	June	July	August

Farm	-8.6%	-6.9%	-0.9%	1.3%	-0.1%	-0.1%	0.9%
Nonfarm	1.4%	1.3%	1.9%	2.4%	2.1%	1.8%	1.8%
Arts & Entertainment	9.1%	12.7%	11.7%	10.8%	10.6%	2.8%	7.7%
Accommodation & Food	1.6%	1.7%	1.6%	2.7%	4.0%	4.5%	3.4%
Other Services	-2.1%	0.0%	-0.2%	-0.6%	-2.6%	4.6%	1.7%
Professional/Business	4.5%	2.9%	8.6%	12.9%	11.4%	6.4%	6.8%
Manufacturing	4.0%	0.2%	4.2%	3.5%	-0.2%	-4.0%	-1.7%
Wholesale Trade	-0.2%	-0.2%	-3.4%	-3.8%	-1.8%	0.1%	-1.6%
Transport, Warehouse, Util.	5.3%	2.6%	0.0%	5.3%	5.1%	4.6%	4.6%
Information	-0.1%	0.0%	0.0%	-0.5%	-0.4%	-10.4%	0.3%
Retail Trade	-0.7%	0.0%	-0.1%	-0.6%	-1.3%	-0.1%	-0.3%
Financial Activities	-2.3%	-2.1%	-2.2%	-2.7%	-2.8%	-4.4%	-2.2%
Health Care	2.2%	2.2%	2.3%	1.2%	0.7%	1.6%	1.1%
Government	0.9%	0.5%	0.8%	1.4%	0.7%	0.7%	1.0%
Construction	-1.5%	1.6%	-0.1%	-0.6%	-0.4%	0.1%	1.7%
Natural Resource/Mining	49.8%	50.5%	50.8%	51.3%	52.9%	1.1%	-1.9%
Educational Services	0.8%	0.3%	9.6%	3.6%	9.4%	9.8%	5.4%

Source: California EDD

Workers with contact-facing occupations, which mostly cannot be done remotely and are low-paid, have not been as fortunate. Compared with other counties in California, Monterey County has a high proportion of jobs in which remote working is not possible. Agriculture, Hospitality, and Tourism, all of which are contact-facing and relatively low-paid, are the most common occupations in the County.

Public Comment Draft

Two major issues complicate estimating COVID-19's impact on employment by occupation. First, employment data (such as the Quarterly Census of Employment and Wages) are reported as payroll employment by industry classification (NAICS). To capture COVID-19's effect on job losses from an occupational perspective, the analysis in this section relies on previous and current research by the Bureau of Labor Statistics. Second, data available are mostly pre-COVID. Therefore, it is important to understand which occupations are more amenable to telework.

For example, it was widely thought that teaching mostly had to be done on-site. But many schools have adapted and transitioned to remote teaching using Zoom, Google Classroom, and similar software programs. The efficacy and long-term implications of remote work in certain industries (for example, K-12 education) remain to be seen. Using data from the American Time Use Survey (ATUS) and the National Longitudinal Survey of Youth 1979 (NLSY79),[11] along with employment data by occupation for Monterey County, Table 2.11 provides telework statistics by occupation, giving insights into the number of jobs by occupation that can shift to remote work in Monterey County.

Table 2.11: Telework Feasibility by Occupation, Monterey County, 2020

	ATUS			NLSY79		
Occupation	Ability to Telework	Employment (Q1-2020)	Number of jobs that can be remoted	Ability to Telework	Employment (Q1-2020)	Number of jobs that can be remoted

[11] Dey, M., Frazis, H., Loewenstein, M.A., and Sun, H. (June 2020). Ability to work from home: evidence from two surveys and implications for the labor market in the COVID-19 pandemic. Monthly Labor Review. Bureau of Labor Statistics. Accessed Dec. 12, 2020, from https://www.bls.gov/opub/mlr/2020/article/ability-to-work-from-home.htm

Management, Business, and Financial	86.6%	14,221	12,315	86.5%	14,221	12,301
Professional and Related	64.4%	40,659	26,184	64.3%	40,659	26,144
Service	7.9%	43,297	3,420	13.4%	43,297	5,802
Sales and Related	31.9%	15,314	4,885	30.1%	15,314	4,610
Office and Administrative Support	59.2%	19,000	11,248	61.5%	19,000	11,685
Farming, Fishing, and Forestry	0%	44,540	0	0%	44,540	0
Construction and Extraction	0%	6,457	0	0%	6,457	0
Installation, Maintenance, and Repair	1.0%	5,737	57	3.9%	5,737	224
Production	0.4%	6,315	25	3.9%	6,315	246
Transportation and Material Moving	0.3%	15,381	46	1.3%	15,381	200
Monterey County Total	27.6	210,921	58,180	29.0	210,921	61,212

Sources: Dey, Frazis, Loewenstein, and Sun (2020); JobsEQ; calculations by Beacon Economics

By both ATUS and NLSY79 measures, fewer than 30% of the jobs in Monterey County can be performed remotely, which is significantly lower than the 43.6%-to-44.8% range that Dey, Frazis, Loewenstein, and Sun (2020) calculated for nationwide occupations. Workers with less education tend to be in jobs in which working at home is not feasible, and these are mostly workers who are younger than 25, not married, or Hispanic—which is the dominant demographic in Monterey County. Table 2.12 lists the 20 most common occupations (3-digit SOCs) by degree of remote work compatibility. These occupations cover almost 70% of jobs in Monterey County as of the first quarter of 2020.

Public Comment Draft

Table 2.12: 20 Most Common Occupations by Degree of Remote Work Compatibility

REMOTE JOBS (9.1%)	PARTIAL-REMOTE JOBS (24.7%)	NON-REMOTE JOBS (66.2%)
Business operations specialists	Other management occupations	Agricultural workers
Information and record clerks	Home health and personal care aides, nursing assistants, orderlies, and psychiatric workers	Retail sales workers
Financial clerks	Preschool, elementary, middle, secondary, and special education teachers	Food and beverage servers
	Healthcare diagnosing or treating practitioners	Material moving workers
	Other office and administrative support workers	Building cleaning and pest control workers
	Secretaries and administrative assistants	Construction trades workers
	Counselors, social workers, and other community and social service specialists	Motor vehicle operators
		Cooks and food preparation workers
		Other installation, maintenance, and repair workers
		Other food preparation and serving-related workers

Public Comment Draft

Source: Bureau of Labor Statistics; JobsEQ; Calculations by Beacon Economics

Of the 147,300 workers in these 20 occupations, two-thirds are in occupations that cannot be performed remotely, and fewer than 10% can work from home. Knowing which occupations can be performed from home is valuable for understanding the future of labor supply in the post-COVID economy. The pandemic has exposed deep-rooted labor market fragilities and structural inequalities, with low-paid workers, young people, women, ethnic minorities, the self-employed, and informal and fixed-term workers hit hardest. To build workforce resiliency and to assist workers who have been negatively affected by COVID-19, policy coherence, particularly among economic, employment, and social areas, is urgently needed.

The extent and length of the recovery will vary among sectors as they adapt their business infrastructure to a new and constantly evolving operating environment. With the exception of the Arts & Entertainment sector, most consumer-facing industries — even Accommodation & Food Services, Other Services, and Retail Trade — have had some form of recovery as businesses have adapted to the pandemic economy. The public sector has not fared as well. Employment cuts in Government are occurring at a faster rate each month as lower sales, business, and transient occupancy taxes constrain budgets. Workers in Educational Services are also

experiencing lagged declines with school closures resulting in layoffs and furloughs of those in nonacademic activities (e.g., cafeteria workers and custodians). Identifying industries with a high concentration of high-risk workers, occupations with a high degree of contact on the job, and the inability to telecommute will be important in determining which sectors of the economy are still exposed to outsized risk and deserve special attention in development strategies.

Public Comment Draft

PART 3: CLUSTER ANALYSIS

Industry clusters — an agglomeration of interconnected firms and related entities in a specific geography that specializes in the production of similar goods and services — play a crucial role in a region's growth. Decades of research show strong positive correlations between clusters and levels of patenting, start-ups and entrepreneurial activity, wages, and gross domestic product per capita due to knowledge sharing, cooperative problem solving, and innovation born of collaboration. For decades, local governments have sought to become the next Silicon Valley or Hollywood through policies aimed to reverse-engineer what are thought to be the components of those ecosystems. This might include incentivizing firms to locate in a given place, preparing the local labor force for a particular sector, and supporting local research and development — all of which are thought to stimulate entrepreneurship and firm formation.

There is no one-size-fits-all policy approach, because success is contingent on both regional resources and long-term economic development goals. For the most part, the major U.S. clusters did not emerge through the efforts of local governments. Rather than trying to re-create a cluster found in another region, cluster policies can be much more successful when they encourage emerging sectors and support established local industries. The key to cluster growth and development is linking companies, government agencies, nonprofits, academic institutions, startups, and funding bodies that operate within the cluster and the regional economy. This section profiles Monterey County's three major clusters (Agriculture, Tourism & Hospitality, and Health Care) and activity in the emerging advanced technology space to provide a deeper understanding of each cluster's characteristics and challenges.[12]

Public Comment Draft

AGRICULTURE

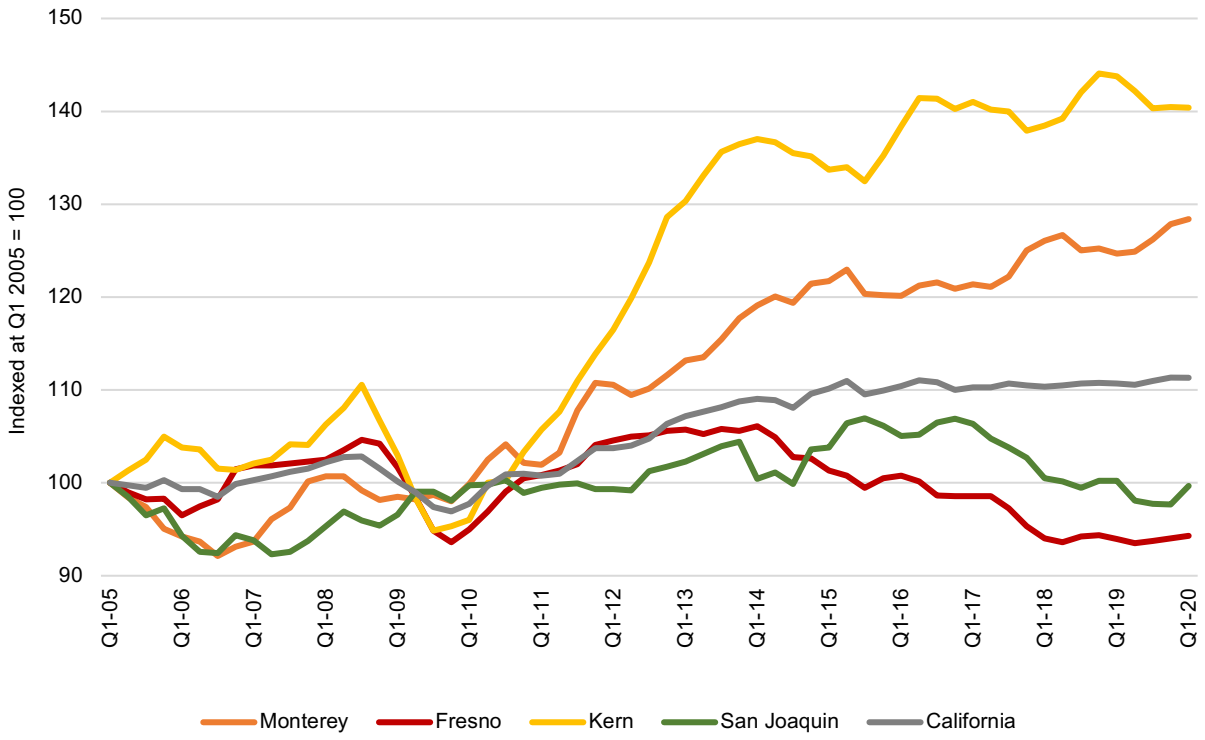
Agriculture has always been a significant driver of the Monterey County economy. Since the early 1880s, the region has been an agricultural hub, trading products both regionally and globally. A temperate climate, land abundance, fertile soil, a revolving workforce from waves of immigration, and land grants conducive to agriculture all contributed to the region's becoming a global agricultural hub.[13] Despite labor shortages over the past 15 years, the agricultural labor force in the County has steadily increased (Figure 3.1).

The industry also has facilitated growth and innovation. Average wages have steadily increased faster than the state average over the past decade. During the same period, productivity also increased. The industry has continued to change with demand factors as evidenced by local advancements in farm technology, innovation, and marketing. Continued collaboration with established and emerging sectors in the region can help develop and grow the industry. Collaborations with advanced technology sectors can facilitate long-term industry resilience. The development and growth of robotics and drones that can be applied to agriculture bodes well for local innovation potential as these sectors develop. Avenues to collaborate with other

[12] As noted earlier, and as is true for most rural jurisdictions, the public sector employs a large number of local government workers and constitutes one of the largest industries in the County. The Public Administration Industry also includes an outsized share of Federal workers, which further increases the ranks of the government workforce. Yet the public sector is not included as a cluster here insofar as its primary purpose is to govern and support economic development as opposed to being a tradeable growth sector itself.
[13] Past Consultants LLC. (2010, September). Historic Context Statement for Agricultural Resources in the North County Planning Area, Monterey County. Accessed in November 2020 from https://www.co.monterey.ca.us/home/showdocument?id=37947

sectors (tourism and value-added manufacturing) can also help expand the regional agriculture industry.

Figure 3.1: Growth of Counties' Agriculture Labor Force, 2005-20



Source: Quarterly Census of Employment and Wages, Bureau of Labor Statistics

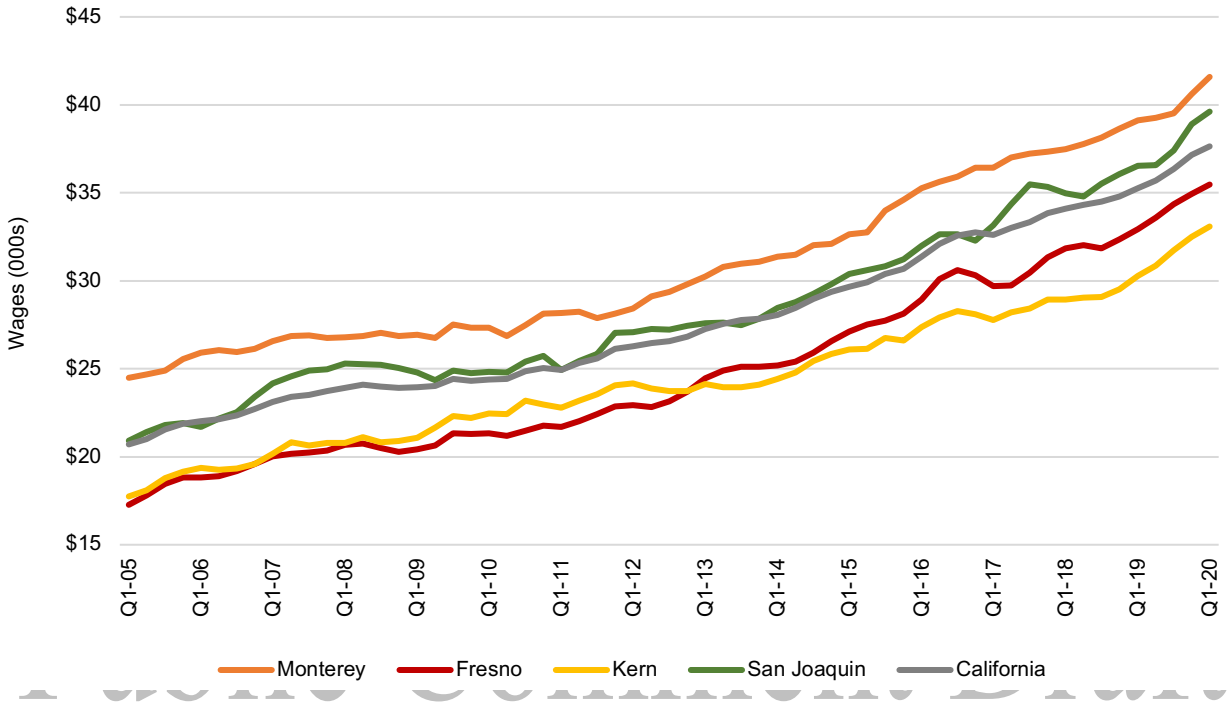
Averages wages in the Agriculture sector have increased more in Monterey County ($41,590) than the state average ($37,642). But agriculture wages are still below the average wage (all sectors) for the state ($50,676). Unlike in other industries, farm gate prices have decreased and at the same time farmers' costs have increased. The increased costs and lack of control over the final costs of goods mean that prices are largely dictated by the buyers. This has implications for labor shortages due to business costs increasing at the same time that farm gate[14] value is declining.

From 2005 to 2020, the average wage in the Agricultural sector grew at varying levels contingent on the industry subsector (Figure Table 3.1). Average wages grew at greater rates in vegetable and melon farming (35%) and support activities for crop production (31%). Conversely, subsectors such as fruit and tree nut farming (12%) and greenhouse and nursery production (16%) had roughly half the wage growth of other sectors. Finally, wages in livestock farming, which accounts for roughly 0.3% of the Agriculture sector in the County, fell 3%. Note that not all average wage data are adequately captured by the subsector average wage data. For instance, a wage gap exists between farmworkers hired directly and those working for farm

[14] Farm gate is the price of goods determined by the farm, without the added retailer markup.

labor contractors (FLCs). A 2017 report found that FLC farmworkers in California earned roughly 10% less than those hired directly.[15]

Figure 3.2: Annual Average Wage of Agriculture Workers, 2005-20



Source: Quarterly Census of Employment and Wages, Bureau of Labor Statistics

Table 3.1: Average Wage in Agricultural Subsectors in Monterey County, 2015-20

	2015 Average Wage	2020 Average Wage	5-year Change
Vegetable crops	$39,713	$53,603	35%
Fruit and nut crops	$26,629	$29,907	12%
Greenhouse and nursery crops	$34,194	$39,573	16%
Livestock farming	$42,986	$41,504	-3%
Support activities for crop production	$32,166	$42,044	31%
Average for agriculture sector	$32,652	$41,590	27%

Source: Quarterly Census of Employment and Wages, Bureau of Labor Statistics

[15] Martin, P. and Costa, D. (2017, March 21). Farmworker wages in California: Large gap between full-time equivalent and actual earnings. Accessed in November 2020 from https://www.epi.org/blog/farmworker-wages-in-california-large-gap-between-full-time-equivalent-and-actual-earnings/

The Agriculture Industry has changed significantly over time because of technological advancement and changes in demand factors for agricultural products. In the late 19th century to early 20th century, the industry transitioned from extensive to intensive agriculture. Intensive farming requires greater human capital and technological processes than extensive farming, which requires few inputs and conversely produces fewer outputs. Some of the region's most important crops (berries, apples, lettuce, etc.) came from the transition from extensive to intensive production.[16] The local industry has been receptive to demand changes and technological advancements in horticulture, pesticides, packing, and commerce. Packing innovation occurred in the late 1880s when apple packers in Watsonville began to market, label, and grade their apple products. In 1989, Fresh Express became the first company to pack and sell bagged lettuce. Innovation over the past two decades in water irrigation has allowed farmers to increase crop production 45% while decreasing irrigation water usage 17%.[17]

Productivity has also increased over the past decade; farm acreage has declined 3.8% while gross production value (GPV) has increased 9%. Over the past 10 years, livestock and poultry GPV has risen 173%, field crops 64%, and vegetable crops 17%. Decreases have occurred in seed crops and apiary (-61%), nursery crops (-51%), and fruit and nut crops (-1.4%).

Table 3.2: Monterey County Farm Gross Production Value, 2009-19

	2009 (in Billions)	2009 Share	2019 (in Billions)	2019 Share	2009-19 Change	Change in Acreage
Vegetable Crops	$2,632	65.2%	$3,099	70.3%	17.8%	-13.1
Fruit and Nut Crops	$1,043	25.8%	$1,028	23.3%	-1.4%	2.8
Nursery Crops	$295	7.3%	$144	3.3%	-51.1%	-70.1
Livestock and Poultry	$40	1%	$111	2.5%	173.9%	N/A
Field Crops	$15	0.4%	$25	0.6%	64%	-0.9
Seed Crops and Apiary	$9	0.2%	$4	0.1%	-61%	-78.6
Total	$4,034	-	$4,410	-	9	-3.8

Source: Monterey County Crop Report

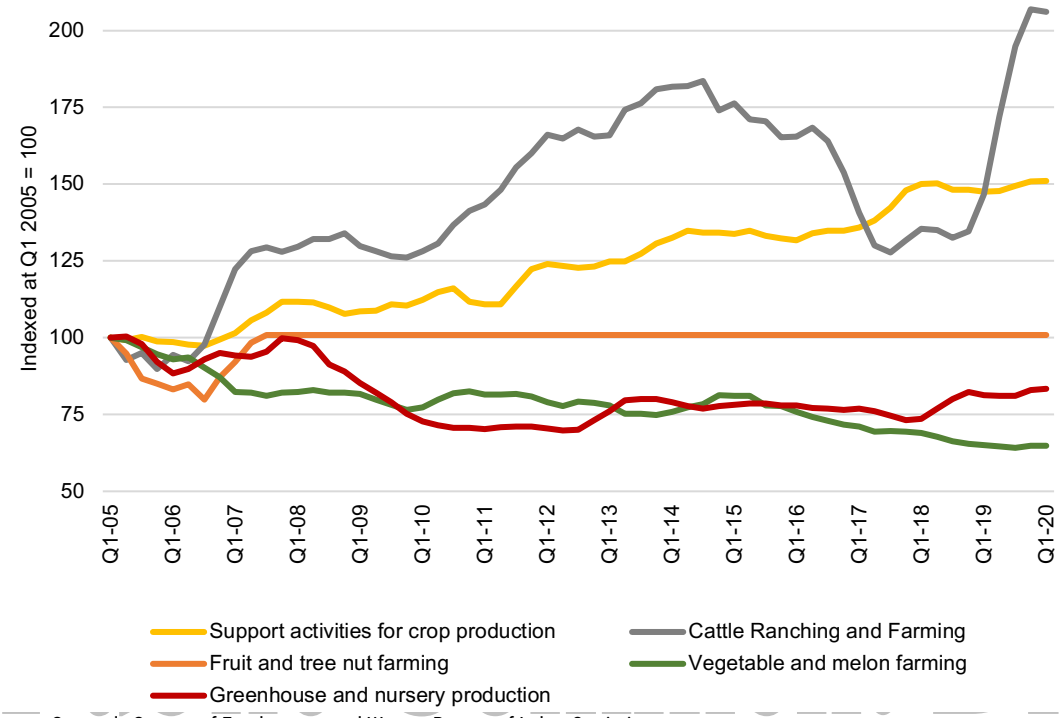
Public Comment Draft

Today the County is often referred to as the Salad Bowl of the World because of its 150-plus crops. The Agricultural sector has contributed $11.7 billion to the regional economy, $7.4 billion in direct economic output, and $4.3 billion in labor income. The industry has created 57,503 jobs (with an additional 6,417 created indirectly by multiplier effects).[18] Over the past 15 years the industry has had significant employment growth in fruit and nut farming, cattle ranching and

[16] Past Consultants LLC. (2010, September). Historic Context Statement for Agricultural Resources in the North County Planning Area, Monterey County. Accessed in November 2020 from https://www.co.monterey.ca.us/home/showdocument?id=37947
[17] Farm Bureau Monterey. Facts, Figures & FAQs. Accessed in November 2020 from http://montereycfb.com/index.php?page=facts-figures-faqs
[18] Monterey County Agricultural Commissioner's Office (2020, June). Economic Contributions of Monterey County Agriculture. Crop Report Plus Series. Accessed in November 2020 from https://www.co.monterey.ca.us/Home/ShowDocument?id=95118

farming, and fruit and tree nut farming. In the same period the region has had slight declines in vegetable and melon farming, and greenhouse and nursery production.[19]

Figure 3.3: Employment in Monterey County Agriculture Subsectors, 2005-20



Source: Quarterly Census of Employment and Wages, Bureau of Labor Statistics

CHALLENGES

The Agriculture Industry experienced a shock from March to May when COVID-19 countermeasures closed school cafeterias and restaurants. Commercial activity began to ramp up following the economy's bottoming in April (but may decline yet again amid shutdown orders issued in December 2020), and more people eating at home helped ease some of the pandemic-related losses. The industry has also been impacted by the California wildfires, especially in the grape, strawberry, and wine markets. Even before COVID-19, industry consolidations and vertical integration of companies were beginning to affect a local industry already facing numerous challenges.[20]

Labor Shortages

Both skilled and technical/vocational labor are lacking in the County's Agriculture sector. Labor shortages have persisted over the past seven years; 69% of farmers looking for seasonal

[19] MacDonald, J.A., Hoppe, R.A., and Newton, D. (2018, March). Three Decades of Consolidation in U.S. Agriculture. Accessed in November 2020 from https://www.ers.usda.gov/webdocs/publications/88057/eib-189.pdf
[20] Ibid.

employees were frustrated.[21] Some farmers have turned to mechanization when possible, but that can offset only a small part of the labor shortage, given that not all functions of the industry can be mechanized for two primary reasons. First, many small farms in the County have difficulty employing sometimes costly technology. Second, yields for fresh market crops are not as high with mechanized harvesting: the hand-eye coordination of the labor force provides the best yield for these types of crops.

The labor shortages have also hindered access to the skills needed for the industry to sustain itself and grow. The Agriculture Industry is intertwined with many other sectors of the economy, so a diverse workforce across several occupational fields is needed. The stakeholder meetings revealed that local farmers had trouble accessing certain skills. Skills in fields such as regulatory compliance were less available than crop planning, human resources, administration and other technological-related roles. Given the evolving nature of regulatory compliance, it is important that the industry has access to regulatory specialists and support organizations. Labor shortages have resulted in fields abandoned amid a lack of harvest crews, fewer acres of produce, and crops left unharvested.[22] Currently, the labor shortages are primarily due to immigration issues, an aging workforce, and housing shortage and affordability.

Table 3.3: Occupational and Skill needs for Monterey County's Agriculture Industry

• Hydrogeologist	• Insurance Brooker	• Certified Crop Advisor	• Pest Control Advisor
• Report Analyst	• Food Safety Technician	• Sales Personnel	• Regulatory Specialist
• Production Manager	• Water/Labor Lawyers	• Field Data Manager	• Public Policy Analyst
• Data Analyst	• Agricultural Laborer	• Ranch Manager	• Sustainability Specialist
• Human Resources Personnel	• Digital Communications Specialist	• Affordable Care Act Specialist	• Bio-Terrorism Specialist

Public Comment Draft

Source: County of Monterey [23]

Immigration

Because of the shortage of workers, demand in the H-2A temporary agricultural labor program has increased. The program has greatly expanded in California, increasing from 3,000 temporary workers in 2012 to 23,321 in 2019. But a survey by the California Farm Bureau Federation found that only 6% of surveyed farmers had used the H-2A immigration program in the previous five years.[24] Although a lot of farmers have experience with the system, the prevailing belief was that it was not practical for small growers and that it was too cumbersome.

[21] Farm Bureau Monterey. Labor: Farm Labor Survey Reveals Continued Shortages. Accessed in November 2020 from http://montereycfb.com/index.php?page=labor
[22] Ibid.
[23] County of Monterey. Education: Bridging the Skills Gap. Accessed in November 2020. https://www.co.monterey.ca.us/home/showpublisheddocument?id=12463
[24] California Farm Bureau Federation (2019). Still Searching for Solutions: Adapting to Farm Worker Scarcity Survey 2019 California Farm Bureau Federation and UC Davis. Accessed in November 2020 from http://www.cfbf.com/wp-content/uploads/2019/06/LaborScarcity.pdf

The current system is time-consuming and costly, and some cases get approved long after the harvest is over. Although farm labor scarcity is a national issue, it is exacerbated in regions that have hand-serviced crops. A 2016 study found that 49% of U.S. farmworkers lacked appropriate work authorization.[25] Additionally, the H-2A program requires that employees are housed and fed. This can be expensive and difficult for small farms that may not be able to meet the requirements.

It is easier to house H-2A program workers in cities because of the additional rules imposed by the state on unincorporated county land. Additional permitting from the state is required to house H-2A workers in unincorporated areas, but those are not required in a city; therefore, cities are finding their housing further impacted by the H-2A program. Single-family homes, hotels, and apartment buildings are being used. This exacerbates the overcrowded housing and housing shortage in Salinas and the Salinas Valley.

Aging Workforce

The Monterey County workforce, particularly in agriculture, is aging. Over the past 10 years, farmers have had difficulty attracting young people, who are increasingly unwilling to work in agriculture. This is due to the low wages, lack of affordable housing, and the physically intensive nature of the work. In recent years, agricultural work has been performed mostly by immigrants. Children of these immigrants have no desire to follow in their footsteps and do back-breaking farm labor. From 2012 to 2019, the share of agricultural workers 40 and older rose 8.6 percentage points, from 35.3% to 43.9%. The share of agricultural workers decreased in all age groups except for age 50 and above (8.8%). During the period, the share of workers 40 and older in all other occupational groups increased just 3.5%. This indicates the workforce is aging significantly faster in agriculture than other occupations.

Public Comment Draft

Table 3.4: Age Distribution of Farming, Fishing, and Forestry Workers in Monterey County, 2012-19

	2012	2019
Under age 30	35.4%	28.3%
Age 30 to 39	29.3%	27.7%
Age 40 to 49	21.4%	21.2%
Age 50 and above	13.9%	22.7%

Source: American Community Survey Public Use Microdata Samples

Housing Shortage and Affordability

Although the average agriculture wage is higher in Monterey County than in Kern, Fresno, and San Joaquin counties, the cost of living is also significantly higher in Monterey County. Years of stagnation in housing construction and anti-housing development sentiments have contributed to the shortages. Infrastructure is also a need; housing needs to be near roads,

[25] Hernandez, T. and Gabbard, S. (2018, January). Findings from the National Agricultural Workers Survey (NAWS) 2015-2016: A Demographic and Employment Profile of United States Farmworkers. JBS International, Inc. Research Report No. 13. Accessed in November 2020 from https://www.dol.gov/sites/dolgov/files/ETA/naws/pdfs/NAWS_Research_Report_13.pdf

sewers, transit lines and other amenities that would make housing feasible to produce. The population has continued to increase in overall numbers, as well as in seasonal H-2A workers, and this has led to housing overcrowding. Many developments, most prominently the Wine Corridor Project, failed to progress after the Agricultural Winery Corridor Plan was published in 2006.[26] As a result, Monterey County lacks sufficient housing.

The 2018 Farmworker Housing Study and Action Plan for the Salinas Valley and Pajaro Valley found that about 33,000 new housing units were needed just to alleviate existing overcrowding of individuals and households employed in agriculture.[27]

Regulatory Environment

Regulatory pressures have been a concern for the Agriculture Industry in the County. In California over the past 15 years, 10 main regulatory changes have been made in food safety, air quality, water quality, labor health and safety, and labor wages. The regulatory environment of Monterey County changed significantly following the 2006 E. Coli outbreak in Salinas Valley. A 2018 study (Hamilton et al, 2018) of regulatory compliance costs found that reported regulatory costs amounted to $977.30 per acre (8.9% of total production cost). The study found that lettuce growers' production costs increased 24% from 2006 to 2017, during the same time regulatory compliance increased 795%. Regulatory costs far exceed production cost increases, which is concerning to the industry.[28] To comply with regulations farmers must consult experts to ensure compliance, which is costly. Regulations also prevent expansion of production to meet some of these rising costs, in part because the difficulty of obtaining a replacement well permit in seawater-intruded zones in otherwise arable lands.

Public Comment Draft

Water Availability

Pressing issues in the Agriculture Industry include a declining water supply, deterioration in water quality, and inadequate distribution (particularly in the Salinas Valley). The County maintains a water supply system independent of the state and/or Federal projects implemented elsewhere in the Central Valley, which has been bolstered in recent years by two reservoirs in the southern part of the County, the Salinas River Water Project, and the Castroville Seawater Intrusion Project (CSIP), which delivers reclaimed water to 12,000 acres in the coastal (Blanco) area.

The 2011-17 California drought highlighted the need for water conservation and prompted the establishment of the Sustainable Groundwater Management Act to ensure water conservation efforts are met. Although farmers have been able to increase crop production while decreasing water use (through technology advancements and irrigation efficiency processes), shortages still limit the types of crops that can be cultivated and can discourage housing construction in areas

[26] Note that the County explicitly stated in the Agricultural Winery Corridor Plan that "Should the 2006 General Plan Update not move forward due to litigation, complications arising from the Community General Plan Ballot Initiative, or other unforeseen circumstances, the *Agricultural Winery Corridor Plan* would be severed from the update process and be processed separately." The *Agricultural Winery Corridor Plan* can be retrieved from https://www.co.monterey.ca.us/Home/ShowDocument?id=45254

[27] Wadsworth, G., Villarejo, D., Mines, R., Cummins-Carlisle, I., Wiener, R., and Samson, E. (2018, June). Farmworker Housing Study and Action Plan for Salinas Valley and Pajaro Valley. California Institute for Rural Studies.

[28] Hamilton, L. and McCullough, M. (2018, Dec. 15). A Decade of Change: A Case Study of Regulatory Compliance Costs in the Produce Industry. Cal Poly San Luis Obispo. Accessed in November 2020 from https://www.wga.com/sites/default/files/Hamilton_McCullough.pdf

that lack water distribution systems. Water shortages are exacerbated by encroaching invasive vegetation in the Salinas River that is estimated to absorb nearly 40,000 acre-feet of water each year. Finally, agricultural activities lead to an increase of nitrates in groundwater, making it unsafe for human consumption in some rural communities. This impacts the ability to add housing where it is needed, because connection to potable water is one of the biggest challenges in housing development.[29]

Impact of Diseases and Pests

Several new diseases and pests have been detected in crop fields in the Salinas Valley in the past two years. During the fall 2020 season, rapid expansion of these diseases and pests caused thousands of acres of leafy greens to be abandoned and considered complete losses. Currently, no crop protection tools or practices are available to growers to control or eliminate these exotic diseases and pests.

Monterey County has a history of exotic diseases and pests introduced into the environment, and these new occurrences emphasize the continued vulnerability of local farms to pressures that are beyond known control efforts. With California's restrictive regulatory process regarding agricultural chemicals, it is often years before solutions can be put into practice. Research is needed to find on-farm practices that can provide control until elimination can be fully achieved; state and regional budgetary considerations make those research funds increasingly scarce.

This vulnerability of local crops to these diseases and pests will impact the types of crops produced if no effective solutions can be found. Growers remain vigilant against introducing diseases and pests but are helpless to control them once detected; the economic impacts cannot be estimated but could be substantial.

Public Comment Draft

Costs of Doing Business

These increases in the costs of doing business are especially pronounced for small farms and family businesses. Labor shortages have led farmers to increase wages. The costs of growing crops have also increased, which has put pressure on farmers who have little influence over the final costs of goods. For example, food prices increased 5.6% from last year because of COVID-19. But in the same period, farm gate prices declined by 4.8%. Although consumers have been willing to spend more on food, farmers are getting paid less. The increasing cost of labor and operations is hurting farmers with already thin profit margins.

Lack of Shared Vision

Regional collaborative plans and initiatives have sought to renew a shared vision that fizzled out after initial planning stages. In 2010, the Monterey County General Plan aimed to bridge the local Agriculture and Tourism industry via the formation of the Monterey Winery Corridor in Salinas Valley. The initial vision for the wine corridor was to create a small infrastructure around

[29] Rubin, S. (2013, June 13). Lawmakers scramble to make drinking water a right; meanwhile, contamination in Monterey County is getting worse. Monterey County Weekly. Accessed in January 2021 from https://www.montereycountyweekly.com/archives/2013/0613/lawmakers-scramble-to-make-drinking[%e2%80%a6]ting/article_67a4dcfc-d3b2-11e2-873e-001a4bcf6878.html

wine production, which included lodging and restaurants.[30] [31] The plan was put on hold for several years as the County entered litigation with the Open Monterey Project and Land Watch, which called for amendments to the initial plan.[32] Because of a lack of shared vision, the original concept[33] for the corridor was never realized. The initial concept has changed significantly from what was outlined in the general plan, although some work has been done in terms of marketing and signage for the corridor.

TOURISM & HOSPITALITY

The Tourism & Hospitality sectors are another economic pillar of Monterey County. If agriculture is the engine of the Salinas Valley, tourism and hospitality drive the economy in the Monterey Bay area. The first significant tourist destination, opened in 1880, was the Del Monte Hotel and Pebble Beach Reserve. This resort began two trends in tourism that continue to guide much of the Hospitality sector in Monterey County today. First, in 1887 the Del Monte Hotel opened the Del Monte Golf Course, the oldest continuously operating golf course west of the Mississippi River. Second, the Del Monte Hotel began facilitating eco-tourism by establishing the Pebble Beach Reserve and the 17-Mile Drive.

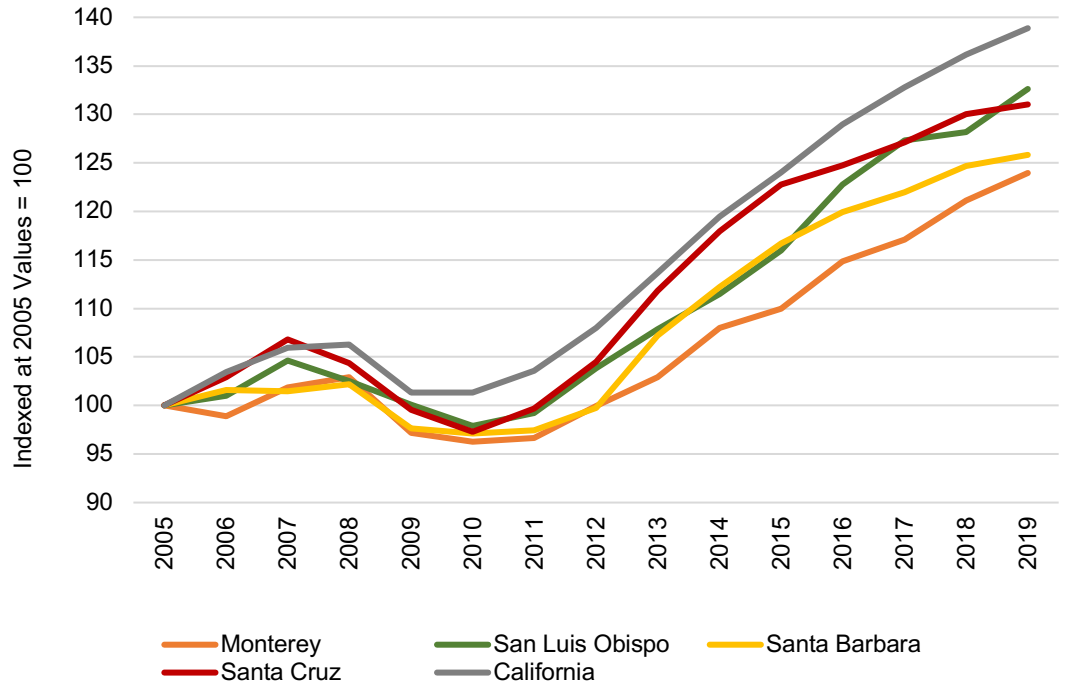
In addition to natural wonders, Monterey County is home to a variety of destinations and events that draw people for repeated visits. Destinations include WeatherTech Raceway Laguna Seca (which hosts the Tudor United Sportscar Championship series and the Rolex Monterey Motor Sports Reunion), the Monterey Bay Aquarium, and events such as the Monterey Jazz Festival and the Sea Otter Classic Premier Cycling Festival.

Public Comment Draft

Tourism & Hospitality's labor force had been growing steadily from the end of the Great Recession until COVID-19 upended the industries. But over the past 15 years, the labor force increased at a slower pace in Monterey County than in other Central Coast counties and California.

Figure 3.4: Growth of Tourism & Hospitality Cluster Labor Force, 2005-20

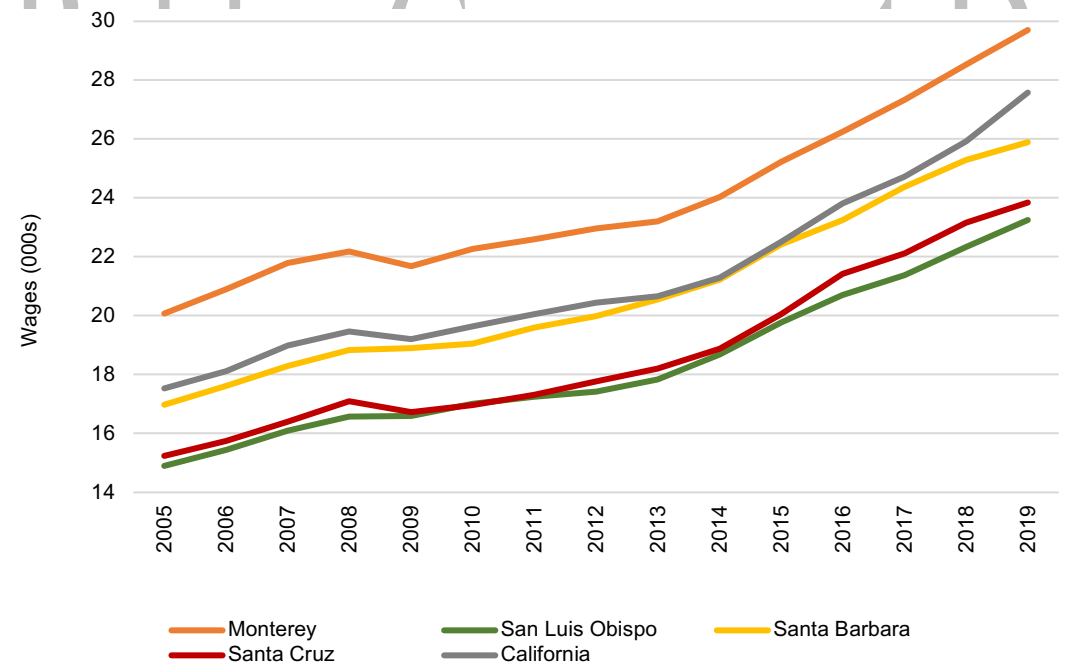
[30] The vision included creating support activities around the industry in the City Industrial parks.
[31] More information on the Monterey Winery Corridor can be viewed at https://uploads.knightlab.com/storymapjs/d75af1bd4119b381f715334a2d2917a8/monterey-county-winery-corridor/index.html
[32] Rubin, S. (2015, Jan. 13). After four years of litigation, county nears settlement on general plan lawsuit with watchdog groups. Monterey County Weekly. Accessed in November 2020 from https://www.montereycountyweekly.com/blogs/news_blog/after-four-years-of-litigation-county-nears-settlement-on-general/article_235a3c62-9b9e-11e4-8ec6-bf7258633c19.html
[33] Initial concept as outlined in the general plan had plans for lodgings and restaurants.



Source: Quarterly Census of Employment and Wages, Bureau of Labor Statistics

Figure 3.5: Average Annual Wage for Monterey County Tourism & Hospitality Cluster, 2005-19

Draft



Source: Quarterly Census of Employment and Wages, Bureau of Labor Statistics

Average wages in Tourism & Hospitality had also been increasing steadily since the end of the Great Recession,[34] reaching $29,700 in 2019, the highest ever, and higher than in other Central Coast counties and California. Nevertheless, compared to other industries, the average wage in Tourism & Hospitality is very low across regions.

Table 3.5: Tourism & Hospitality Subsector Establishment Growth in Monterey County, 2010-20

	2010 (Q1)	2020 (Q1)	10-Year Change
Restaurants and other eating places	634	783	23.5%
Traveler accommodation	191	210	9.9%
Travel arrangement and reservation services	26	23	-11.5%
Special food services	23	43	87.0%
Drinking places (alcoholic beverages)	23	23	-
Total tourism & hospitality	897	1082	20.6%

Source: Quarterly Census of Employment and Wages, Bureau of Labor Statistics

Over the past 15 years, establishments in Special Food Services have increased (includes food service contractors, caterers, and mobile food services). Meanwhile, Restaurants and Other Eating Places and Travel Accommodation have grown only modestly. Drinking Places (Alcoholic Beverages), and Travel Arrangement and Reservation Services declined gradually over the period.

Public Comment Draft

Table 3.6: Average Annual Wages in Tourism & Hospitality Subsectors, 2015-20

	2015 (Q1) Average Annual Wage	2020 (Q1) Average Annual Wage	5-Year Change
Travel arrangement and reservation services	$30,198	$33,231	10%
Traveler accommodation	$32,115	$40,346	26%
Special food services	$22,475	$25,397	13%
Drinking places (alcoholic beverages)	$13,776	$15,885	15%
Restaurants and other eating places	$18,919	$23,127	22%
Total tourism & hospitality	$23,512	$29,234	24%

Source: Quarterly Census of Employment and Wages, Bureau of Labor Statistics [35]

Wage growth occurred in all Tourism & Hospitality subsectors but has been uneven. Travel Accommodation, including hotels, casino hotels, bed & breakfast inns, and other traveler accommodation), which is also the highest-paying subsector, had the highest average wage

[34] In this context, "wages" do not include additional income that may be earned on the job in the form of tips. Therefore, actual average annual wages in the Tourism & Hospitality sector may in fact be 50% to 100% of what is captured by the Bureau of Labor Statistics.
[35] Under most state laws or regulations, wages include bonuses, stock options, severance pay, the cash value of meals and lodging, tips, and other gratuities.

growth of the past five years (26%). But average wages grew only 10% for workers in Travel Arrangement and Reservation, which is a declining industry subsector by employment. Average wages in Tourism & Hospitality are low, and income (from wages and self-employment) at various strata are also low. Compared with workers not in the industries, Tourism & Hospitality workers made around 70% as much at the 25th and 50th percentile and only 62% at the 75th percentile. Most workers in Tourism & Hospitality reported working year-round in 2019 (87%). But these industries are cyclical in nature, with the busy season from spring to fall and peaking from July to September. As a result, only half of these workers (51%) reported working at least 40 hours per week, compared with 79% of workers not in Tourism & Hospitality. As mentioned previously, a high percentage of jobs in Tourism & Hospitality are part time. The lack of full-time jobs in Tourism & Hospitality is correlated with the low wages across the industries.

COVID-19'S IMPACT ON TOURISM & HOSPITALITY

Unfortunately, the COVID-19 pandemic has proved that Tourism & Hospitality is extremely prone to external shocks. Before COVID-19 paused business across much of California, Hospitality was a $3.24 billion industry in Monterey County. Tourism typically supports over 27,000 jobs countywide.[36]

Lodging Occupancy and Revenue

When California announced the statewide shutdown in March 2020, it ensnared the lodging industry. The shutdown hit hardest in April and May, and although the situation appeared to have stabilized and improved slightly in subsequent months,[37] the surge in coronavirus cases (and subsequent lockdowns across the state) toward the end of the year only compounded earlier losses.

Public Comment Draft

Table 3.7: Lodging Rates and Occupancy, 2019-20 (January to October)

	AVERAGE DAILY RATE			OCCUPANCY RATE			REVENUE PER AVAILABLE ROOM		
	2019	2020	Change	2019	2020	Change	2019	2020	Change
Monterey County	$234.90	$179.80	-23.5%	74.6%	49.1%	-34.2%	$175.3	$88.30	-49.6%
Central Coast	$192.60	$165.40	-14.1%	72.9%	50.8%	-30.3%	$140.5	$84.10	-40.1%
California	$173.70	$134.20	-22.7%	76.5%	50.6%	-33.9%	$132.9	$67.90	-48.9%
United States	$132.10	$105.30	-20.3%	67.7%	45.2%	-33.2%	$89.4	$47.60	-46.8%

Source: VisitCalifornia

The pandemic has battered the lodging industry especially in Monterey County. Compared with the same period in 2019, occupancy rates are down 34.2%, more than the Central Coast region and nationwide. Only the large metro areas (San Francisco Bay Area, Los Angeles Metro Area, and San Diego County) and Napa Valley had larger drops in occupancy rates than Monterey

[36] Gerrese, J. (2020, July 31) Monterey County Hospitality Association, Between the sheets: Monterey hotel tax hike would hurt local industry. Monterey Herald. Accessed Dec. 10, 2020, from https://www.montereyherald.com/2020/07/31/monterey-county-hospitality-association-between-the-sheets-monterey-hotel-tax-hike-would-hurt-local-industry/

[37] Source: Monterey County Convention & Visitors Bureau

County. Revenue per available room fell almost by half in Monterey County, far more than in the Central Coast region (-40.1%).

COVID-19's Impact on Occupancy and Industry Employment Summary

- Average revenue per available room is almost half its 2019 total.
- From Memorial Day to Labor Day, the County lost an estimated 399,000 room nights and $159 million in room night revenue compared with the same period in 2019.
- The losses from Memorial Day to Labor Day represent 36% of 2019 room night demand, 59% of 2019 room night revenue, and 22% of total 2019 room revenue.
- The 22% loss of total room revenue, relative to 2019, represented an estimated loss of $713 million in total visitor spending from 2020's summer season, based on an estimated visitor spending of $3.2 billion in 2019's summer. The loss in visitor spending for calendar year 2020 was about $1.8 billion.
- With the stay-at-home orders issued in early December 2020,[38] the industry sustained significant declines in lodging demand, revenue, and visitor spending.
- The Bureau of Labor Statistics' estimates for Leisure & Hospitality in Monterey County illustrate that the COVID-19 effect ranges from 20-50% of the jobs impacted or lost during the crisis contingent on the level of lockdown at the time.[39] The anticipated job loss on the Peninsula due to the latest shutdown is expected to approach or dip below May figures, when nearly 50% of Hospitality employees were out of work before the COVID-19 pandemic.

Public Comment Draft

LONG-TERM VIABILITY

Labor Shortage

Before the pandemic, the seasonal nature of these industries stressed small-business owners who were increasingly unable to secure an adequate workforce on a seasonal basis to satisfy the growing demands of tourists. Traditionally, the Tourism & Hospitality workforce has had a large percentage of young people looking for supplemental income. In Monterey County, 28% of the workers in Tourism & Hospitality are 22 and younger, versus just 7% in other industries. Many of these young people are no longer interested in the low-skill positions that are the backbone of cafes, ice cream shops, hotels, and recreational businesses. The labor shortage is further exacerbated by vacation destinations that are unable to provide adequate housing for a seasonal workforce on a budget. The combination of low to moderate wages and the high cost of housing in coastal or other destination locations makes it nearly impossible for seasonal businesses to attract workers without housing them, adding significant expense.

[38] Office of Gov. Gavin Newsom (2020, Dec. 3). California Health Officials Announce a Regional Stay at Home Order Triggered by ICU Capacity [Press Release]. Accessed Dec. 11, 2020, from https://www.gov.ca.gov/2020/12/03/california-health-officials-announce-a-regional-stay-at-home-order-triggered-by-icu-capacity/
[39] Bureau of Labor Statistics. Economy at a Glance: Salinas, CA. Retrieved from https://www.bls.gov/eag/eag.ca_salinas_msa.htm

Business Survivability Amid COVID-19

It is clear that the situation of Tourism & Hospitality is dire in Monterey County. Of the business owners surveyed during the outreach effort, 81% of Tourism & Hospitality owners said they had applied for Federal, state, or local stimulus funding or loans, compared with 68% of all respondents. Furthermore, 69% of Tourism & Hospitality business owners said they were dependent on the stimulus funds to sustain operations, far higher than the 39% reported among all respondents. Overall, 79% and 21% of the business owners in Tourism & Hospitality reported having suffered a high to moderate COVID-19 impact respectively, compared with 53% and 30% of all respondents.

Apart from expanding their online presence (placing take-out orders online for restaurants), shifting to remote work is not an option for most of these business owners. Establishments in the Arts & Entertainment sector, which overwhelmingly comprises nonprofit organizations, fared the worst, and closures have had cascading effects on the Accommodation & Food sector. Business revenue derived from online sales is not sufficient to make up for pandemic-related losses. So far, restaurants have been hit especially hard because they have thin profit margins and so rely on sales volume. Many restaurant workers have been permanently laid off, and many restaurants will remain closed. And although wineries and tasting rooms are surviving for now, these businesses still rely on cash flow and can operate under current conditions only for so long. Hotel and accommodation businesses are doing a bit better because most can scale back their operations to the minimum and still provide some services such as emergency accommodations (whereas restaurants cannot).

Public Comment Draft

Resilience

The COVID-19 pandemic and natural disasters such as wildfires have exposed many vulnerabilities in Tourism & Hospitality. Monterey County's tourism and hospitality community have quickly adapted protocols and policies for the safety of their guests, employees, and community, and have partnered with local government agencies to support those affected by wildfires.

Certain behaviors such as littering, water overconsumption, and air pollution during the busy seasons can lead to the loss of the natural wildlife, flora, landscapes, and seas that make Monterey County such an attractive place to visit. The County has recognized the need to shift toward sustainable tourism instead of the traditional sense of tourism. A group of Big Sur residents created the Big Sur Pledge,[40] modeled after Hawaii's Pono Pledge,[41] which reminds people to respect the environment. In addition, the Monterey County Convention and Visitors Bureau has a Sustainable Moments campaign, offering tips for responsible travel that are tailored to each community. Finally, local educators are working to shape a more sustainable Tourism sector. The hospitality management program at Cal State Monterey Bay recently added a Bachelor of Science degree in Sustainable Hospitality Management, with specializations in Sustainable Ecotourism Management and Sustainable Hotel, Resort, and Event Management.[42]

[40] More information: https://www.cabigsur.org/big-sur-pledge/
[41] More information: https://www.ponopledge.com/
[42] More information: https://csumb.edu/business/bs-sustainable-hospitality-management

The pandemic and wildfire crises have shown the Tourism & Hospitality community the importance of providing aid and relief to those in need. Before, hoteliers had a "heads and beds" mentality, which led to tension as hoteliers promoted tourism while wildfires were burning. During the 2020 River, Carmel, and Dolan wildfires, hotel and lodging employees, neighbors and community members evacuated their homes. More than 70 Monterey Peninsula hotels offered deeply discount accommodations to evacuees and first responders. Additionally, many hotels lifted pet restrictions to accommodate residents and their furry companions. Collectively, during the week of Aug. 17, hotels offered more than $1.1 million in discounts compared with the previous week. Two of Monterey County's largest entities, WeatherTech Raceway Laguna Seca and Monterey Conference Center, served as evacuation centers. The raceway provided free campsites and RV spaces for evacuees.

2020 was a challenging year for California, which faced both a pandemic and some of its worst-ever wildfires. Many restaurants and businesses were able to offset some losses by offering outdoor service during the shelter-in-place orders. But wildfires threaten the ability to transition to outdoor service.

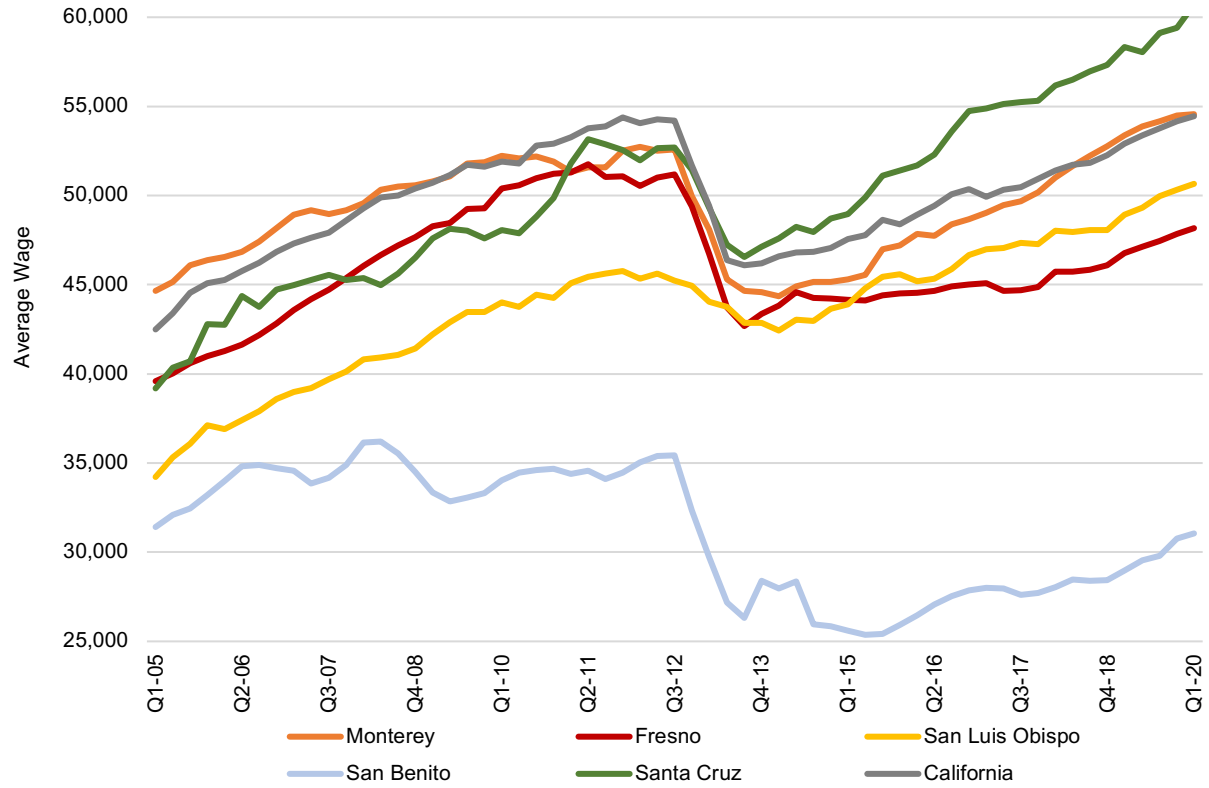
The Hospitality Industry is expected to eventually return to pre-pandemic levels. However, a return to pre-pandemic levels will be difficult to sustain if social distancing and shelter-in-place orders remain. Prolonged lower levels of tourism and hospitality activities would lead to significant shortfalls in general funds receipts, which support emergency personnel, libraries, infrastructure improvement, and other services. In Monterey County, general funds receipts in unincorporated areas and the City of Monterey come primarily from transient occupancy taxes. This means that if these ongoing issues, including those exacerbated by the pandemic and natural crises, remain unresolved, everyone will feel the effects of the demise of the Tourism and Hospitality industries.

Public Comment Draft

HEALTH CARE AND SOCIAL SERVICES

The Health & Social Services sector has grown significantly over the past decade and now makes up roughly 9% of Monterey County's industry composition. Employment in the sector began to increase significantly in 2013. As of the first quarter of 2020, Health & Social Service workers in Monterey County had higher average wages ($54,565) than those in San Benito ($31,060), Fresno ($48,181), and San Luis Obispo ($50,658) counties and the state ($54,450), but lower than in Santa Cruz County ($60,712). Wages have been steadily increasing for Health Care workers over the past decade after falling in the fourth quarter of 2012. The decline in that period correlates to the substantial increase in the labor force. The growth of the labor force is being facilitated by significant employment increases in social services.

Figure 3.6: Average Annual Wage for Health Care & Social Services Sector, 2005-20



Public Comment Draft

Source: Quarterly Census of Employment and Wages, Bureau of Labor Statistics

The industry's subsector composition changed significantly from 2015 to 2020. The fundamental shift in the Health & Social Services industry composition is due to the considerable growth of social services. Subsectors such as community and emergency relief services, care and assisted-living facilities for the elderly, child daycare services, and mental health and substance abuse facilities have expanded significantly. Conversely, offices of physicians, medical and diagnostic laboratories, skilled nursing care facilities, and vocational rehabilitation services have sustained job losses. The growth of the social services subsector has implications for future wage growth because that subsector has lower average wages than those related to direct health care, research and testing. In the first quarter of 2020, the average wage in the office of physicians' subsector was $116,395; in the individual and family services subsector the average wage was $17,619.

Table 3.8: Health & Social Services Subsector Employment, Monterey County, 2015-20

	2020 (Q1)	2015 (Q1)	Percent Change
Offices of Physicians	2,353	2,355	-0.1
Offices of Dentists	1,323	1,258	5.1
Other Health Practitioners	723	621	16.4
Outpatient Care Centers	912	763	19.6

Home Health Care Services	728	853	-14.6
Other Ambulatory Services	253	223	13.2
Medical and Diagnostic Labs	35	38	-7.4
Skilled Nursing Facilities	918	1,022	-10.2
Mental Health and Substance Abuse Facilities	504	420	20
Care and Assisted Living Facilities for the Elderly	1,173	905	29.7
Individual and Family Services	5,433	4,359	24.7
Community and Emergency Relief Services	199	124	60.9
Vocational Rehabilitation Services	321	330	-2.8
Child Day Care Services	501	388	29

Source: Quarterly Census of Employment and Wages, Bureau of Labor Statistics

Table 3.9: Average Annual Wages in Health & Social Services Subsectors, Monterey County, 2015-20

	2020 (Q1)	2015 (Q1)	Percent Change
Offices of Physicians	$116,395	$87,647	33%
Outpatient Care Centers	$66,792	$57,176	17%
Other Ambulatory Health Care Services	$62,275	$51,379	21%
Home Health Care Services	$55,525	$40,512	37%
Offices of Dentists	$53,218	$49,247	8%
Medical and Diagnostic Laboratories	$51,572	$49,643	4%
Offices of Other Health Practitioners	$50,562	$39,652	28%
Skilled Nursing Facilities	$46,072	$37,321	23%
Mental Health and Substance Abuse Facilities	$43,938	$31,388	40%
Community and Emergency Relief Services	$37,883	$30,905	23%
Retirement Communities and Assisted Living Facilities	$34,804	$26,472	31%
Child Day Care Services	$31,860	$25,328	26%
Vocational Rehabilitation Services	$31,363	$23,957	31%
Individual and Family Services	$17,619	$13,141	34%

Source: Quarterly Census of Employment and Wages, Bureau of Labor Statistics

Public Comment Draft

HEALTH CARE PRIORITIES

Of the region's four County hospitals, two are in Salinas (Natividad Medical Center & Salinas Valley Memorial Healthcare System), one in King City (George L. Mee Memorial), and one in Monterey (Community Hospital of the Monterey Peninsula). The region has many nonprofits, social services organizations, and public bodies that offer various health and related services. Entities such as the County of Monterey Health Department Clinic Services, Salinas Valley Memorial Hospital Foundation, and Montage Health Foundation provide and help expand health care access and related services.

Local government agencies and city councils have also focused on health equity, increased access to care, and health care quality improvement. In the stakeholder focus groups, residents discussed health care priorities for the region. Among the primary concerns were access to care, addiction and homelessness, diabetes, and mental health. These concerns echo the findings of the 2019 Community Health Needs Assessment Report, which listed mental health, access to healthcare services, diabetes, heart disease and stroke, and substance abuse as the top concerns.[43]

Access to Care

A primary concern for Monterey County residents is health care access: affordable care and services, insurance coverage, time waiting to see a doctor, language barriers, cultural sensitivity, and service access for those living in rural areas.

Public Comment Draft

The assessment report noted that a lack of providers and specialists is a top concern for residents. Residents noted that finding a physician and getting appointments were barriers. In the office of physician's subsector, employment has decreased 0.4% from the first quarter of last year. Compared with 15 years ago, office of physician employment has fallen 4.3%. During that period, the population of Monterey County has increased 12%.

Access to care is compounded for those living in rural areas without internet access. Telehealth can be a lifeline for those in rural regions. But those most in need of telehealth live in areas with reduced broadband capacity or access to transit.

Linguistically isolated populations encounter further barriers to health care access.[44] Advocates say health services should be culturally responsive and navigable for those who speak English as a second language and for residents of varying cultural backgrounds. Monterey County Superior Court listed Spanish, Triqui, Mixteco, Zapoteco, Tagalog, and Vietnamese as the most requested languages for interpretation.[45]

A final concern was healthcare access for the undocumented population. Roughly 62% of undocumented immigrants in Monterey County are uninsured, compared with 16% of U.S.-born residents, a USC Dornsife report estimated. Only 24% of the undocumented population have

[43] PRC Inc. (2019). 2019 Community Health Needs Assessment Report: CHOMP Service Area, Monterey Peninsula, Monterey County, California. Accessed in November 2020 from https://www.chomp.org/app/files/public/9658/2019-PRC-CHNA-Report.pdf
[44] Currently 14.6% of the County's population aged 5 and over live in an environment where no one over the age of 14 is proficient in English: 2019 Community Health Needs Assessment Report
[45] More information can be retrieved from Monterey County's website on Language Access Services at https://www.monterey.courts.ca.gov/language-access-services

coverage through their employer, compared with 63% of U.S.-born residents. The lack of healthcare access has implications for undocumented residents who work in the region's essential sector of Agriculture (45% of undocumented residents surveyed work in that sector).[46] The COVID-19 pandemic has exacerbated the challenge of access to healthcare, particularly for vulnerable populations.

Public Health

Other public health concerns include addiction, diabetes, mental health, and homelessness. Among the growing Health subsectors in the region is mental health and substance abuse facilities, where jobs have increased 165% over the past 15 years. The growth of social service-related health subsectors reflects the increase in demand for homeless, mental health, and addiction-related services.

From 2014 to 2017, the County had significant declines in opioid overdose deaths. In 2017 Monterey County ranked 51st out of 53 in opioid deaths per capita.[47] But opioid deaths increased again in 2019 as overdoses and deaths tripled from 2018 levels.[48] The increased popularity of fentanyl has contributed to the marked increase in opioid-related deaths in Monterey County, and the trend continued in 2020, with the Community Hospital of the Monterey Peninsula noting an increase in overdoses in the first quarter of 2020 from the previous quarter.[49] Reports of higher opiate use have come from Marina (21%), Seaside (17%), and Carmel/Big Sur (16%). Monterey (10.5%) and Pacific Grove/Pebble Beach (12.2%) had lower rates.[50] COVID-19 has complicated the crisis. A lead physician in Monterey County's Prescribe Safe Initiative noted that recent patients who overdosed cited losing their jobs and homes as primary reasons for taking drugs.[51] Economic hardships caused by COVID-19 have exacerbated the opioid crisis, something that has received less attention amid the global pandemic.

Public Comment Draft

Homelessness and mental health issues are other key concerns. Significant proportions of the homeless population also report mental and physical health issues. These issues are exacerbated in rural regions of the County because no homeless people are sheltered outside of the four northern cities (Monterey, Salinas, Marina, and Seaside). It is important to expand access and services to homeless people living in rural regions.

A final primary health concern for Monterey residents is diabetes. Diabetes-related deaths in Monterey County are currently lower than both the state and national average, but the County's Hispanic population is twice as likely to die from diabetes-related illnesses than non-Hispanic

[46] Marcelli, E.A. and Pastor, M. Unauthorized and Uninsured: East Salinas and Monterey County. San Diego State University and USC. Accessed in November 2020 from https://dornsife.usc.edu/assets/sites/731/docs/Web_08_East_Salinas_Monterey_Cnty_Final.pdf
[47] Community Hospital of the Monterey Peninsula. Prescribe Safe Monterey County Fact Sheet. Accessed in November 2020 from https://www.montagehealth.org/app/files/public/8404/Prescribe-Safe-Facts-Sheet.pdf
[48] Community Hospital of the Monterey Peninsula (2019, Oct. 24). Dramatic Increase in Opioid Overdose Cases and Deaths in Monterey County. Accessed in November 2020 from https://www.chomp.org/news/2019-news/dramatic-increase-in-opioid-overdose-cases-deaths/#.X9FTey2z1hE
[49] Loxton, M. (2020, June 28). An Epidemic During a Pandemic: The Coronavirus Is Affecting the Monterey Peninsula's Opioid Crisis. 90.3 KAZU. Accessed in November 2020 from https://www.kazu.org/post/epidemic-during-pandemic-coronavirus-affecting-monterey-penisula-s-opioid-crisis#stream/0
[50] PRC Inc. (2019). 2019 Community Health Needs Assessment Report: CHOMP Service Area, Monterey Peninsula, Monterey County, California. Accessed in November 2020 from https://www.chomp.org/app/files/public/9658/2019-PRC-CHNA-Report.pdf
[51] Loxton, M. (2020, June 28). An Epidemic During a Pandemic: The Coronavirus Is Affecting the Monterey Peninsula's Opioid Crisis. 90.3 KAZU. Accessed in November 2020 from https://www.kazu.org/post/epidemic-during-pandemic-coronavirus-affecting-monterey-penisula-s-opioid-crisis#stream/0

Whites. The 2019 Community Health Needs Assessment Report found that the prevalence of diabetes was higher in Marina as well as in the 40+ population, in low-income communities, among Hispanic communities, and in "other" (non-Hispanic) populations. Surveyed residents noted a lack of awareness and education around nutrition and lifestyle choices, and concern over the lack of early diagnosis and the employment of early intervention and prevention.[52]

EMERGING AND ADVANCED TECHNOLOGIES

A potential growth-driving cluster in the region is emerging and advanced technologies. Drones and robotic technologies are rapidly growing industries with application potential in agriculture, defense, environmental science and management, and advanced air mobility. Combined with rapidly scaling artificial intelligence and cybersecurity capabilities, these technologies are poised for significant growth. The Monterey Bay region has over 14 institutions of higher education and research, along with numerous Federal resource management and military-related institutions, that fund R&D and could become major customers.

The region has a significant number of public firms working in cybersecurity and has other innovation hubs such as the Western Growers Center for Innovation & Technology and those in the Salinas AgTech clusters. Several institutions focus on marine biology and oceanography. Of note is the rapid growth of Joby Aviation, a leading manufacturer of electric vertical take-off and landing (eVTOL) aircraft, with headquarters in Santa Cruz County and an expanding manufacturing capability at the Marina Airport. Once fully implemented, the planned Marina Airport manufacturing facility will be home to more than 1,600 new manufacturing jobs.

Public Comment Draft

The Monterey Bay Drone, Autonomy & Robotics Technology (DART) initiative is guiding the emerging cluster across multiple institutions and political jurisdictions. The DART cluster initiative aims to facilitate entrepreneurship, innovation, and spinoffs by establishing the Monterey Bay region as a global player in drone, autonomy and robotics technology development, testing, and manufacturing. The DART initiative was established in 2017 by the Fort Ord Reuse Authority (FORA), which was responsible for economic recovery, land reuse, and planning at the 45-square-mile former Army installation at Fort Ord. FORA completed its reuse authority requirements and was legislatively terminated on June 30, 2020. The cluster initiative has support and ties with academic institutions (California State University, UC Santa Cruz, UC Agriculture and Natural Resource Division, Hartnell College, Monterey Peninsula College, Gavilan College, and Cabrillo College) and the private sector (Joby Aviation, Parallel Flight Technologies, and others). The DART initiative aims to increase employment in existing and new businesses by more than 100 over three to five years.

Of particular relevance to the DART initiative is the robust military-related economy in the Monterey area. The economic impact from the 16 defense-related institutions in Monterey County totals about 15,000 jobs $1.4 billion in annual local payroll, and a total of $2 billion per year. The Naval Postgraduate School (NPS) has several ongoing research projects focusing on cybersecurity, drones, autonomy, and robotics for military missions, including the Sea Land Air Military Research Initiative, providing testing and development facilities for sub-surface, terrestrial and aerial technologies at a new Monterey Bay facility; the Center for Interdisciplinary

[52] PRC Inc. (2019). 2019 Community Health Needs Assessment Report: CHOMP Service Area, Monterey Peninsula, Monterey County, California. Accessed in November 2020 from https://www.chomp.org/app/files/public/9658/2019-PRC-CHNA-Report.pdf

Remotely Piloted Aircraft Studies, operating from Marina Airport; the Consortium for Robotics and Unmanned Systems Education and Research, a hub of interdisciplinary R&D at the NPS; Joint Interagency Field Experimentation, offering quarterly field testing opportunities at Fort Hunter-Leggett; and the Center for Homeland Defense and Security, providing national homeland security education. In August 2020, the NPS announced a $42 million partnership with the Department of Defense to develop unmanned robotic apparatuses.[53]

In addition to those centers and institutes, the U.S. Navy recently established the California Central Coast Connections Tech Bridge to enhance innovation and private sector partnerships. It's one of 14 Tech Bridge offices across the U.S. and is charged with expanding central and northern California connections and innovation pipelines (including the Silicon Valley). This represents an increased opportunity for local industry partnerships and innovation. The number of institutions in emerging and advanced technology in the region signals significant potential for cluster development.

Drone Industry Outlook

The global drone market is expected to grow significantly over the coming decades — from $15 billion in 2020 to $90 billion in 2040 (Levitate 2020). The diverse nature of drone technology and cybersecurity enables application in many sectors, including agriculture, energy, conservation, infrastructure, transportation, and defense. Rapid growth in this industry is attributed to the growing application scope across many sectors and continuous advances in airframes, power systems, guidance systems, artificial intelligence capabilities, remote sensing, and software systems. So, there is an opportunity for Monterey County to leverage its growing drone and robotics ecosystem to target cluster growth.

Public Comment Draft

Table 3.10: The Regional DART Ecosystem

Private Sector

- Amazon
- Apple
- Camp Six
- Elroy Air
- Farm Wise
- Ford Motor
- Fort Ord Works
- Google Wing
- Insight Up Solutions
- Inspect Tools
- Joby Aviation
- Light & Motion
- Micasense
- Pacific Gas & Electric
- Precision Hawk
- Quantum Systems

Research Centers and Academia

- Cabrillo College
- California Department of Forestry & Fire Protection
- Center for Homeland Defense and Security
- Center for Interdisciplinary Remotely Piloted Aircraft Studies
- Consortium for Robotics and Unmanned Systems Education and Research
- Cal State Monterey Bay (CSUMB) College of Business
- CSUMB College of Science
- CSUMB Institute for Innovation & Economic Development
- Gavilan College
- Hartnell College
- Joint Interagency Field Experimentation
- Monterey Bay Aquarium Research Institute
- Monterey Peninsula College
- National Oceanographic & Atmospheric Administration

[53] Taylor, D.L. (2020, Aug. 12). Monterey's Naval Postgraduate School inks new robotics deal. Monterey Herald. Accessed in November 2020 from https://www.montereyherald.com/2020/08/12/montereys-naval-postgraduate-school-inks-new-robotics-deal/

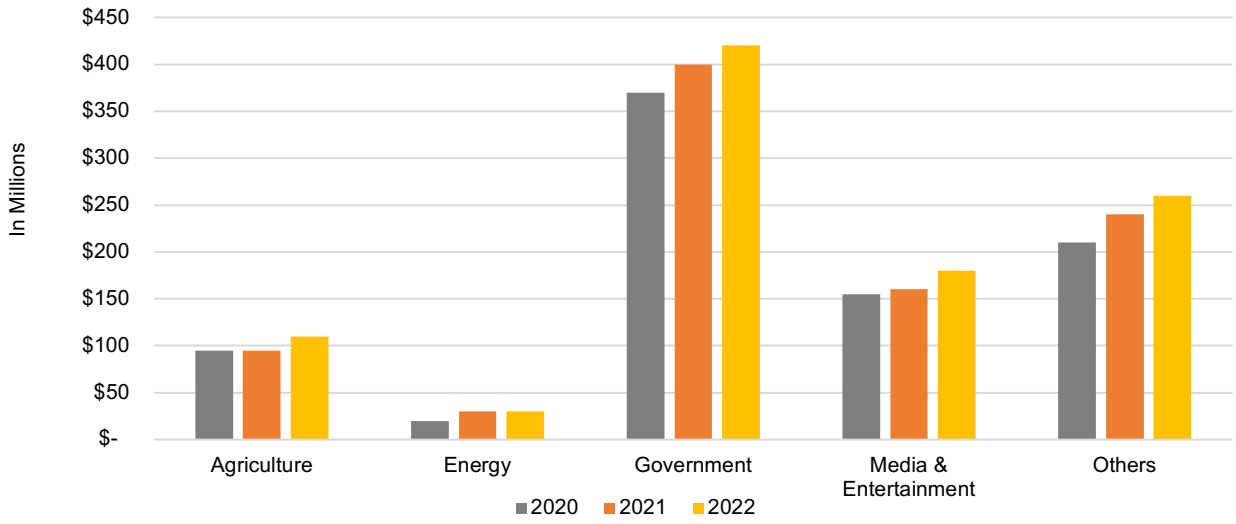
- Scoot Sciences
- Sony
- Transition Robotics
- Whitefox Defense
- Zero Avia

Related Organizations

- City of Marina
- Digital Nest
- Mavericks Foundation
- Monterey Bay DART
- Monterey Bay Economic Partnership
- Monterey County
- Monterey County Workforce Development Board
- Monterey Peninsula Chamber of Commerce
- NPS Foundation
- Santa Cruz County Workforce Development Board
- Santa Cruz Works
- Startup Monterey Bay
- UCSC Foundation
- Western Growers Center for Innovation and Technology
- Naval Postgraduate School
- Naval Research Lab
- Navalx Tech Bridge
- Navy Fleet Numerical Oceanographic Center
- Sea Land Air Military Research Initiative
- UC Agriculture & Natural Resources Division
- UC Santa Cruz (UCSC) Office of Research
- UCSC Baskin School of Engineering
- UCSC Center for Computational Experience
- UCSC Center of Information Technology Research in the Interest of Society
- UCSC Cyber-Physical Systems Research Center
- UCSC Institute for Social Transformation
- U.S. Geological Survey

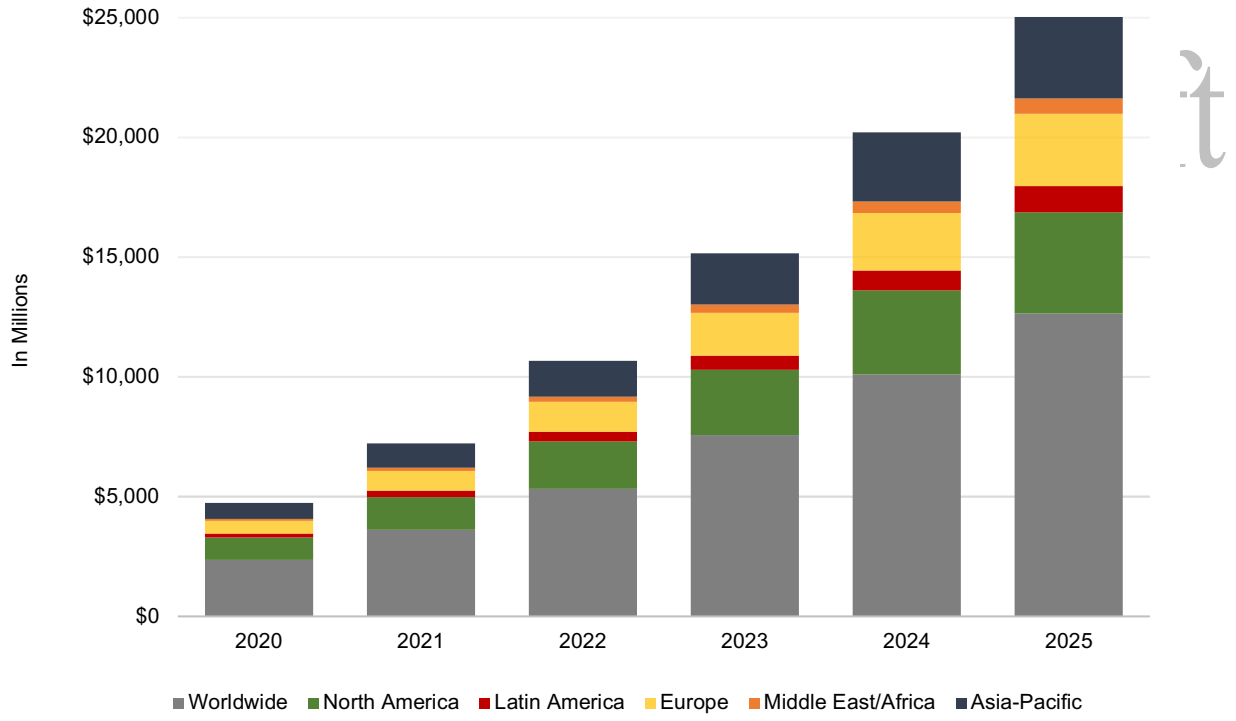
Public Comment Draft

Figure 3.7: Projected U.S. Commercial Drone Market, 2020-22



Source: Statista 2020

Figure 3.8: Projected Global Commercial Drone Revenue, 2020-25



Source: Tractica 2020

The Monterey Bay region is an attractive location for an emerging and advanced technology cluster because of its proximity to Silicon Valley (venture capital, innovation, and skilled workforce), educational institutions, environmental organizations, land abundance, and

proximity to regional growth-driving industries such as agriculture, defense, and higher education. The main potential cluster sites for DART-related growth include Marina Airport, the University of California, the Monterey Bay Education, Science and Technology Center, CSUMB, the Ryan Ranch, the City of Salinas, the Monterey Bay Academy, and Fort Hunter Liggett, with the potential for connections with expanding national networks. The added value of growing the drone cluster is that the technology can be applied to regional growth drivers including agriculture, national defense, marine and natural resources management, and, increasingly, advanced air mobility.

CALL OUT BOX - Case Study: Data to Decisions (D2D) in Syracuse, N.Y.

Syracuse, N.Y., is home to the Unmanned Aerial Systems (D2D) cluster. Much like the Monterey DART cluster, the Syracuse cluster formed in a region with a historical military presence and a number of research institutions. The cluster operates in a variety of technology fields. Today the industry focus is primarily on the application of these technologies to drones.[54]

The cluster initiative was initially facilitated by a public-private economic development organization (CenterStage) that targeted cluster growth. As the cluster developed, other local institutions engaged in developing it along with CenterStage and other institutions (the NUAIR Alliance). Once the cluster was identified and prioritized, development focused on receiving drone test site designation. In 2013 the FAA designated the region a drone test site.

Following the designation, more nonprofit support organizations emerged. In 2015 the region secured $500 million in funding from a state economic development competition that helped the region realize its cluster strategy goals. Local academic institutions such as Syracuse University facilitated cluster development by creating a campus initiative in the field of autonomous systems. The initiative focused on industry bottlenecks around policy, law, and governance in the autonomous systems field.[55] In 2019 a 50-mile drone testing corridor was finished and has attracted foreign investment.[56] [57]

The success of the cluster is due to several primary developments:

- Institution-driven cluster strategy
- Winning FAA drone test site designation
- Securing $500 million in cluster funding via a state revitalization competition
- Forming extra-institutional links with academic and Federal institutions
- Long-term investments in cluster infrastructure (drone corridor)

[54] Donahue, R. (2018, July). Rethinking Cluster Initiatives. Metropolitan Policy Program, the Brookings Institution. Accessed in November 2020 from https://www.brookings.edu/wp-content/uploads/2018/07/201807_Brookings-Metro_Rethinking-Clusters-Initiatives_Syracuse-Drones.pdf
[55] Korey, E. (2019, Jan. 22). Maxwell leads campus wide initiative in field of autonomous systems. Maxwell School of Citizenship & Public Affairs, Syracuse University. Accessed in November 2020 from https://www.maxwell.syr.edu/news/stories/Maxwell_leads_campuswide_initiative_in_field_of_autonomous_systems/
[56] Office of Gov. Andrew M. Cuomo (2019, Nov. 12). Governor Cuomo Announces Completion of First-In-The-Nation 50-Mile Drone Corridor Between Syracuse and Rome and Expansion of Syracuse Tech Garden [Press Release]. Accessed in November 2020 from https://www.governor.ny.gov/news/governor-cuomo-announces-completion-first-nation-50-mile-drone-corridor-between-syracuse
[57] Moriarty, R. (2020, June 2). Central New York drone corridor draws Israeli company to Syracuse. Syracuse.com. Accessed in November 2020 from https://www.syracuse.com/business/2020/06/central-new-york-drone-corridor-draws-israeli-company-to-syracuse.html

Outside these pivotal events, development agencies focused on identifying market failures and the infrastructure needed to grow the cluster. Today the cluster includes over 50 firms responsible for creating 9,000 jobs in the region. Including indirect jobs, the drone supply chain has created roughly 22,000 jobs in the region. The formation of anchor institutions and infrastructure investments helped attract outside investment from other states.[58]

Cluster Challenges

With the technology cluster still in the early stages of development, barriers to growth must be overcome. Lack of a robust Federal anchor, underdeveloped cluster infrastructure, policy challenges, and fragmented institutional collaborations act as cluster bottlenecks. These challenges, however, present opportunities to further develop the cluster.

Strengthen the Federal Anchor

The DART initiative grew out of a multi-sectoral partnership aimed at securing the Unmanned Aerial Systems Integration Pilot Program (UASIPP) designation at Marina Airport. Although the UASIPP designation in California went to San Diego, the local effort united a coalition and established valuable industry, academic, and local, state, and Federal agency connections. Strengthening Federal agency connections and partnerships, starting with the Monterey-based defense institutions, and natural resource management agencies, should be a priority.

Collaborations with other Federal agencies such as the FAA and NASA could aid the pursuit of a Federal anchor. In the case of the Syracuse D2D cluster, one of the prominent success factors was the region obtaining FAA drone test site designation. Drones are actively being integrated into the National Airspace System in a tightly managed process, yet conducting Beyond Visual Line of Sight missions (a critical step for widespread commercial applications) remains limited to special cases. Establishing a regional center of excellence to facilitate safe and secure R&D missions would enable the Monterey Bay region to offer compelling business cases for locating activity centers here. Over the past five years, the FAA has created multiple partnership programs such as UASIPP, the UAS Test Site Program, and Beyond program. Although the application of drones, autonomy, and robotics technologies are still in experimental development, cluster developers should monitor potential national linkage opportunities via partnerships and by joining national industry groups.

Public Comment Draft

Developing Cluster Infrastructure

As the cluster is in the early stages of development it lacks a developed ecosystem needed to further develop and mature. A mature cluster has a robust infrastructure of conferences, incubators, and support organizations that work in tandem with private firms and academic institutions. The regional AgTech cluster has multiple support organizations, private businesses, academic programs relevant to the local industry cluster, internships, and an annual conference. The current emerging and advanced technology cluster has a growing ecosystem of infrastructure such as aerospace firms, a local cluster initiative (DART), other support infrastructure such as Drone Camp 2020, and an annual symposium. To develop and mature, cluster initiatives need to address local infrastructure bottlenecks such as regional marketing of the cluster, local incubator spaces, and relevant local academic programs that facilitate the

[58] Ibid.

future cluster workforce. As drones have yet to be integrated into the National Airspace System, regional and national policy challenges in developing a robust regional cluster infrastructure should be addressed.

Fostering Extra-Institutional Linkages and Spillovers

Aerospace tech firms, colleges, and military-oriented firms are engaged in DART adjacent research and development (R&D) in Monterey County. Defense institutions such as the Naval Postgraduate School, Defense Language Institute, and other groups have been accessible primarily to those in the military. But the Navy's California Central Coast Connections Tech Bridge aims to bridge the private sector and academia to create products military and civilian use. In developing the cluster, it is important that defense-adjacent firms establish sound collaborations with intuitions outside their network (private, academic, and public) to translate and commercialize institutional knowledge. The current partnership of the Dart initiative and Naval Postgraduate school can connect Federal-serving institutions with the broader regional cluster. It is also important that academic intuitions have relevant and accessible programs (such as aeronautics degrees) to support the required cluster workforce.

Public Comment Draft

PART 4: KEY PLANNING CONSIDERATIONS

HOUSING

Monterey County has a higher percentage of multifamily housing stock than other Central Coast counties, but the share is below the statewide average. The multifamily housing is concentrated in Salinas CCD and Seaside-Monterey CCD (85%). Salinas Valley has a higher share of other housing units, such as manufactured homes (10%), than other subregions in Monterey County. [59]

Table 4.1: Housing Unit Composition in Central Coast Counties, 2018

	Monterey County	San Luis Obispo County	Santa Cruz County	California
Single-Family Homes	69%	73%	72%	65%
Multifamily Homes	26%	19%	22%	31%
Other Housing Units	5%	8%	6%	4%

Source: American Community Survey 5-Year Estimates

Public Comment Draft

Table 4.2: Housing Unit Composition in Monterey County Subregions, 2018

	Coastal Monterey	Salinas	Salinas Valley	Monterey County
Single-Family Homes	72%	63%	73%	69%
Multifamily Homes	24%	33%	18%	26%
Other Housing Units	4%	4%	10%	5%

Source: American Community Survey 5-Year Estimates

Housing Shortage

Like other parts of California, Monterey County faces significant challenges in housing affordability and availability. After the Great Recession, population growth far outpaced the increase in housing units in the 2010s. From 2005 to 2019, Monterey County's population increased 9.0% but housing units grew just 4.1%. Years of underbuilding left a chronic undersupply. As a result, home sales were on a downward trend throughout the 2010s. The COVID-19 pandemic caused a further decline in home sales. Just 435 single-family resales occurred in the second quarter of 2020, the lowest since the first quarter of 2008. Monterey

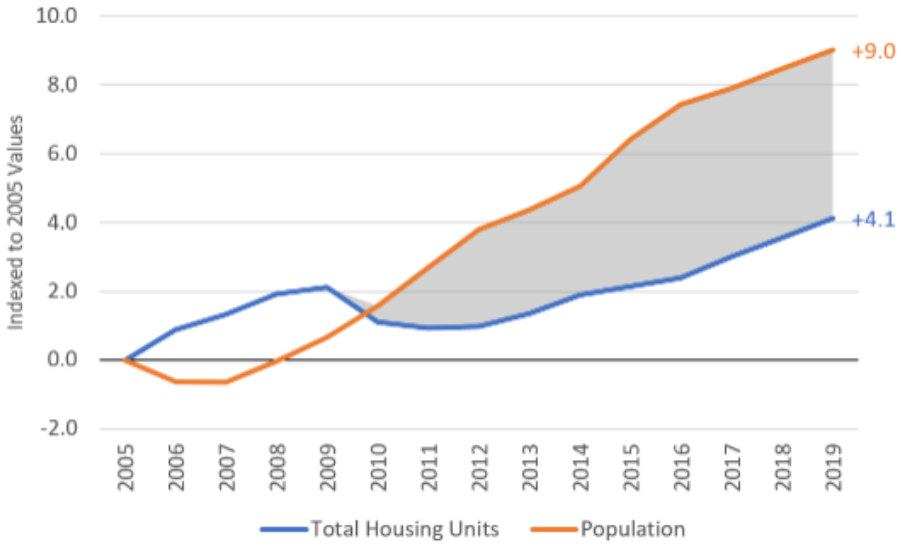
[59] The housing analysis uses 2019 American Community Survey (1-year estimates) and 2018 American Community Survey (5-year estimates) data to identify the housing stock characteristics of Monterey County and its subregions. Analysis of median home prices and home sales is based on data from CoreLogic. CoreLogic's data on home prices are used with data from the Bureau of Labor Statistics to analyze affordability. Finally, housing permit data, which come from the Construction Industry Research Board, are used to compare population growth with permitting.

County (1.5%) had significantly lower vacancy rates than its neighbors and the state (3.8%) before the pandemic.

Vacancy rates in all regions began to increase in the first quarter of 2020. In the past decade, population growth had far outpaced new residential construction permits, which contributed to the ongoing housing shortage and overcrowded housing conditions. While the population increased by thousands each year, only a few hundred new residential construction permits were issued. The type of housing built has changed over the past decade; from 2010 to 2015 more permits were issued for multifamily housing than in the latter half of the decade. From 2015 on significantly more permits were issued for single-family housing in the region. Although single-family permitting has increased, population growth has outweighed housing availability. From 2009 on, the population began to outpace the number of housing units.

Several employer-based housing initiatives have begun. One is the Tanimura and Antle Farmworker housing initiative, an 800-bed farmworker housing complex in Spreckles. Its success has led Ocean Mist Farms, Nunes Co., and Montage Health to implement similar initiatives in the region.[60]

Figure 4.1: Housing Units and Population in Monterey County, 2005-19

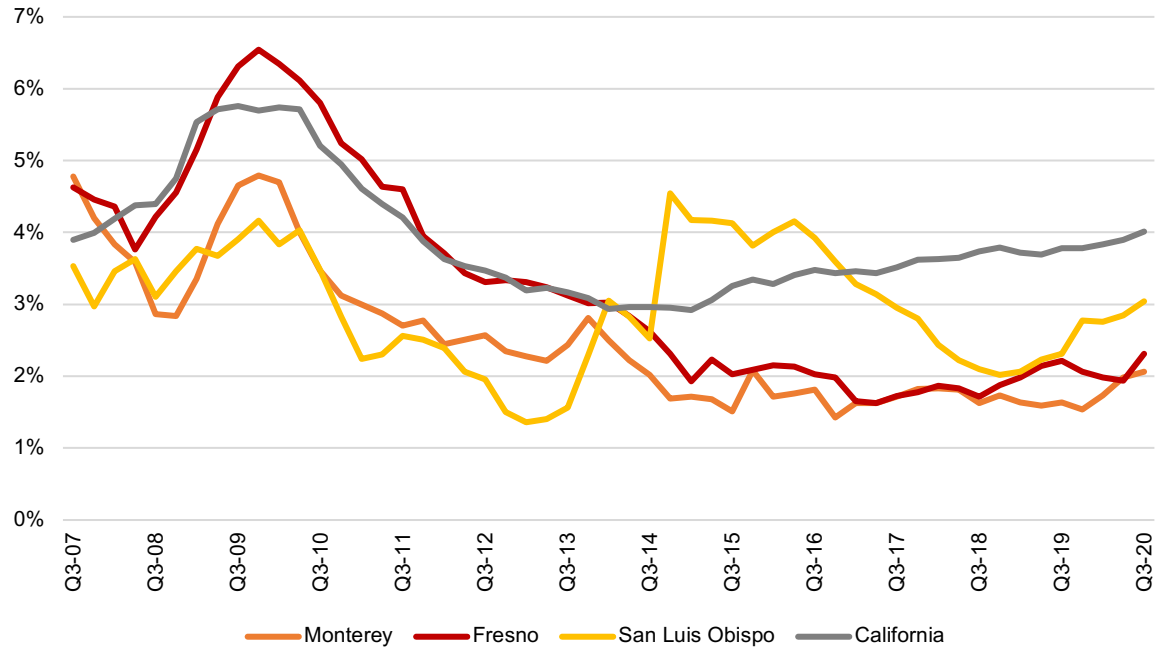


Draft

Source: California Department of Finance, American Community Survey 1-Year Estimates

[60] Housing for Farmworkers Is So Scarce That Ag Companies Are Becoming Builders. 2018. 90.3 Kazu. Accessed Jan. 27, 2021, from https://www.kazu.org/post/housing-farmworkers-so-scarce-ag-companies-are-becoming-builders#stream/0

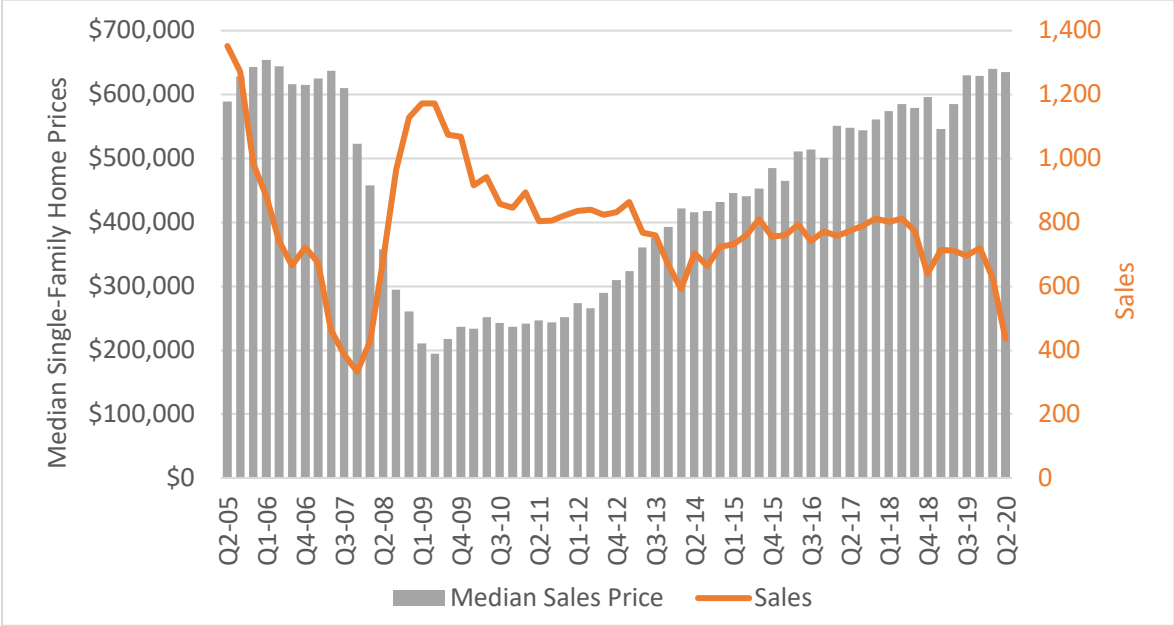
Figure 4.2: Apartment Vacancy Rates (Seasonally Adjusted and Smoothed), 2007-20



Source: Axiometrics/RealPage

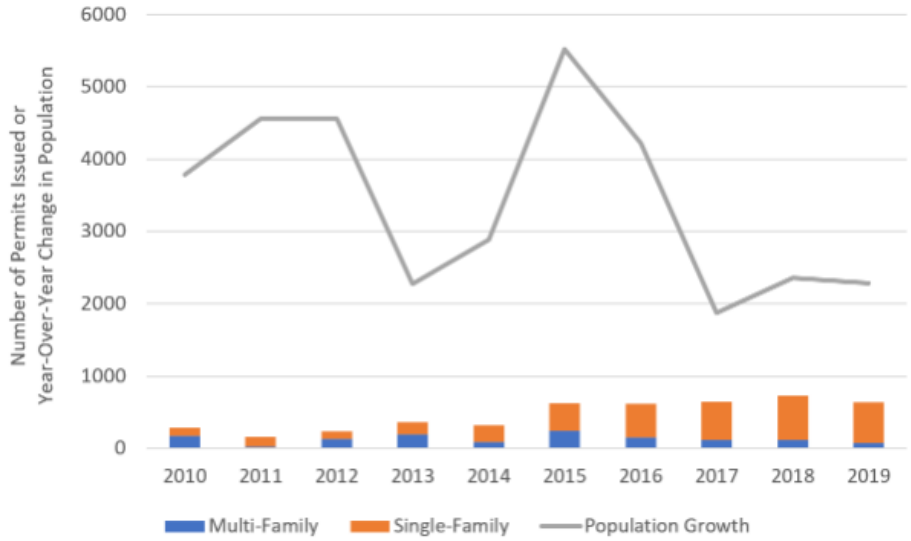
Public Comment Draft

Figure 4.3: Single-Family Homes Median Sales Price and Sales, Monterey County



Note: Prices are not adjusted for inflation.
Source: CoreLogic

Figure 4.4: Residential Construction Permits and Population Growth



Source: Construction Industry Research Board, California Homebuilding Foundation, California Department of Finance

COVID-19's Impact on Housing

COVID-19 has changed the demand factors for housing as more remote workers leave the urban areas in favor of more rural regions. Although COVID-19 destabilized labor markets, it has not had a devastating impact on the housing market. A substantial number of home sales in California over the past six months have been at the upper end. The demand for homes under $499,000 decreased in 2020, while demand for homes $1 million and over increased 7% over the previous year.[61]

Public Comment Draft

The pandemic and the growth of remote working have created an increase in demand for more housing space as the home has become the new office. Although the pandemic has increased home sales, it has caused decreased demand in the rental market. The vacancy rate for San Francisco apartments increased 10 basis points in the fourth quarter of 2020 from the fourth quarter of 2019. During the same period, average rent per unit declined 5.6%. Vacancy rates in the East Bay are forecast to increase until 2021.[62] The pandemic has not had a significant impact on the vacancy rates for renters in Monterey County, but local Realtors have noted an increase in demand from buyers in urban areas. The California Association of Realtors reported a 25% year-to-year price increase in the Central Coast region.[63]

Housing Affordability Issues: High Prices/Rents

After the Great Recession, the median sales price of existing single-family homes climbed significantly faster than the average (mean) annual wage in Monterey County. By the first quarter of 2020, buyers needed 12.3 times the average annual wage to afford a median-priced

[61] California Association of Realtors (2020, Sept. 4). Retrieved Sept. 8, 2020, from https://www.car.org/marketdata/data/countysalesactivity
[62] Source: REIS
[63] Real estate prices in Monterey County soar during pandemic, climbing 25% amid pandemic. 2020. The Californian. Retrieved Feb. 3, 2021, from https://www.thecalifornian.com/story/news/2020/12/02/real-estate-prices-californias-central-coast-up-25-percent-amid-pandemic/6399837002/

home in Monterey County, compared with 10.0 times five years ago. This ratio is also significantly higher than the statewide ratio of 6.8.

Rent and mortgage payments are a significant portion of household expenses for most households in Monterey County. A higher percentage of Monterey County renter households than owner households are housing-cost-burdened, that is, paying more than 30% of their income for housing. This is true throughout California. Salinas has the highest percentage of cost-burdened households. Overall, the share and distribution of cost-burdened households are similar in all subregions of Monterey County.

The percentage of overcrowded households in Monterey County in 2018 was significantly higher than households in other Central Coast counties and California (8.2%). Overcrowding, defined as more than 2.1 people per room, is highly correlated with low household income. If Monterey County had the same rate of overcrowding as California, the percentage of housing-cost-burdened households would probably be higher. Affluent areas of coastal Monterey County (Toro Park, Carmel-by-the-Sea, and Carmel Valley) have the lowest rates of overcrowding (less than 7%), though coastal areas north of Salinas have high rates: Pajaro's rate is 17%, and Castroville's 17%. Overcrowding is generally high in East Salinas and especially in the Salinas Valley, where 23% of households are affected. Greenfield and Gonzales, which have some of the lowest median household incomes, have the highest rates of overcrowding (30% and 24% respectively).

The issues of overcrowding are compounded during disasters and pandemics. The COVID-19 pandemic is exacerbated for those living in overcrowded conditions because it is more difficult to isolate. Overcrowded households are also more likely to work in lower-paid essential sectors. In the case of renters, they are less likely to have insurance that covers disaster risk.

Public Comment Draft

Table 4.3: Occupied Housing Units that are Overcrowded in Monterey County by Sub-region, 2018

	Coastal Monterey	Salinas	Salinas Valley	Monterey County
Overcrowded	4.3%	13.4%	12.6%	8.6%
Severely Overcrowded	4.1%	4.7%	10.2%	5.1%
Total Overcrowded	8.3%	18.1%	22.8%	13.7%

Source: American Community Survey 5-Year Estimates

Table 4.4: House- and Rent-Burdened Households, Monterey County and Subregions, 2018

	Coastal Monterey	Salinas	Salinas Valley	Monterey County
Renter Households	53.9%	57.6%	56.4%	55.7%
Owner Households, With Mortgage	40.7%	41.4%	39.6%	40.8%
Owner Households, Without Mortgage	15.3%	14.1%	12.1%	14.6%
Total Households	41.7%	46.2%	43.4%	43.5%

Source: American Community Survey 5-Year Estimates

Homelessness

Homelessness is a serious issue throughout California, including in Monterey County. Nationwide, the U.S. Department of Housing and Urban Development estimates that about 500,000 people are homeless. The number of homeless people in California is about 151,000, or 30% of the nation's homeless population. Every two years, the Coalition of Homeless Services Providers and Continuum of Care conducts a homeless Point-in-Time (PIT) census and survey. According to the 2019 Monterey County Homeless Census & Survey,[64] homelessness declined from 2017.[65] Though the homeless population was lower in 2019,[66] the count may have been low that night because of a rainstorm and other factors. In any case, substantially more people are homeless than before the Great Recession. In fact, from 2007 to 2009, the number of homeless increased by 1,005 (PIT, 2019-page 10, Figure 1). Because of pandemic-related job losses and evictions, there are fears that the County will sustain a significant increase in homelessness.

California and Monterey County have high numbers of homeless who are unsheltered. Based on the 2019 Monterey County PIT count, 3 in 4 were unsheltered. Three in seven individuals were living on the street or in vehicles in 2019, down from 4 in 7 in 2017. But a higher percentage of homeless lived-in tents in 2019 (18%) than in 2017 (10%). Over one-fifth of homeless people (23%) are chronically homeless.[67] Over half (54%) have lived in Monterey County at least 10 years. Almost one-fifth (18%) are employed.

Public Comment Draft

Job loss and eviction (59%) are the top causes of homelessness, followed by alcohol or drug use (40%) and divorce/separation/breakup (23%). Almost three-fifths of people experiencing homelessness (58%) reported having at least one disabling condition.[68] Many people experiencing homelessness suffer from mental and physical health issues: depression (44%), alcohol and drug use (45%), physical disability (27%), chronic health problems (25%), post-traumatic stress disorder (19%), other psychiatric and emotional conditions (19%), traumatic brain injury (10%), and HIV/AIDS-related illness (1%).

The COVID-19 pandemic has exacerbated job losses, especially in low-paying sectors such as Hospitality and Agriculture, which are the main economic drivers of Monterey County. Despite Federal and state policies that aim to prevent or ameliorate the negative financial impacts, many residents face an increased risk of eviction and homelessness. Furthermore, those at-risk

[64] Connery, J., Kwak, Y., Connery, P., Green, S., Gallant, J., and Ithiphol, K. (2019). Monterey County Homeless Census & Survey Comprehensive Report. Applied Survey Research. Accessed Nov. 15, 2020, from https://www.co.monterey.ca.us/home/showdocument?id=81207

[65] The 2019 Monterey County Point-in-Time Homeless Census represented a complete enumeration of all sheltered and unsheltered people experiencing homelessness. It consisted of a General Street Count, an early-morning count of unsheltered homeless individuals and families on Jan. 31. This included those sleeping outdoors on the street; at bus and train stations; in parks, tents, and makeshift shelters; and in vehicles and abandoned properties; and a General Shelter Count, a nighttime count of homeless individuals and families staying at publicly and privately operated shelters on Jan. 30. This included those who occupied emergency shelters, transitional housing, and havens.

[66] Note that the PIT count does not include individuals living in "double-up" situations or hotels and motels. Therefore, the true homeless population may be higher than the official count.

[67] A chronically homeless person is one who has experienced homelessness for a year or longer, or has experienced at least four episodes of homelessness in the last three years, and has a disability that prevents them from maintaining steady work or housing.

[68] A disabling condition is defined by HUD as a developmental disability, HIV/ AIDS, or a long-term physical or mental impairment that impacts a person's ability to live independently, but could be improved with stable housing.

individuals also face a greater risk of contracting COVID-19 because of a lack of sanitation and facilities in which to isolate.[69]

Table 4.5: Homeless Population by City per 1,000 Residents, Monterey County, 2019

	Unsheltered/Resident Population	Sheltered/Resident Population	Homeless Pop./Resident Population
Monterey	6.0	1.3	7.3
Salinas	6.0	1.3	7.3
Marina	4.3	11.5	15.8
Seaside	3.8	1.7	5.5
Sand City	20.9	0.0	20.9
Gonzales	2.5	0.0	2.5
Pacific Grove	0.9	0.0	0.9
King City	1.9	0.0	1.9
Greenfield	0.8	0.0	0.8
Del Rey Oaks	0.0	0.0	0.0
Carmel	1.5	0.0	1.5
Soledad	1.4	0.0	1.4
Total Cities	4.5	1.7	6.1
Total Unincorporated Areas	3.2	0.3	3.5
Monterey County Total	4.1	1.3	5.5

Public Comment Draft

Source: Applied Survey Research (2019), Monterey County Homeless Census & Survey, Watsonville, CA.; California Department of Finance

Monterey County's homeless population faces a significant shortage of shelter opportunities. Shelters or transitional housing units are mainly in Marina, Monterey, and Salinas. New shelters will be opening in Salinas and Seaside in 2021, and Salinas just opened a shelter in Salinas Chinatown. Therefore, few homeless people are sheltered outside of the four cities in the northern part of the County — Marina, Monterey, Salinas, and Seaside. Many challenges must be overcome to eliminate homelessness in Monterey County and help homeless individuals and families access services and support.

Barriers to Development

Many barriers to development exist in Monterey County. Some apply throughout California, and some are unique to Monterey County. Workforce housing initiatives, impact fee calculation adjustments, and other policy changes have helped, but the housing shortage persists.

[69] Cimini, Kate (2020, Oct. 30). Evicted Monterey County renters face greater risk of contracting COVID-19. CalMatters. Accessed Nov. 5, 2020, from https://calmatters.org/california-divide/2020/10/evicted-california-renters-greater-risk-covid-19-coronavirus/?utm_medium=email&utm_source=CalMatters+Newsletters&utm_campaign=e2381932ea-EMAIL_CAMPAIGN_2020_10_30_07_26&utm_medium=email&utm_term=0_faa7be558d-e2381932ea-150246061&mc_cid=e2381932ea&mc_eid=1f7561d309

Regulations on housing development in California are time-consuming, burdensome, costly, and often fraught with litigation. Although local jurisdictions have amended impact fees and development policies, increased labor and material costs (especially for lumber) contribute to an environment in which it costs almost half a million dollars to build one housing unit in Monterey County. In California, development standards such as minimum lot size and dwelling units per acre encourage developers to build a single large housing unit on a parcel. Also, many fees are associated with new housing projects. Many, such as impact fees, are levied on a per-unit basis instead of per square foot. This discourages developers from building smaller, more affordable units. For example, the fees for building four 800-square-foot two-bedroom units are higher than those for a 4,000-square-foot home. Although the cost of construction and the size of construction are otherwise correlated, the development standards and the fee structure push housing developers to build large housing units that many families — many of which have members working in low-paying jobs in the Agriculture and Hospitality sectors — simply cannot afford.

The vast majority of land for residential use is zoned for single-family uses (96.3% of land zoned for residential uses in Monterey County and 84.5% in the County's three largest cities), so virtually no land is available for infill or multifamily units. As a result, many jurisdictions simply cannot build enough housing to meet demand.

TRANSPORTATION AND INFRASTRUCTURE

Public Comment Draft

Monterey County has a developing transportation system that consists of the Transportation Agency for Monterey County (TAMC), which is the transportation planning agency, and Monterey-Salinas Transit (MST), which is the County's primary public transportation agency. MST's 128-bus fleet operates on over 61 routes in a service area of 295 square miles. TAMC oversees projects, including bike and pedestrian lanes, bus transit schemes, highway safety, and rail planning services.

Interstate and Roadways

In Monterey County, 81.5% of workers 16 years and older commute by car, truck, or van. Mean commute time is estimated at just under 23 minutes, but a quarter of the workforce commutes 30 minutes or longer.[70] In recent years, ride-hailing services have become increasingly popular in Monterey County. In 2018, 8.7% of workers 16 and older used a taxi, motorcycle, or similar means as the primary mode of transportation, a significant jump from just 3% in 2010.

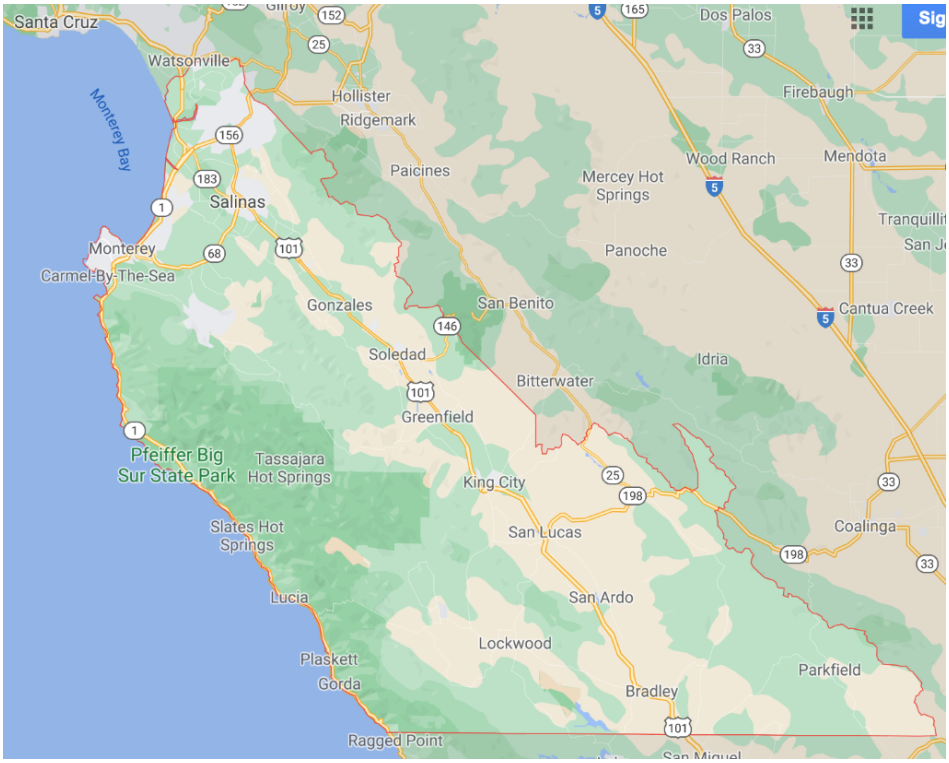
Falling revenue has been a major challenge in transportation funding in Monterey County. The passage of Measure X in 2016 (a ⅜-cent-on-the-dollar sales tax dedicated to improving the transportation network) and Senate Bill 1 in 2017 have helped Monterey County receive significantly more transit funding.[71] But a large backlog of local street and road maintenance needs exists. Even with funds from Measure X and SB1, TAMC expects it will take several years to

[70] 2018 American Community Survey 5-year estimates
[71] Transportation Agency for Monterey County (2018). 2018 Monterey County Regional Transportation Plan. Accessed on October 29, 2020. Retrieved from: https://www.tamcmonterey.org/files/d171e64be/2018-RTP-3.pdf

fully meet these needs.[72] Moreover, the 2018 Regional Transportation Plan identified $3.71 billion in costs for local street and road operations, maintenance, and rehabilitation needs across Monterey County, but just 11.8% of the costs is assumed to be funded in the plan. Finally, Federal funding of local transit and regional road projects has been significantly reduced through the elimination of Federal earmarks.

Monterey County's primary transportation corridors go north-south: U.S. 101 connects the inner cities and California 1 connects the coastal areas. California 198 extends east from San Lucas toward Fresno County, California 146 extends east from Soledad toward San Benito County, and California 68 extends west from Salinas toward Seaside and Monterey. During peak morning hours on a typical weekday, significantly more traffic is westbound than eastbound. Before the COVID-19 pandemic, California 156 had significant commuter and tourist traffic into Monterey.[73] The major routes east into Monterey, California 156 and California 68, are insufficient to handle high-speed commuter traffic.

Figure 4.5: Major Highways in Monterey County



Source: Google Maps

Monterey County's local streets and roads are in significantly worse shape than the statewide average, according to the 2018 California Statewide Local Streets and Road Needs

[72] Transportation Agency for Monterey County (2018). 2018 Monterey County Regional Transportation Plan. Accessed on October 29, 2020. Retrieved from: https://www.tamcmonterey.org/files/d171e64be/2018-RTP-3.pdf

[73] A Study of Monterey County Commuter Conditions. County of Monterey. Accessed Oct, 30, 2020, from https://www.co.monterey.ca.us/home/showdocument?id=27563

Draft

Assessment.[74] On a Pavement Condition Index scale of 0 (failed) to 100 (excellent),[75] the County received a score of 49 (poor) in 2018 compared with a score of 65 statewide, earning a rank of 51 out of 58 (with rank 1 being the best).

The County's road conditions have worsened significantly over the past 10 years, declining from a score of 63 (at risk) in 2008 to 49 in 2018. Unincorporated and rural areas tend to have worse road conditions than cities. Coastal cities such as Seaside and Pacific Grove received higher marks (scores of 61 to 70) than cities such as Salinas and King City (scores of 50 to 60), but unincorporated areas scored below 50. None of the areas in Monterey County scored 71 or above (good). Similarly, Monterey County's bridges are in significantly worse shape than the statewide average. The County received an overall sufficiency rating of 69 versus 81 statewide.[76] Of the 137 bridges in Monterey County, 15.3% need replacement (a rating of 50 or below) and 23.4% need rehabilitation (51 to 80).

Public Transportation

Public transportation use in Monterey County is much lower than it is statewide. In 2018, just 1.6% of workers 16 and older used public transportation to get to work, compared with 5.1% statewide. It is not just Monterey County; public transportation use is low throughout the Central Coast. Like many areas in California, the percentage of commuters using public transportation has fallen in the last decade, from 2.4% in 2010 to 1.6% in 2018.

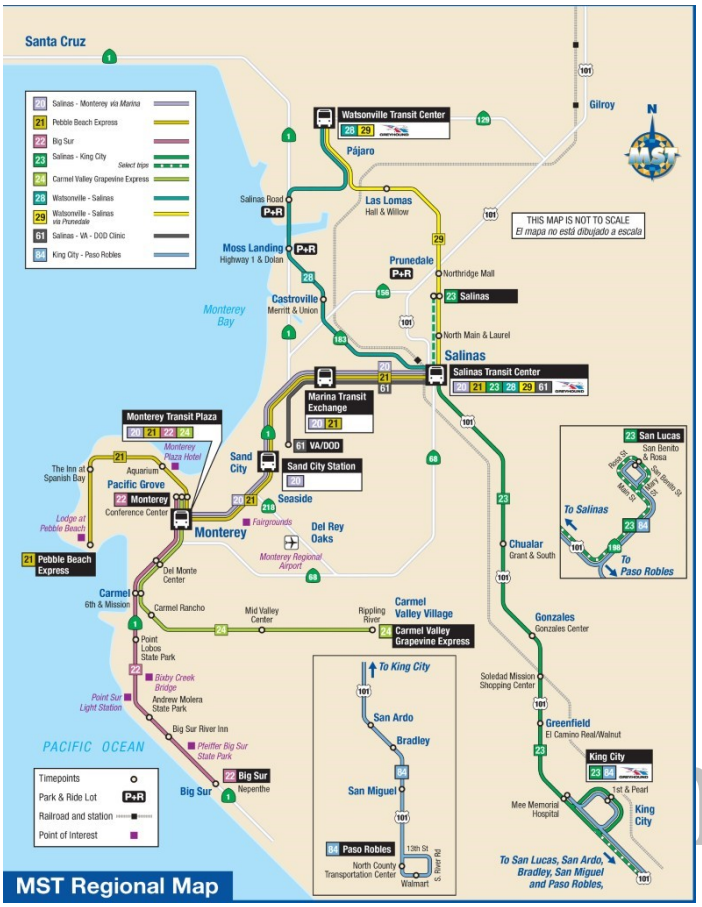
MST provides bus service in the greater Monterey and Salinas areas, with express service to Santa Cruz County and San Jose to the north and Paso Robles to the south. There were 4.35 million boardings in 2019, an average of 11,917 daily.[77] Boardings are generally highest in August and lowest in December and January, reflecting the County's busy summer season. The agency operates over 50 bus routes plus a few special service routes. MST offers daily service routes to tourist hotspots such as Big Sur (line 22), the Carmel Valley (line 24), and San Jose (line 55 and 86).

Public Comment Draft

Figure 4.6: Monterey-Salinas Transit Regional Map

[74] Nichols Consulting Engineers, Chtd. (2018, October). California Statewide Local Streets and Roads Needs Assessment. Accessed Oct. 30, 2020, from https://www.savecaliforniastreets.org/wp-content/uploads/2018/10/2018-Statewide-Final-Report-1.pdf
[75] The Pavement Condition Index rates the condition of the surface of a road network.
[76] The sufficiency rating is an overall assessment of a bridge's fitness based on factors derived from multiple National Bridge Inventory data fields: structural evaluation, functional obsolescence, and essentiality to the public. A low sufficiency rating may be due to structural defects, narrow lanes, low vertical clearance, and other issues.
[77] Based on calculations using data from the National Transit Database, Department of Transportation.

Source: Monterey-Salinas Transit



ment Draft

The pandemic has severely reduced MST operations. As of the writing of this report, services for 23 bus routes have been suspended until further notice. Many of the suspended routes are commuter express routes or routes to CSUMB and Hartnell College.

At present, MST offers limited and infrequent transit services. Route 41 (Northridge-Salinas) is the only route whose wait time between vehicles is 15 minutes or less on the weekdays. Even some of the major bus routes (including 23, 24, 28, and 29) have wait times of 30 minutes or longer, and most of the other routes have wait times of at least 60 minutes.

Monterey County has no regional rail services run by a local transit agency. The Amtrak's Coast Starlight line runs along U.S. 101 with only one stop in Monterey County: Salinas. TAMC is planning two projects to extend rail service from Santa Clara County south to Salinas. The rail program includes local commuter service options and greater regional access; the primary goal of both projects is to reduce traffic on California 1, U.S. 101, and California 156. The projects also aim to revitalize the downtown Salinas train station and create new multimodal transportation hubs for the disadvantaged communities of Pajaro and Castroville.

Figure 4.7: Transportation Agency for Monterey County (TAMC) Rail Network Map



Source: Transportation Agency for Monterey County

Public Comment Draft

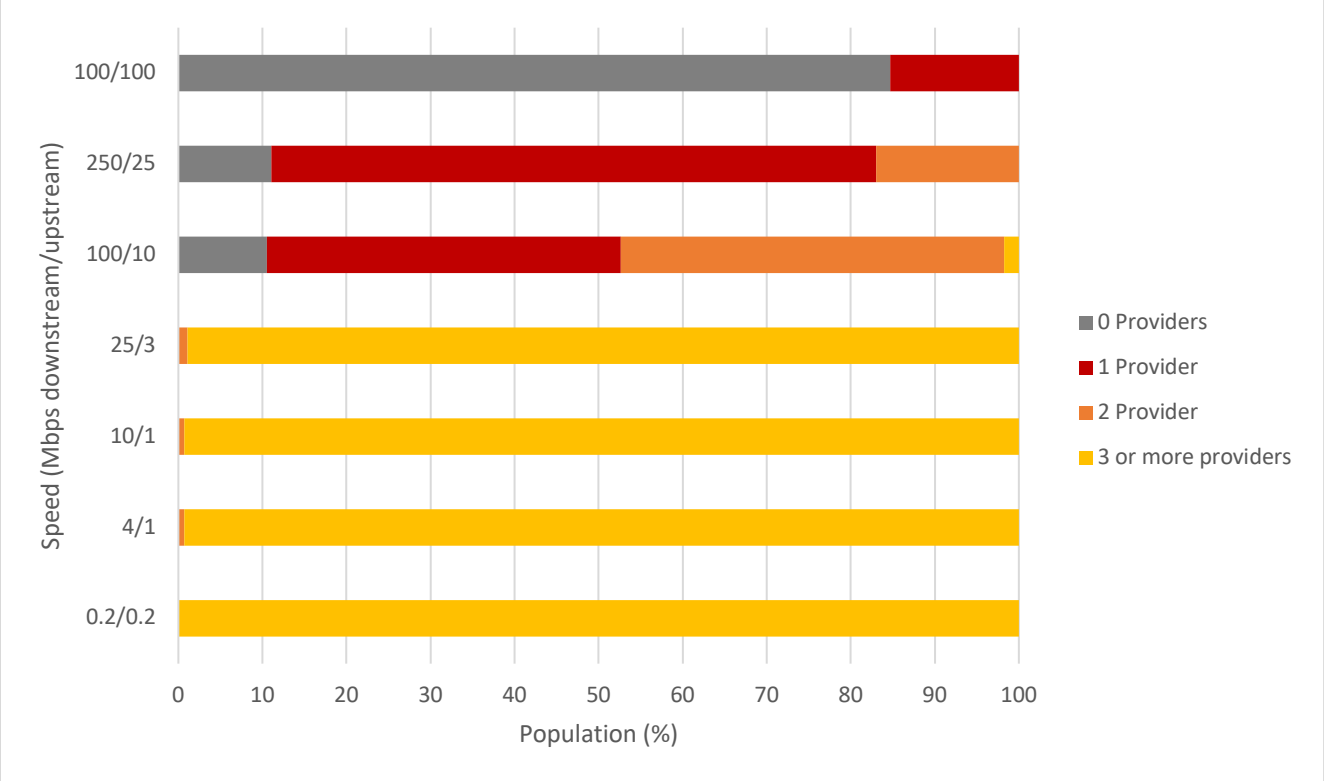
Broadband

Unequal broadband access and a "digital divide" (which includes both accessibility as well as digital literacy) are issues in Monterey County. Although access is a countywide issue, it is more pronounced in rural areas such as in northern Monterey County, Big Sur, and the Salinas Valley. Average download speeds in the County (111 megabytes per second, or Mbps) are 60% above the California average, but not everyone has sufficient access.[78] The FCC defines broadband as a minimum speed of 25 Mbps download and 3 Mbps upload. Currently, 27,000 people lack access to 25 Mbps wired broadband in the region.[79] Residents in parts of the County, particularly in lower-income areas, have access only to slow and expensive broadband. For example, in Gonzales, top download speeds for businesses range from 10 Mbps to 20 Mpbs, and connections costing more than $199.99 monthly get top speeds of 15 Mbps.[80] The COVID-19 pandemic has put pressure on digital bandwidth for many underserved households and those

[78] BroadbandNow. (2021, February). Internet Access in Monterey California. Accessed Feb. 11, 2021, from https://broadbandnow.com/California/Monterey
[79] BroadbandNow. (2021, February). Internet Access in Monterey California. Accessed Feb. 11, 2021, from https://broadbandnow.com/California/Monterey
[80] Argueza, M. (2018, March 1). About 30% of Monterey County doesn't have high-speed internet. Some businesses and city governments are trying to fix that. Monterey County Weekly. Accessed Nov. 5, 2020, from https://www.montereycountyweekly.com/news/cover/about-30-percent-of-monterey-county-doesn-t-have-high-speed-internet-some-businesses-and/article_4d23b65a-1ce6-11e8-bcde-87000d561763.html

who lack access. The speed and availability of household internet also limit the types of services households can use (Table 32).

Figure 4.8: Fixed Residential Broadband Providers in Monterey County, 2020[81]



Source: Federal Communications Commission

Table 4.6: Broadband Coverage, 2018

	Percentage of Households with Internet Servce[82]	Percentage of Households at Regional Standard[83]
Monterey County	81%	63%
Santa Cruz County	86%	76%
San Benito County	90%	75%

Source: Monterey Bay Economic Partnership and California Public Utility Commission

[81] In this figure, the y axis plots varying broadband speeds available in the region. The x-axis plots the percentage of the population with the respective speed and the number of providers offering those speeds to the percentage of the population. A region with diversified providers and speed options signals a healthy broadband ecosystem. Conversely, a region with fewer speed options and provider diversification signals a fragmented broadband ecosystem.
[82] Includes mobile, satellite, wireless, dial-up, and borrowed Wi-Fi
[83] 100 Mbps download speed and 20 Mbps upload speed

Fast, reliable internet access is needed by residents to use telehealth services, by small businesses for daily operations, and for students now learning in an online environment. In March 2020, 11,291 students in the region lacked sufficient internet access, and 9,839 lacked access to a device to access the internet. County and Office of Education efforts helped reduce that figure to 1,120 students without access to a device and 1,082 students without access to the internet by November 2020. The County along with the Office of Education helped lower the digital divide by using CARES Act funding and community donations to ensure more students have internet and device access during the pandemic. Hundreds of students lacking sufficient internet access entering the pandemic illustrates the digital divide in the region.

The region has several providers offering the minimum broadband benchmark speeds of 25 Mbps, but few providers offer speeds of 100 Mbps and above in more rural areas. Furthermore, broadband benchmark speeds of 25 Mbps are not adequate in the post-COVID-19 environment in which multiple family members are using a single connection for work, school, health services, and leisure. Residents of Carmel-by-the-Sea, Monterey, Seaside, Marina, and Salinas have greater internet access and connectivity than those in Soledad, Greenfield, Gonzales, and King City.

CALLOUT BOX: What has Monterey County done to narrow the digital divide?

- To address unequal access to broadband, Monterey County libraries have created Wi-Fi hotspots in underserved areas such as Big Sur, Greenfield, and King City. The Monterey County Office of Education (MCOE) formed a Digital Equity task forced to address the digital divide among students in the region.[84] The MCOE recently partnered with Monterey-Salinas Transit to remedy the technological divide by sending Wi-Fi-equipped buses to certain locations so that families can park nearby to get connectivity from their cars.
- The County Board of Supervisors has a referral on the digital divide that aims to bring the County, K-12 school districts, city governments, and community partners together to assess the issue and create solutions. Also, in November 2020, supervisors changed the board's Legislative Program to support state and Federal legislative efforts addressing the digital divide.[85]
- The City of Salinas is working on a Municipal Dark Fiber network, collaborating with other owners of broadband infrastructure to help enable other internet service providers to access the Salinas market.
- With the Marina Foundation, the City of Marina's Broadband Project seeks to connect City employment centers with publicly owned broadband infrastructure to improve options and reduce costs for data-intensive industries.
- The Monterey Bay Economic Partnership and Central Coast Broadband Consortium are working to ensure the region has 100% broadband coverage at 100/25 Mbps. Recent infrastructure developments include the Sunesys fiber-optic middle mile project, the Surfnet Paradise Road project, and the Central Coast Broadband Expansion. The first stage, to increase connectivity in the short term, began with the delivery of hotspot access for students. Underserved areas such as the Pajaro Valley were covered through partnerships with COE and Curzio Internet.

[84] Rodriguez, D. (2020, May 25). Monterey County Office of Education bridging the digital divide. The California. Accessed Nov. 5, 2020, from https://www.thecalifornian.com/story/news/2020/05/25/monterey-county-office-education-bridging-digital-divide/5251626002/

[85] County of Monterey (2020, November 17). Board Referral No. 2020.25. Retrieved from https://monterey.legistar.com/LegislationDetail.aspx?ID=4694724&GUID=37E07BF4-947B-4E29-B4DF-8A162D9FEA52&Options=&Search=&FullText=1

CLIMATE CHANGE AND ENVIRONMENTAL HAZARDS

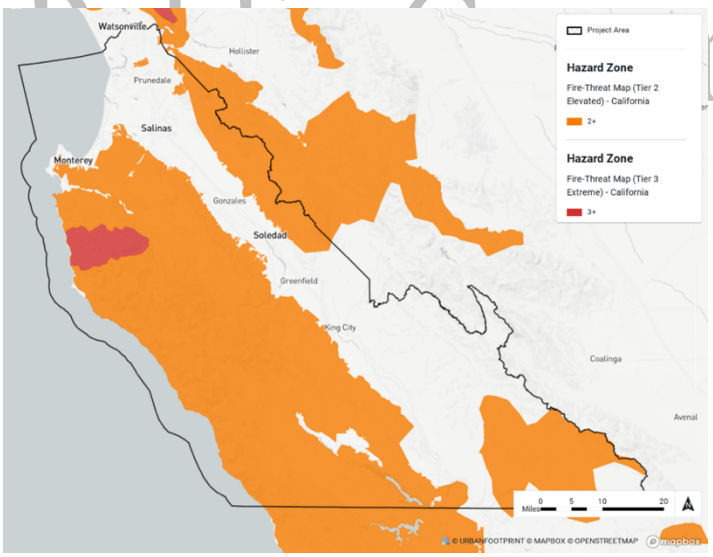
Major environmental threats to Monterey County include natural disasters such as wildfires, earthquakes, wind storms, flooding, mudslides, and droughts. Anthropogenic impacts include air pollution, degraded water quality, and land loss and erosion. These environmental issues are crucial because Monterey County's economy is highly dependent on environmental factors and stability. The County is also susceptible to extreme weather variations and should continue to take these environmental threats into consideration in planning and economic development.

Wildfire Hazards

In recent years, wildfires have become an increasingly menacing threat to California. Over half of Monterey County's land mass is at elevated or extreme wildfire risks; the coastal area as a whole is at significantly higher risk than the Salinas Valley from wildfires. Particularly, the area west of Carmel-Valley and north of Pfeiffer Big Sur State Park is at extreme risk.

Figure 4.9: Fire Threat Map: Wildfire Hazard Zone[86]

Public Comment Draft



Source: California Public Utilities Commission; UrbanFootprint

Intense fires harm the waterways, soil, and the land itself. This means wildfires tend to hurt Monterey County's key industries (Agriculture and Hospitality) more than other industries. Exposed soils erode and enhance siltation of rivers, which increases flood

[86] Tier 2 and Tier 3 fire-threat areas depict areas with elevated risk and extreme risk (including likelihood and potential impacts on people and property), respectively, from utility-associated wildfires. The map was last updated in April 2020.

risks, degrades water quality, and harms aquatic life. Land stripped of vegetation can lead to debris flows.

In recent years, wildfires have greatly intensified in California even though the drought ended in 2017.[87] The Soberanes Fire in 2016 burned 132,127 acres, destroyed 57 homes and 11 outbuildings, and ravaged the largest Pacific madrone tree in the United States in the Joshua Creek Canyon Ecological Reserve.[88]

The costliest wildfire to date ($206 million), the Soberanes Fire had major impacts on Monterey County's economy, government, and residents. It caused more than $5 million in damage to public infrastructure, such as roads impacted by heavy firefighting equipment, burned bridges, fences, and buildings. Many displaced residents, whose homes were destroyed or damaged, were underinsured or uninsured. In addition, private water systems were damaged or destroyed, resulting in a loss of potable water for affected residents. The fire erupted at the height of the County's summer tourism season, resulting in an estimated 40% less revenue and significant losses of income, jobs and tax revenue for Carmel and Big Sur.

2020 was an extremely unfortunate year for Monterey County.[89] Its main economic engines were battered by the pandemic, and the wildfires added more damage to the industries. The pandemic halted local tourism, and wildfires have broader impacts that affect regional markets such as wine. Farmers and wineries reported grapes tainted by wildfire smoke; these cannot be processed into wine. Because of the wildfires, some wine sales and distribution contracts were abandoned or canceled.

Wildfires also affect the production and harvest of other crops. Inhaling wildfire smoke and chemical residue poses great health risks; farmers on the field needed to stop working or be provided appropriate protective gear, such as N95 masks. In addition, farmworkers are disproportionately affected by COVID-19. In 2019, California's Division of Occupational Safety and Health implemented new standards for protecting outdoor workers from wildfire smoke.[90] The use of a mask is dependent on how bad the air quality is, however, and there was no clear definition of bad air quality as it pertains to working conditions for farm laborers. In addition, enforcement was lacking. A survey by Union Farm Workers found that 84% of the farmworkers surveyed did not receive a mask and worked when the air quality was bad.[91] Unfortunately, farmworkers have little to no recourse; farm work is mostly low-paid and without health benefits, and choosing not to work for safety reasons means not making ends meet.

Public Comment Draft

The Carmel and River fires were worsened by inadequate controlled burns performed in the original footprints of the flames during the decade before the fires. Controlled burns renew the plant system while protecting against future structural damage. In California, CalFire is responsible for carrying out controlled burns. Unfortunately, local communities opposed and

[87] Source: CalFire.
[88] Alexander, K. (Oct. 6, 2016). Giant Pacific madrone is a likely victim of Soberanes Fire. Seattle Post Intelligencer. Accessed Dec.11, 2020, from https://www.seattlepi.com/bayarea/article/Before-and-after-See-the-record-size-tree-that-9876266.php#photo-11356744
[89] The Dolan Fire burned 124,924 acres and destroyed 14 homes and five other structures and was barely 98% contained as of Dec. 7, 2020. The River Fire burned 48,088 acres, destroyed 13 homes and 17 structures, and damaged 13 other structures. The Carmel Fire burned 6,905 acres, destroyed 50 homes and 23 structures, and damaged seven other structures.
[90] More information: https://www.dir.ca.gov/dosh/wildfire/Worker-Protection-from-Wildfire-Smoke.html
[91] Mahoney, E. (Sept. 7, 2020). Farm Workers Face Double Threat: Wildfire Smoke and COVID-19. npr.org. Accessed Dec. 11, 2020, from https://www.npr.org/2020/09/07/909314223/farm-workers-face-double-threat-wildfire-smoke-and-covid-19

rejected these mitigation efforts. In the case of Carmel Fire, residents of Sky Ranch, a million-dollar home community, did not want controlled fires nearby and repeatedly blocked CalFire's controlled burns.[92]

Although people have become more motivated to prepare for disasters, they are still likely to lack adequate insurance and emergency savings, and few are involved in community preparedness and emergency drills. Amid the double threat of COVID-19 and wildfires, resources and grants are available to farmers and ranchers affected by wildfires.

- Monterey County Recovers Program: Using an online form, applicants can request toiletries, transportation services, and other services and supplies.[93]
- Monterey County Community Resilience Program: This provides a community analysis and recommendations for boosting resilience, along with public surveys, a preparedness web page, and outreach packets to help County residents work together to prepare for disasters.[94]
- California Farm Bureau Federation:[34] This offers a comprehensive relief guide and assistance for small-business owners, homeowners, and farm operators.[95]
- Emergency Forest Restoration Program:[35] This helps private landowners restore forest health damaged in natural disasters with direct payments.[96]

Threatened Water Resources

Public Comment Draft

Like many counties in the state, Monterey County has water shortages and scarcity issues. Despite water efficiency gains over the past decade, scarcity in the region persists. Increasing population, periods of drought, and competing demands challenge water availability.[97] Water supply and control in Monterey County have been historically controversial, with debates revolving around ownership of the supply (public versus private), water system methods, access, and costs. Over the past 60 years, dam and desalination plans have failed amid competing priorities, lack of funding, and lack of consensus. Decades of legal battles have failed to form a consensus regarding long-term solutions for the region's water supply.

Today regional water agencies, local institutions, and advocacy groups remain in litigation limbo. The debate around water conservation and extraction methods continue, with Cal Am lobbying for the completion of its proposed desalination plant and other local agencies such as Public Water Now lobbying for an expansion of the region's water recycling plant (Pure Water Monterey). As local agencies discuss the benefits of various water systems, the debate around

---

[92] Cimini, K. (August 28, 2020). Some residents shot down controlled burn that could have mitigated Carmel Fire. Salinas Californian. Accessed Dec. 11, 2020, from https://www.thecalifornian.com/story/news/2020/08/28/residents-shot-down-california-prescribed-burn-mitigated-carmel-fire/5621524002/
[93] More information: https://montereyco.recovers.org/
[94] More Information: https://www.co.monterey.ca.us/government/departments-a-h/administrative-office/office-of-emergency-services/resilience
[95] More information: https://www.cfbf.com/wildfire-aid/
[96] More information: https://www.fsa.usda.gov/programs-and-services/disaster-assistance-program/emergency-forest-restoration/
[97] Hanak, E., Lund, J., Thompson, B., Bowman Cutter, W., Gray, B., Houston, D., Howitt, R., Jessoe, K., Libecap, G., Medellin-Azuara, J., Olmstead, S., Sumner, D., Sunding, D., Thomas, B., and Wilkinson, B. (2012). Water and the California Economy. Public Policy Institute of California. Accessed in November 2020 from https://law.stanford.edu/index.php?webauth-document=publication/385240/doc/slspublic/R_512EHR.pdf

public versus private ownership of water continues, with advocacy groups challenging Cal Am's control of the local water system. Currently, the environmental impact report, an outcome of Measure J regarding the public acquisition of Cal Am's regional water system, has been certified by the Monterey Peninsula Water Management District board. The feasibility of the acquisition is still being contested.[98] Water conservation and system efficiency have been subjects of an ongoing debate. Various potential ideas have been proposed, but the lack of consensus has prevented long-term solutions.

Outside the water debate, local stakeholders in the Monterey County focus groups spoke of water being "weaponized" in the region. An example was the San Lucas Water District not having access to a potable source because residents blocked grant easements for transmission lines.

The lack of consensus in addressing water scarcity has several implications for future growth. Water shortages and limits on use restrict agricultural growth and the types of crops that can be grown, although the industry has increased water efficiency over the years. Regions with water shortages and limits on use have less maneuverability amid market changes (consumption changes) such as increased demand for water-intensive crops and products.

Water scarcity also impacts other industries, such as technology firms, which need water where data centers are sited. Water scarcity will also act as a bottleneck in attracting tech firms and startups with data server requirements. The lack of water access for certain communities also exacerbates inequity. Water scarcity will have to compete with the land, as property will be needed for water management and water recycling and desalination plants. The demand for land for water needs can limit land needed for housing. Failure to address water scarcity will have implications on industry growth, population growth, and equity in the region.

Public Comment Draft

Air Quality

Despite having a large and productive agricultural sector, air quality in Monterey County is generally good and much better than most of California and the nation, especially on the coast, thanks to its abundance of natural greenery. But air quality in the Salinas Valley, where most agricultural activities occur, is worse than in the coastal area. Census tracts and ZIP codes in the Salinas region ranked higher in the CalEnviroScreen 3.0 list which scores ZIP codes by pollution (40% and above percentile range). Conversely, Carmel, Pacific Grove, and Monterey ranked lower in pollution by score (1% to 5% percentile range).

Ozone

In Monterey County, the maximum eight-hour ozone concentration ranges from 0.0325 parts per million (ppm) in Salinas and Monterey to 0.0443 ppm in Soledad and Greenfield, whereas the range statewide is 0.0264 to 0.0678 ppm.[99] The national standard is 0.08 ppm. Ozone concentration is lower in Monterey County than statewide and is well within the national standard limit.

[98] Johnson, J. (2020, Oct. 30). Public water buyout EIR certified. Monterey Herald. Accessed in November 2020 from https://www.montereyherald.com/2020/10/30/public-water-buyout-eir-certified/
[99] Source: CalEnviroScreen3.0, California Office of Environmental Health Hazard Assessment

Over the past 15 years, Monterey County and the state have lowered ozone concentration. Thanks to emissions controls, the number of exceedance days has declined even though population has increased slightly. These programs and rules have been crucial:

- California Air Resources Board's (CARB's) Low Emission Vehicle Program: This led to major declines in NOx and ROG emissions from motor vehicles.
- CARB's Off-Road Motor Vehicle Program: This is responsible for the major declines for NOx and ROG emissions from the Other Mobile Source emission category. This has reduced NOx emissions from diesel-powered off-road trucks, agricultural equipment, and other heavy-duty equipment.
- CARB's Advanced Clean Cars: This program promotes new technologies for motor vehicles including low- and zero-emission vehicles and clean fuels.
- Pavley Fuel Standards: This program increases fuel mileage goals for new passenger cars and trucks, which will reduce fuel consumption and related emissions.
- District Rule 431, Emissions from Electric Power Boilers: This rule reduced NOx by about 20 tons a day through reductions at the Moss Landing Power Plant. Total NOx emissions from the plant, including its newer high efficiency gas turbines, are less than 2 tons a day.
- District Rule 1002 Transfer of Gasoline into Vehicle Fuel Tanks: This continues to produce a 90%-plus reduction in ROC and in toxic emissions from the gasoline vapors emitted during refueling.
- District Rule 426 Architectural Coatings: This rule limits the emissions of Volatile Organic Compounds (VOC) in the formulation of various architectural coatings.

Public Comment Draft

Particulate Matter 2.5 (PM2.5) and Particulate Matter 10 (PM10)

High levels of PM2.5 particulate matter in the air can cause reduced visibility and health issues. These inhalable particles are a result of burning fuel and natural chemical reactions. Sources include environmental dust, construction dust, and airborne bacteria. The primary difference between PM2.5 and PM10 is the diameter; PM2.5 particles are smaller and pose a greater health risk.

Diesel Particulate Matter (DPM)

Exhaust from trucks, buses, trains, ships, and other equipment with diesel engines contains a mixture of gases and solid particles. These solid particles are known as diesel particulate matter, or DPM. Human exposure to DPM should be minimized because it is a suspected carcinogen. Because DPM emissions are from on-road and non-road sources, concentration tends to be the highest in inner-city or urban core areas, where there are more diesel engine vehicles. In Monterey County, DPM ranges from 0.08 to 25.04 ppm; state figures are 0.02 to 253.73. Concentration is highest in Salinas and Monterey.

* * *

The Monterey Bay Air Resources District, responsible for overseeing air quality in Monterey, Santa Cruz, and San Benito counties, continues to progress toward lowering the eight-hour ozone standard. The district also supports programs that reduce ozone precursor emissions, implements rules when necessary, and maintains robust permitting and enforcement programs.

Public Comment Draft

PART 5: CURRENT ECONOMIC DEVELOPMENT INITIATIVES

OPPORTUNITY ZONES

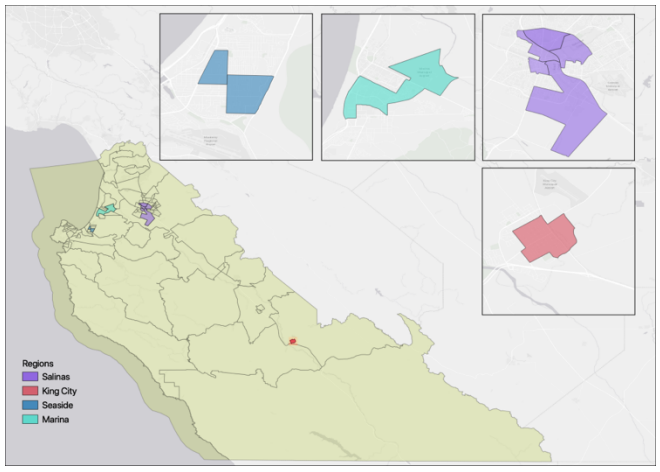
Opportunity Zones, a product of the Tax Cuts and Jobs Act of 2017, are designated areas in economically distressed communities. Investors are incentivized to fund and finance infrastructure and economic development projects in these zones through tax deferrals and/or reductions in capital gains tax liabilities through a combination of:

- Temporary Deferral: Investors can effectively defer capital gain taxes until Dec. 31, 2026. Deferred gains must be rolled over into an Opportunity Fund (OF).
- Step-Up in Basis: The deferred capital gains liability held in the OF is reduced 10% if the OF is held five years. If the OF is held seven years, there is another reduction of 5%. Holding an OF fund for seven years can reduce overall tax liability 15%.
- Permanent Exclusion: An exemption on capital gains tax applies to investments made through the OF if the investment is held for 10 years.

Monterey County has nine Opportunity Zones (defined by Census Tract) in four cities: five census tracts in Salinas, two in Seaside, one in Marina, and one in King City. A total of 12,868 households and 42,920 County residents live in qualified opportunity zones. 35,599 of those live-in census tracts[100] above the average California poverty rate of 17.8%. The two locales that fall below the California average poverty line are Marina City and the Abbott Street and Alisal Marketplace area of Salinas. All renters in the opportunity zones areas are considered rent-burdened. Those living in Seaside are more rent-burdened than those in King City. All nine opportunity zones in the region are designated as low-income communities.

Public Comment Draft

Figure 5.1: Opportunities Zones in Monterey County



Source: California Opportunity Zones

[100] Census tracts are statistical geographic subdivisions that cover a contiguous area of a county featuring populations of roughly 1,200 to 8,000 people.

Table 5.1: Opportunity Zones in Monterey County

City	Census Tract	Population	Median Household Income	Below Poverty Line	Unemployment Rate
Salinas	000400	8,489	$48,886	21%	8.7%
	001802	5,439	$56,375	25%	
	014500	4,542	64,519	14%	
	000502	3,919	$51,111	18%	
	001300	2,565	$25,828	34%	
Marina	014102	2,779	$63,056	16%	8.4%
Seaside	013500	5,099	$61,012	26%	8.0%
	013700	4,472	$42,635	22%	
King City	011302	5,616	$37,623	28%	4.3%

Source: Source: American Community Survey, California Employment Development Department, and Opportunity Zones Database [101]

Current Redevelopment and Opportunity Zone Planning Efforts

Public Comment Draft

Salinas, Marina, and King City are using opportunity zones in redevelopment. Salinas has identified main potential project sites on Division Street and Lincoln Avenue. Seventeen parcels in the Lincoln Avenue Corridor are envisioned for mixed-use development, a civic center, and a parking structure. The redevelopment efforts in the Lincoln Avenue Corridor are being facilitated by the Salinas Downtown Vibrancy Plan.[102] On Division Street, seven properties are being considered for redevelopment, with efforts led by the Alisal Vibrancy Plan[103]: Abbott Street and the Alisal Marketplace have been envisioned for mixed-use development. Finally, Salinas is planning to redevelop Chinatown and recently completed the Chinatown Revitalization Plan.[104]

Marina's Opportunity Zone Prospectus includes redevelopment of parcels in Cypress Knolls, Dunes, Marina Airport Gateway, Marina Airport, Marina Arts District, Sea Haven, and Stockade. The plans include housing units, industrial/retail/commercial/research space, and mixed-use facilities.[105] King City and Seaside have redevelopment plans that cover their opportunity zone census tracts. Redevelopment efforts in King City are envisioned as part of the Downtown Addition Specific Plan.[106] Redevelopment in Seaside is being guided by the General Plan 2040.

[101] Unemployment as of October 2020. UI rates for the census tracts are extrapolated from the Census Designated Places (CDP) numbers: https://www.labormarketinfo.edd.ca.gov/file/lfmonth/montesub.xls
[102] More information on Salinas Opportunity Zone can be viewed at the City of Salinas' webpage on Opportunity Zones at https://www.cityofsalinas.org/node/5534
[103] Unemployment as of October 2020. UI rates for the census tracts are extrapolated from the Census Designated Places (CDP) numbers: https://www.labormarketinfo.edd.ca.gov/file/lfmonth/montesub.xls
[104] Myrick, A. (2019, November). Salinas Opportunity Zones [Presentation]. City of Salinas. Accessed in November 2020 from https://selectcentralcoast.org/wp-content/uploads/2019/11/Salinas-MBOZ-OpportunityZone-Prospectus-111519.pdf
[105] Long, L. and Lidyoff, M. Opportunity Zone Prospectus [Presentation]. City of Marina. Accessed in November 2020 from https://ordforward.org/wp-content/uploads/2019/03/CityofMarina-OZ-Prospectus.pdf
[106] More information on King City's Downtown Addition Specific Plan can be viewed at http://www.kingcity.com/city-government/downtown-addition/

The general plan of Seaside outlines redevelopment of the opportunity zone census tracts into a vibrant employment center and low- and medium-density housing hub.[107]

Table 5.2: Select Opportunity Zone Projects in Monterey County

City	Type	Agency	Project
Seaside	CCI	Air Resources Board	Clean Vehicle Rebate Project (CVRP)
Marina	CCI	Air Resources Board	Clean Vehicle Rebate Project (CVRP)
		Department of Water Resources	Water Link Monterey Bay Area
	Local Partnership Program (Line)	Transportation Agency for Monterey County	Marina Salinas Multimodal Corridor
King City	CCI	Air Resources Board	Clean Vehicle Rebate Project (CVRP)
Salinas	SB 1	Transportation Agency for Monterey County	Ford Ord Regional Trail and Greenway
			Regional Wayfinding Program
			Route 156 Safety Improvements
			Blackie Road Extension
			Pavement Preservation Project
			Traffic Management Systems Project
	CCI	Air Resources Board	Clean Vehicle Rebate Project (CVRP)
			Single Family Solar PV
		Department of Transportation	Weekends Without Fares in Salinas
		California State Transportation Agency	Monterey Bay Operations and Maintenance Facility/Salinas Transit Service Project
		Department of Community Services and Development	-
Marina, Monterey, Salinas, Sand City, and Seaside	State Transit Assistance	Transportation Agency for Monterey County	Bridge Revamp

Source: California Opportunity Zones

Public Comment Draft

Table 5.3: Monterey County and Local Projects and Initiatives

PROJECT NAME	AGENCY	LOCATION	DESCRIPTION

[107] Raimi+ Associates, Lisa Wise Consulting, Rincon Consulting Inc., TJKM Transportation Consultants, Veronica Tam & Associates, and Whitson Engineers (2017, November). City of Seaside General Plan [Public Draft]. City of Seaside. Accessed in November 2020 from http://seaside2040.com/wp-content/uploads/2016/05/Seaside-GP-Public-Draft-11072017-Screen.pdf

Bradley Mitigated Negative Declaration	Monterey County Resource Management Agency	Bradley	Maintain and protect the Bradley Road Bridge piers from the impacts of soil and sediment erosion.
Carmel Valley Road Emergency Repairs MP 13.6 to 13.9	Monterey County Resource Management Agency	Carmel Valley	Ongoing repair project on Carmel Valley Road to repair the roadway from storm damage
Countywide Striping Project 2019	Monterey County Resource Management Agency	Countywide	Public works project that includes applying centerline striping and traffic control to roughly half of Monterey County's striped roads
Davis Road Bridge Replacement and Road Widening Project	Monterey County Resource Management Agency	Salinas	Public works project that replaces the low-level bridge over the Salinas River with a bridge that meets the current American Association of State Highway and Transportation Officials requirements
Gloria Road, Iverson Road, and Johnson Canyon Road Reconstruction	Salinas Valley Solid Waste Authority and Gonzales	Gonzales	Reconstruction efforts (recycling existing pavement surface and placing an asphalt overlay) on Gloria Road, Iverson Road, and Johnson Canyon Road from U.S. 101
Jolon Road Bridge Rail Replacement Project	Monterey County Resource Management Agency	Jolon	Improving bridge safety by replacing the existing bridge rails on Jolon Road (Bridge No. 327)
Las Lomas Drive Utility Relocation	Monterey County Resource Management Agency	Las Lomas	Utility (gas, electrical, water and cable) relocation project. The project consists of utility relocation by PG&E, AT&T and Cal Water Co., which includes trench excavation and traffic control.
Moss Landing Rule 20A Underground Utility District	AT&T	Moss Landing	Public works project to remove poles and obscure overhead utility lines in Moss Landing Road/Sandholdt Road by installing them underground
Old Stage Road Culvert Replacement	Monterey County Resource Management Agency	Salinas Valley	Public works project to replace and improve drainage along Old Stage Road
River Road Reconstruction	Monterey County Resource Management Agency	Salinas Valley	Reconstruction efforts (recycling pavement surface and placing an asphalt overlay) on River Road (from Limekiln Road to Gonzales River Road Bridge)
River Road Rehabilitation	Monterey County Resource Management Agency	Salinas Valley	Rehabilitation efforts (recycling pavement surface and placing an asphalt overlay) on River Road (from California 68 to Las Palmas Parkway)
Downtown Streetscape Project	King City	King City	A streetscape plan designed to revitalize (improvements of crosswalks, streetlights, public art, etc.) downtown King City
Downtown Plaza/Visitor and History Center Project	King City	King City	A plan to revitalize downtown King City by making it more activity-oriented
Chamber of Commerce and Agriculture/City of	King City	King City	A plan to support businesses by developing strategies and outreach efforts for new

Public Comment Draft

King Ambassador Program			businesses. Includes workforce development through a partnership with the Small Business Development Center.
King City Hotel Project	King City	King City	A collaboration between the City and a hotel developer to create a hotel development project along the U.S. 101 corridor
South Monterey County Tourism Program	Various Government Agencies	King City, Greenfield, Soledad, and Gonzales	A partnership among King City, Greenfield, Soledad, and Gonzales to develop a thematic tourism marketing program (Steinbeck History, Wine Region, Ag Tourism, etc.)
Union Pacific Railroad	City of Gonzales	Gonzales	The development of an additional crossing over the Union Pacific Railroad to connect to Alta Street. The crossing is to facilitate the expansion of the Gonzales Agricultural Industrial Business Park.
Backbone Arterial Road	City of Gonzales	Gonzales	Development of road infrastructure to connect to the Vista Lucia region and the Puente del Monte region, where redevelopment efforts are being led. The road will connect to Associated Lane and Johnson Canyon road in a bid to reduce traffic.
Workforce Training Facility	UC Santa Cruz	Marina	A plan to create a 20,000- to 50,000-square-foot technical workforce training facility to provide development in aerospace, automation, and robotics technology cluster
DART Ecosystem Development	Monterey Bay DART	Marina	Cluster initiative to facilitate the continued growth of the Monterey Bay Drone, Automation & Robotics Technology (DART) ecosystem. The goal is to expedite the creation of 100+ jobs over three to five years.
City of Marina Arts Village	City of Marina	Marina	Redevelop existing 60,000-square-foot Arts District building into a creative structure for shops, artisan studios, office space, innovative light manufacturing, foundries, museums, and indoor/outdoor entertainment.
Marina Broadband Project	Marina/Marina Foundation	Marina	Connects Marina employment centers with publicly owned broadband infrastructure. The project aids companies that require access to fiber networks to locate in Marina.
Growers Ice 3	City of Salinas	Salinas	Infrastructure capacity improvements to support the redevelopment of a 28-acre precooling, cooling, storage and shipping campus that meets industry standards. Existing facilities are 50+ years old and inefficient. The site is in an Opportunity Zone.
Ag Industrial Center	City of Salinas	Salinas	Infrastructure improvements to support development of a 257-acre complex devoted

Public Comment Draft

			to agricultural-related uses including value added processing. The site is in an Opportunity Zone.
Work, John, Abbott Streets	City of Salinas	Salinas	Transportation and utility infrastructure improvements required to redevelop underused properties including an obsolete agricultural shipping facility and with job generating uses. Sites are in an Opportunity Zone.
Airport/Salinas Travel Center	City of Salinas	Salinas	Transportation and utility infrastructure improvements required to develop properties at the Salinas Municipal Airport and Salinas Travel Center
Firestone Facility	City of Salinas	Salinas	Collaboration with the County to increase infrastructure capacity and connect a former tire manufacturing facility to city sewer infrastructure to allow for more intensive manufacturing uses and job creation. The facility is 1.2 million square feet.
Infrastructure to support Future Growth Area Development	City of Salinas	Salinas	Infrastructure is needed to facilitate and support the future development of the City's EDE future growth areas K, M, and West and Central Area Specific Plans as employment centers including a business park, general and light industrial, and commercial retail uses.
Infrastructure to support Infill Development	City of Salinas	Salinas	Infrastructure is needed to support the redevelopment of multiple opportunity sites in the Opportunity Zone.
Alisal Market Place	City of Salinas	Salinas	Light industrial flex space, live-work units, co-working space, and mixed-use commercial retail
Chinatown	City of Salinas	Salinas	Light industrial flex space, live-work units, co-working space, and mixed-use commercial retail
Lincoln Avenue Corridor	City of Salinas	Salinas	Redevelopment of multiple publicly owned parking lots and buildings within the Salinas City Center (Downtown) with housing or other private development
Intermodal Transportation Center	City of Salinas	Salinas	Transit-oriented development at the site of a historic train station
Municipal Dark Fiber Network Installation	City of Salinas	Salinas	Partnership among Salinas local broadband infrastructure providers to facilitate infrastructure access to other internet service providers who want access to the Salinas market
Del Dono Project	City of Carmel	Carmel	Development of a 11,679-square-foot two-story mixed-use building with 1,697 square feet of commercial space and eight residential units

Public Comment Draft

Lincoln Lane Project	City of Carmel	Carmel	Demolition and reconstruction of a restaurant building (8,000-square-foot site) on Lincoln Lane. The plan includes two single-story commercial buildings surrounding a courtyard.
The Seaside Resort Development Project	Seaside	Seaside	Proposal to develop a mixed-use (entertainment, retail, housing, and lodging) urban village with a centralized main street. The plan includes pedestrianized streetscapes and park and ride facilities.
The Ascent Project	Seaside	Seaside	A workforce rental housing project that includes 90 units and townhouses (1 to 3 bedrooms) and 16 low-income units. The project includes a 4,000-square-foot retail space, shared parking area, and green space areas for residents.
Seaside Senior Living Project	Seaside	Seaside	Development of a 144-bed residential care facility for senior assisted living services
Various Development Projects	Community Hospital Properties	Monterey	Numerous ongoing projects to increase the expansion (medical office building, parking garage) and capacity (outpatient clinic unit and increased psychiatric health facility beds) of Community Hospital Properties

Public Comment Draft

PART 6: ASSESSMENT

The previous sections focused on the health and prospects for Monterey County's key industries through the lens of traditional economic indicators. But the economic well-being of the County's workers, residents, and businesses depends on factors that are not necessarily quantifiable. This section places the preceding analysis in context and assesses the County's competitive advantages and challenges.

COMPETITIVE ADVANTAGES

The Monterey County Board of Supervisors identified several economic pillars that can be leveraged to drive economic growth.

DEFENSE SECTOR

The region's significant defense sector includes many institutions (Naval Postgraduate School, Defense Language Institute, Fleet Numerical Meteorology, Oceanography Center, and Fort Hunter Ligget, among others) working in cybersecurity, languages, and other national security fields. Military-related employment accounts for roughly 6% of County employment. The sector has 18,300 jobs (direct and indirect military employment) in the region, of which 7,700 are in the private sector, a recent report[108] by the Monterey Bay Defense Alliance and the Middlebury Institute of International Studies at Monterey shows. Private sector military employment is spread across all sectors of the local economy, including in Construction (19%), Retail Trade (16%), Professional Services (12%), Health Care (12%), and Accommodation & Food Services (10%). The industry generates $4.3 billion in gross output and $1.4 billion in personal income per year.[109] The presence of these institutions can also aid spillovers and technology transfer into related sectors. Defense institutions can also facilitate the growth of subsectors such as emerging and advanced technology.

Public Comment Draft

RESEARCH & DEVELOPMENT

The region has several Research & Development institutions in cybersecurity, public policy, oceanography, defense, astronomy, and an emerging ecosystem of drone and robotics-related research. The presence of these R&D institutions can be leveraged to encourage spillovers into other sectors. The R&D ecosystem can be used to forge networks between research and entrepreneurship in established and emerging fields. Linking cutting-edge research with entrepreneurship will be key to growing niche sectors and commercializing the local knowledge pool.

EDUCATION AND WORKFORCE DEVELOPMENT

[108] Report Title: Contributions of the Military to the Monterey County Economy.
[109] Middlebury Institute of International Studies at Monterey and Monterey Bay Defense Alliance. 2021 (forthcoming). Contributions of the Military to the Monterey County Economy

Monterey County also has several education institutions and workforce development centers, ranging from K-12 to postsecondary education. Many nonprofits and research institutions also offer educational-related services. Given the number of both education and R&D firms in the region, the opportunity exists to leverage the local pool of specialized knowledge. Creating channels among education, workforce development, entrepreneurship, and industry can help create new and spinoff firms and technologies. Collaboration among educational institutions, workforce development bodies, and industry can address regional bottlenecks. Workforce development initiatives can help retrain the workforce as local industries transform. Ensuring that the workforce is equipped and trained to handle industry transformation is key in providing long-term stability for residents.

AG-TECH

The Agriculture Industry is a significant economic pillar and growth driver in the region. The industry has a significant history of technology adaptation and innovation in the region. Over the past few years, the industry has changed significantly with advancements in technology and industrial change. Considering that the industry shares complementarities with growing niche industries such as emerging and advanced technologies, opportunities exist for collaboration among agriculture and growing sectors in emerging and advanced technology. Knowledge transfer between emerging science and technology firms can not only help develop emerging industries but also solve industry bottlenecks such as labor shortages. Cross-sectoral collaborations can also bring competitive advantage, knowledge spillovers, and the creation of offshoots.

Public Comment Draft

BUSINESS ENVIRONMENT

Although not formally identified as a regional pillar, the business environment could be enhanced in the region. Considering the County's proximity to Silicon Valley, local networks should be established around venture capital, innovation policy, and attracting key workforce personnel. Enhancing the local business environment can be done through encouraging entrepreneurship in the region. Entrepreneurship can be enhanced via business development support organizations, university startup challenges, local incubators, and regional knowledge centers that provide information on funding and regulations. Creating a robust ecosystem around entrepreneurship can spur industry growth. A healthy ecosystem around entrepreneurship can also provide opportunities for those who want to stay in the region upon finishing their studies. Programs and incentives focusing on entrepreneurship can help mitigate brain drain.

CHALLENGES

EQUITY & INCLUSION

Equity and inclusion are ongoing challenges in Monterey County; the pandemic has disproportionately hurt the most vulnerable residents. COVID-19 has put pressure on digital bandwidth for many underserved households and those lacking access (in terms of speed and availability) especially in the rural parts of the County. This can lead to lack of telehealth access for residents, lowered levels of operations for business owners, and students falling behind in

school. Those whose employment opportunities have been the most negatively affected by the pandemic disproportionately work in traditionally low-wage sectors such as Agriculture, Tourism and Hospitality. Before the pandemic, many of these workers had been barely getting by financially but now face significant financial stress as a result of reduced work hours or job loss. Finally, housing burden — high housing costs and overcrowding — was a problem even before the pandemic.

DEVELOPMENT VS. PRESERVATION

A significant challenge for development in the region is the disparate attitudes regarding economic development and land preservation. These debates touch on all aspects of regional development, including water access, housing, and the growth of the tourism wine corridor. In the past, these debates acted to stifle development. A significant challenge for the County and developers will be coalescing these varying attitudes into workable policy. A sustainable approach would consider the environmental implications of development while meeting economic goals.

LOW-GROWTH SECTORS

Much of Monterey County's employment is in low-growth sectors (Accommodation, Food Services, Retail Trade, etc.). These industries are not centers of innovation or reliable economic drivers and so are unlikely to drive long-term economic growth. But a healthy economy is a diversified one; the local economy should have a mix of employment types for people of varying skill/trade levels. The low pay in these low-growth sectors has implications in a region that lacks low-income housing.

Public Comment Draft

CHILDCARE

Access to safe and affordable childcare will be crucial to long-term economic recovery. Parents and families must have childcare options available as the parts of the economy begin to reopen. The childcare industry has been significantly impacted by the pandemic, with many childcare businesses temporarily closed. Those that are still open are struggling and operating at reduced capacity and sometimes with increased operational costs. The lack of available childcare is exacerbated by the closure of schools during the pandemic. An impact report by the U.S. Chamber of Commerce Foundation found that roughly 50% of parents who have not returned to work have cited childcare as a primary reason. The report also found that roughly 75% of working parents have children at home during work hours.[110]

SWOT ANALYSIS

On Oct. 14, 2020, the CEDS Committee workshop assessed the County's strengths, weaknesses, opportunities, and threats.

[110] U.S. Chamber of Commerce Foundation. 2020. Covid-19 Impact on Childcare. Accessed Jan. 27, 2021. https://www.uschamberfoundation.org/reports/covid-19-impact-childcare

STRENGTHS	WEAKNESSES	OPPORTUNITIES	THREATS
Industry • Agriculture sector • Tourism (coastal, agriculture, recreational) • Higher education and research • Defense and cyberpresence • Vibrant nonprofit sector **Workforce** • Proximity to regional employment centers • Cultural and professional networks **Amenities** • Natural landscape • World-class attractions "The community has grit, and South County community is underutilized. In addition to abundant outdoor activities (and opportunities to do more outdoors), there is a rich, embedded Arts community here."	**Industry** • Tourism sector vulnerability • High regulatory burdens **Workforce** • Labor shortage • Workforce decline/exodus • Lack of high-wage jobs in nonfarm industries **Housing** • Housing costs • Pro-growth vs. anti-growth sentiments • Permitting and red tape **Education** • Access to good-quality K-12 education • Low educational attainment **Equity & Inclusion** • Socioeconomic and racial inequality • Uneven access to health care **Infrastructure** • Limited transportation infrastructure • Limited water supply "The general feeling among residents is that development is bad, leading to high regulatory burdens that make new investment challenging."	**Industry** • Growing innovation economy • Sustainable recreation and wellness • Ag-tech • Aerospace, robotics, and advanced technologies • Small-business development and support **Workforce** • Entrepreneurship development • Workforce retention and expansion • Remote worker attraction **Housing** • Housing expansion • Workforce housing **Planning** • Land use conversion • Infill development • Water supply reliability **Equity & Inclusion** • Expanded access to public services • Nonprofits that foster social cohesion "Support the development of a high-tech ecosystem around higher education, which will lead to a diversified economic base and high-paying jobs for our college graduates."	**Industry** • Regional competition • Consolidation among firms and primacy of national brands in agriculture and hospitality sectors • National economic shocks **Workforce** • Low workforce retention • Decline in working age population • Declining school enrollment **Housing** • Low housing supply • Rising housing costs • Increasing homelessness **Environment** • Climate change • Environmental hazards "The biggest threat is increasing business and housing costs, which is causing businesses to slowly fail or relocate and making it very difficult for working adults to afford to live here."

Comment Draft

PART 7: STRATEGIC FRAMEWORK

The vision, principles, and goals detailed below set the tone for Monterey County's next phase of development in a post-pandemic world. The associated actions aim to bolster further strategic planning, increase administrative capacity, facilitate technical assistance, foster community revitalization, and encourage community advocacy. As the County pivots toward a new economic development infrastructure, this strategic framework will aid policymakers and planners to create the conditions for development and implementation as resources come online.

VISION

Balancing conservation of the natural environment with the need to adapt to a rapidly changing economic landscape, Monterey County will use civic and institutional assets and provide its businesses, communities, and residents with equitable and sustainable growth, a robust and resilient economic infrastructure, and opportunities to pursue a high quality of life.

PRINCIPLES

Public Comment Draft

- Shared Responsibility
- Collaboration
- Inclusion
- Equity
- Communication
- Transparency
- Responsiveness

GOALS

ECONOMIC DEVELOPMENT CAPACITY

GOAL #1: BUILD A COUNTYWIDE ECONOMIC DEVELOPMENT CAPACITY

Although many development projects and programs are underway — through city governments or led by local and regional organizations — Monterey County needs a formal mechanism that can guide, coordinate, and support countywide economic development. The impact of these activities — including workforce development, small-business assistance, cluster development and business recruitment, regional marketing and branding, and infrastructure investment — can be amplified if the County aligns efforts and curates a dynamic economic development ecosystem.

Objective 1.1: Create a public-private partnership charged with economic planning and development.

A dedicated body focused on stakeholder needs across multiple jurisdictions and can marshal resources to respond accordingly will be critical as the County restructures its economy to be more sustainable and resilient. The partnership may be built off of existing partnerships such as Central Coast Marketing Team, MBEP, and United Way.

Strategy 1.1.1: Establish a Monterey County Office of Economic Development to implement the CEDS, serving as an information clearinghouse and helping stakeholders secure funding for regional, local, and community projects, programs, and initiatives.

Action 1.1.1.1: Form an Economic Development Advisory Board. This board's membership would initially be drawn from members of the CEDS Committee and in consultation with County and local authorities and would include members representing the public and private sectors. The board's initial mission would be to define the mandate, role, and responsibilities of the new office and oversee the implementation of the CEDS. *High-Priority Action. Timeline: Within 6 Months of CEDS Release.*

Action 1.1.1.2: Recruit an Economic Development Manager and support staff that report to the County Chief Administrative Officer and works in collaboration with the Economic Development Advisory Board to execute CEDS strategies and actions, formulate policy, and provide technical assistance to communities, organizations, businesses, and jurisdictions in their development goals. *High-Priority Action. Timeline: Within 6 Months of CEDS Release.*

Public Comment Draft

Strategy 1.1.2: Act as a steward and broker among industry sectors and private, public, and nonprofit sectors to build new connections, strengthen existing networks, pursue joint initiatives, and address risk.

Action 1.1.2.1: Convene the Economic Development Advisory Board regularly and hold stakeholder forums across the County to share best practices and identify mutual growth opportunities. *High-Priority Action. Timeline: Ongoing.*

Action 1.1.2.2: Explore ways to establish a pool of grant funds through public, private, and philanthropic partnerships that stakeholders could apply to advance collective economic development initiatives. *Medium-Priority Action. Timeline: Year 2.*

Objective 1.2: Ensure Monterey County's economic development ecosystem is resilient in the face of evolving challenges.

Strategy 1.2.1: Identify chronic stresses and potential shocks to the regional economy and develop safeguards to mitigate economic downturns.

Action 1.2.1.1: Conduct workshops, led by the Economic Development Advisory Board, with industry stakeholders, nonprofit organizations, and community groups (particularly small businesses and entrepreneurs) to identify systemic vulnerabilities and barriers to development. *High-Priority Action. Timeline: Year 1 to Year 2.*

Action 1.2.1.2: Based on the updated Disaster Resiliency Plan by the Monterey County Office of Emergency Services, evaluate the priorities on the recommendations in the plan and what goals can be implemented in the short, medium, and long term:

Emergency Preparedness, Mitigation and Sustainability, Connectedness and Engagement, Basic Needs, Health and Well-Being, and Employment and Income. *Medium-Priority Action. Timeline: Year 1-2.*

Action 1.2.1.3: Develop County resilience strategies (and encourage local jurisdictions to do the same) to support important but vulnerable sectors, especially those in the Agriculture and Tourism & Hospitality cluster, and vulnerable communities during times of prolonged economic disruption. *Medium-Priority Action. Timeline: Year 3.*

Strategy 1.2.2: Strengthen partnerships with regional, state, and Federal economic development agencies and link local long-term planning with their strategic goals.

Action 1.2.2.1: Serve as a bridge for local jurisdictions to access funding, technical expertise, and other resources from public agencies outside the County. *Medium-Priority Action. Timeline: Ongoing.*

Action 1.2.2.2: Leverage efforts by local government, regional organizations, and community groups to support and invest in equitable development programs throughout the County.

WORKFORCE

GOAL #2: BUILD, SUPPORT, AND RETAIN A ROBUST AND ADAPTABLE MONTEREY COUNTY WORKFORCE

Public Comment Draft

Educational attainment in Monterey County currently lags behind that of California, and many of its high school graduates are not ready for collegiate-level coursework. Many residents lack the essential skills considered to succeed in the workforce. Finally, the most prolific jobs are in Agriculture and Hospitality & Tourism, which are typically low-paid with little to no room for advancement.

Objective 2.1: Create a talent pipeline for high school and college students through curricula and experiences geared toward more advanced opportunities in local, living-wage industries. This objective aims to equip high school and college students with the skills necessary to prepare them for their chosen careers. The strategies would not only create a talent pipeline for the region's employers, but also provide a roadmap guiding the students to the type of skills and education required. As school districts traditionally have not been part of the CEDS conversation. To create a talent pipeline, acknowledgement of the need must come from school districts first and foremost and provide systems that support individuals.

Strategy 2.1.1: Build apprenticeships, hands-on training, and internships into the high school curriculum.

Action 2.1.1.1: Provide, expand, improve, and maintain technical, vocational, and trade classes for non-college-bound students to help them prepare for careers in the trades and/or transition into community college-level technical programs. There should be emphasis on at-risk individuals and those from low-income communities. *High-Priority Action. Timeline: Ongoing.*

Action 2.1.1.2: Partner with local businesses and connect them with high school students to give the students the chance to intern and shadow at these businesses. *Medium-Priority Action. Timeline: Ongoing.*

Action 2.1.1.3: Retool existing Career and Technical Education (CTE) programs to reflect both anticipated labor market opportunities and the education that leads to them. Develop and deploy intensive career development opportunities that begin no later than middle school. *Medium-Priority Action. Timeline: Ongoing.*

Action 2.1.1.4: Engage private sector employers to ensure there is a skill match with industry needs. Identify and develop programs that address gaps in skills and training, with emphasis on retraining of unemployed and underemployed residents. *Medium-Priority Action. Timeline: Within 3 years of CEDS release.*

Strategy 2.1.2: Create incentives and occupational pathways for college students to remain in the region following graduation supporting individuals from cradle to grave.

Action 2.1.2.1: Improve existing apprenticeship, internship, and cooperative work programs in CSUMB, Hartnell College, and Monterey Peninsula College. *High-Priority Action. Timeline: Ongoing.*

Action 2.1.2.2: Connect students and parents to resources and promote existing educational and training programs, including at Hartnell and CSUMB. *Medium-Priority Action. Timeline: Ongoing.*

Public Comment Draft

Objective 2.2: Foster adult career pathways for residents interested in pursuing higher-paying jobs outside Agriculture, Hospitality and Tourism. Workforce development has primarily centered on entry-level employment for young people. Discussions on adult career pathways for those who are not of recent college graduate age have been lacking.

Strategy 2.2.1: Establish public-private partnerships geared toward workforce development for adults.

Action 2.2.1.1: Partner with local businesses and Workforce Development Board (upon confirming that the Workforce Development Board is interested in assuming a leadership role in the partnership) to increase the number of adults who obtain relevant job experience. Special emphasis should be placed on training low-skilled, low-income, veterans, underemployed, and unemployed individuals. *High-Priority Action. Timeline: Ongoing.*

Action 2.2.1.2: Provide ancillary support such as childcare, transportation, and counseling services for low-income, underemployed, and unemployed population to ease program completion by those enrolled in training and education courses. *Medium-Priority Action. Timeline: Ongoing.*

Strategy 2.2.2: Enable progressive skills development through education and training programs, using multiple entry and exit points, so that each level of skill development corresponds with a labor market payoff for those being trained or educated.

Action 2.2.2.1: Partner with the Workforce Development Board and Monterey Bay Economic Partnership to promote and increase access to existing programs such as

SkillUp Monterey and Five Cities Partnership by Hartnell Sector Based Intermediary. Emphasis should be on adults who have digital access difficulty. *Low-Priority Action Timeline: Ongoing.*

Action 2.2.2.2: Partner with private, nonprofit, and public sectors to increase the number of adults who obtain a marketable and industry-recognized credential or degree. *High-Priority Action. Timeline: Ongoing.*

Action 2.2.2.3: Support marginalized populations such as formerly incarcerated residents to reenter the workforce and have paths to employment. *Medium-Priority Action. Timeline: Ongoing.*

Objective 2.3: Improve tech, digital, and financial literacy training for small businesses and the workforce. To boost workforce development, people need adequate technology, digital, and financial literacy skills to avoid being bogged down just by making ends meet and surviving the short-term day-to-day life.

Strategy 2.3.1: Improve technology and digital literacy. Particular emphasis should be in low-income and rural communities.

Action 2.3.1.1: Continue to partner with the Monterey County Office of Education's Digital Equity task force to use CARES Act funding and community donation to ensure more students (and adults) have reliable and fast internet and device access during and after the COVID-19 pandemic. *High-Priority Action. Timeline: Ongoing until the pandemic is over.*

Public Comment Draft

Action 2.3.1.2: Partner with broadband providers, county libraries, and local government including cities with library systems to develop and expand digital and Wi-Fi hotspots throughout the County, particularly in unincorporated areas, low-income communities, and rural areas. *High-Priority Action. Timeline: Ongoing.*

Strategy 2.3.2: Improve the financial literacy of the population. Particular emphasis should be on individuals in low-income households and socioeconomically disadvantaged areas.

Action 2.3.2.1: Introduce or reintroduce financial literacy and home economics courses in high school, community college, and at CSUMB and encourage and/or incentivize the coursework to be a mandatory graduation requirement. *Medium-Priority Action. Timeline: Ongoing.*

Action 2.3.2.2: Provide financial literacy support for small businesses and entrepreneurs. Examples include training on bookkeeping, credit score and credit management, and building relationships with financial institutions. *Medium-Priority Action. Timeline: Ongoing.*

HOUSING

GOAL #3: ADDRESS HOUSING SHORTAGE, AFFORDABILITY, AND BARRIERS TO NEWDEVELOPMENT

Consideration: Monterey County (especially Salinas Valley) has a significantly higher percentage of overcrowded households than statewide (13.7% vs. 8.2%), and over half of the renter

households are rent-burdened. Several countywide efforts are addressing housing issues, such as the Salinas Plan, the Farmworker Housing Study and Action Plan, and collaboration with the United Way on accessory dwelling units. However, currently, there is simply not enough housing to accommodate especially low-income households, and housing costs are simply too high for many households. Many households in these categories work in low-paying jobs such as farm work or tourism and hospitality, which is also seasonal by nature. Programs to alleviate housing shortage and affordability should be targeted to these households.

Objective 3.1: Foster dialogue and cooperation on housing needs and housing issues through active communication, regional working groups between all stakeholders inclusively. The current process for housing planning, approval, and development faces many obstacles; some are due to the legal challenges by anti-housing development groups, while some are due to the burdensome regulatory and permitting process. Overall, the current landscape lacks cooperation. To address housing shortage and affordability issues, all sides must come and work together.

Strategy 3.1.1: Establish a joint Housing Committee with proponents and opponents of new development to facilitate discussion and goal-setting.

> Action 3.1.1.1: Identify and select individuals on the Housing Committee that represent stakeholders. The process should give particular representation to groups, such as renters and socioeconomically disadvantaged households, that have traditionally been underrepresented. *High-Priority Action. Timeline: Within 6 months of CEDS release.*
>
> Action 3.1.1.2: Create and assign roles and a housing committee organization chart that holds each committee accountable to each other as well as the stakeholders. *High-Priority Action. Timeline: Within 9 months of CEDS release.*
>
> Action 3.1.1.3: The joint Housing Committee shall conduct at least two working groups annually to implement and monitor each goal and priority area identified in this CEDS. *High-Priority Action. Timeline: Ongoing.*

Public Comment Draft

Strategy 3.1.2: Conduct outreach and education workshops for stakeholders and the public so that potential applicants and local communities better understand the rules and regulations governing housing.

> Action 3.1.2.1: Workshops should be conducted in English and Spanish, with additional languages as necessary. Various outreach methods should be deployed in good faith, and additional efforts should be made to reach households where English is not the primary spoken language and which are not tech-savvy. *High-Priority Action. Timeline: Ongoing.*
>
> Action 3.1.2.2: Expand training of city and County staff and local elected officials about state and local land use laws and regulations. *Medium-Priority Action. Timeline: Ongoing.*

Objective 3.2: Promote alternative housing tenure and/or housing types for seasonal workers over the next five years to stabilize the Agriculture, Tourism, & Hospitality workforce. Housing overcrowding is a severe issue in Monterey County, especially in the Salinas Valley region, where it is common among farmworkers and low-income households. In addition, finding housing

options is a significant challenge for many H-2A visa workers, many of whom provide seasonal farm work. The traditional one-household-per-single-family housing unit is not feasible for many households because of the high housing costs. The County must promote alternative housing for these workers.

Strategy 3.2.1: Ease local restrictions to development while avoiding excessive natural working lands conversion.

> Action 3.2.1.1: Allow affordable housing to be built on land zoned for commercial or public uses and on church-zoned lands. *High-Priority Action. Timeline: Ongoing.*
>
> Action 3.2.1.2: Ease development of Accessory Dwelling Units (ADUs) by reducing ADU impact and permit fees, disseminating public information, and establishing lender products for ADU new construction and rehabilitation. *Medium-Priority Action. Timeline: Ongoing.*
>
> Action 3.2.1.3: Identify and eliminate barriers to the development of employer-sponsored housing while ensuring that the development is built to allow for future conversion to multifamily should the employer sell the property. *High-Priority Action. Timeline: Within 12 months of CEDS release.*

Strategy 3.2.2: Partner with local businesses to develop a workforce housing pilot program to test viability.

> Action 3.2.2.1: Investigate and pilot the use of innovative emergency housing types, such as mobile and tiny homes, for seasonal, migrant workers. *High-Priority Action. Timeline: Within 12 months of CEDS release.*
>
> Action 3.2.2.2: Collaborate with other jurisdictions to develop a model ordinance for the temporary use of motels and hotels for H-2A or other seasonal workers. *Medium-Priority Action. Timeline: Within 12 months of CEDS release.*

Public Comment Draft

Objective 3.3: Change regulations to remove barriers, streamline processing, and reduce costs of housing development.

Strategy 3.3.1: Encourage local jurisdictions to proactively collaborate with affordable housing developers and develop solutions that remove site-specific land use barriers where possible.

> Action 3.3.1.1: Identify and map appropriate sites for seasonal, farm, and Tourism and Hospitality worker housing in collaboration with local jurisdictions in the region and streamline the approval processes whenever possible. *High-Priority Action. Timeline: Within 12 months of CEDS release.*
>
> Action 3.3.1.2: Support annexation of unincorporated county land to adjacent cities so that the land may connect to city infrastructure to facilitate development of housing. *Medium-Priority Action. Timeline: Ongoing.*

Strategy 3.3.2: Encourage local jurisdictions to identify and evaluate current land use and zoning and, when appropriate, rezone properties to create additional sites for affordable housing.

Action 3.3.2.1: Create defined standards that, if met, allow agricultural land to be annexed into a city to enable potential relaxed restrictions on the residential use of agriculturally-zoned land in unincorporated areas that restrict on-farm residential development. *Medium-Priority Action. Timeline: Years 2 to 5.*

Action 3.3.2.2: Promote the establishment of Affordable Housing Overlay Zones in" high-opportunity" areas in Monterey County. *Medium-Priority Action. Timeline: Years 2 to 5.*

CLUSTER DEVELOPMENT

GOAL #4: FOSTER DEVELOPMENT OF GROWING ESTABLISHED AND EMERGING CLUSTERS

Regions must be vigilant against brain drain, industry transformation, and stagnation. Targeting growth toward industry clusters can assist regional resilience through diversification of the local economy. Successful clusters can also facilitate spillovers, multiplier effects, higher wages, and employment diversity. In expanding cluster development, regional developers should encourage Science, Technology, and Innovation (STI) policies to develop local clusters. STI policies can be key in reducing regional inequality and meeting sustainable development goals (SDGs).[111] Regional developers should target growth to each of the subregions' industrial niches. On the County level, growth should be targeted toward emerging technologies and AgTech. In Salinas Valley, growth should pivot toward value-added manufacturing and processing. In the coastal Monterey Peninsula, growth should be targeted toward merging segments of the tourist sector with other growing and established sectors.

Public Comment Draft

Objective 4.1: Expedite advanced technology innovation ecosystems in Monterey County. Steer regional policy toward advanced technology sectors. In doing so the region must have the capacity to grow the cluster. The growth of advanced technology in the region can also help other industries that need technological know-how.

Strategy 4.1.1: Expedite advanced technology innovation ecosystems and address bottlenecks of emerging cluster initiatives. Successful cluster growth is that which is supported by a host of entities with a long-term strategy and vision. Existing cluster initiatives such as Monterey Bay Dart should continue regional efforts in targeting regional bottlenecks to advanced technology growth sectors.

Action 4.1.1.1: Strengthen Federal and Regional Anchors by collaborations with Federal/regional institutions. Cluster developers should monitor formal collaboration opportunities and partnerships with institutions such as the FAA, NASA, and other Federal technological-related agencies. *Medium-Priority Action. Timeline: Ongoing.*

Action 4.1.1.2: Foster Partnerships and Collaborations. To grow the cluster, education and training opportunities must exist in the relevant fields. It is also important to form cross-sectoral partnerships with other industries and sectors (public and private). Local developers should collaborate and work closely with academic institutions and workforce development centers to determine future job growth and the type of skills and education needed (aeronautics and related STEM degrees).

[111] UNESCO. Science, Technology and Innovation Policy Development. Retrieved from http://www.unesco.org/new/en/natural-sciences/science-technology/sti-systems-and-governance/sti-policy-development/

For emerging tech, support organizations such as the Monterey Bay Dart should continue collaborations with the Naval Postgraduate School and other defense-related institutions and explore opportunities to extend advanced technologies curriculum to the civilian population.

For the AgTech cluster, there should be continued collaboration between Hartnell College and CSUMB, among other cluster support organizations. There should be continued rollout and expansion of Career Technical Education (CTE) programs to grow and develop the AgTech cluster. *High-Priority Action. Timeline: Ongoing.*

Action 4.1.1.3: Develop a Long-Term Cluster Strategy. To encourage cluster growth there must be long-term planning. Cluster developers should consider devising a long-term cluster strategy that addresses innovation, policy, specialization, market structure, market failures, and coordination. Short-term goals can address collaborations and winning bids with Federal anchors while long-term goals can address formal corridor development and long-term funding opportunities. *High-Priority Action. Timeline: Year 2.*

Strategy 4.1.2: Bolster the expansion and curation of advanced technology innovation ecosystems over the next five years.

Action 4.1.2.1: Local regional cluster actors should coordinate every two years to facilitate collaboration and technology transfer within the region. Examples are the City of Salinas (AgTech), Western Growers Association, Hartnell College, Agriculture companies, Emerging Tech Companies, the Monterey Bay Dart, Naval Postgraduate School, Monterey Bay Defense Alliance, economic developers, and local academic institutions among others. Institutions should collaborate to expand advanced technology applications in existing sectors Agriculture, Health Care, and defense). *Medium-Priority Action. Timeline: 2 Years.*

Public Comment Draft

Action 4.1.2.2: Coordinated events should address regional industry bottlenecks. *Medium-Priority Action. Timeline: 3 Years.*

Objective 4.2: Expand value-added manufacturing and processing in Salinas Valley.

Strategy 4.2.1: Expand the value-added manufacturing and processing industry. This can be done by ensuring industrial zones, opportunity zones, and areas zoned for economic development have the necessary infrastructure and capacity required to attract and retain new and old businesses.

Action 4.2.1.1: Monterey County and local governments should work with regional economic developers to upgrade and expand infrastructure and capacity in strategic development, opportunity, and industrial zones. *High-Priority Action. Timeline: 2 Years.*

Action 4.2.1.2: Monterey County, local governments, the AgTech cluster, community colleges, and business development centers should collaborate to expand local processing capabilities. Business development centers and workforce development entities should create initiatives that facilitate the growth of local value-added food processing in the region. Initiatives should include targeted information on food safety certification, food business licensing, and the use of communal commercial kitchens,

etc. These initiatives should be linked with local farmers markets and marketing campaigns to develop the region as a model for value-added processing. *Medium-Priority Action. Timeline: 4 Years.*

Objective 4.3: Create and continue to support cross-sectoral opportunities between the Agriculture and Tourism sectors in Coastal Monterey. Many opportunities exist to further develop segments of the Tourism sector that can be merged with supply chains of the Agriculture sector. The Monterey Peninsula, one of the main tourism hubs in the County, can be bolstered through collaborations. A cross-sectoral approach should be used to expand both sectors of the economy by collaboration and sharing of complementarities. A sustainable approach should be undertaken when growing the Tourism sector to ensure that any developments meet environmental standards and do not contribute to over-tourism and environmental degradation.

Strategy 4.3.1: Create and continue developments around sustainable tourism that merge the strengths of the Tourism and Agriculture sectors.

Action 4.3.1.1: The Monterey tourism board, Monterey County, local City governments, relevant industry specialists, and environmental agencies should collaborate to curate tourism experiences around local sectors. The Hospitality Industry can collaborate with the Agricultural and Manufacturing industries to expand value-added processing to wine grape crops to attract and retain new & existing visitors. In the case of the ongoing developments of the regional Wine Corridor, there should be continued efforts to sustainably grow and develop the effort. *High-Priority Action. Timeline: 2 Years.*

Public Comment Draft

Action 4.3.1.2: The Monterey tourism board should work with industry-relevant bodies and local developers to monitor and incorporate development initiatives into their tourism strategy. The goal should be to expand local sectors by merging them with the tourist sector. It can be done via events, marketing, and curating new tourism experiences in line with local development goals. *High-Priority Action. Timeline: Ongoing.*

Objective 4.4: Create a regulatory compliance task force for the agriculture cluster. One of the greatest challenges for the local Agriculture Industry is responding to new and evolving regulatory measures in a cost-efficient and timely manner. The increasing regulatory costs hurt small farms and growers who lack the resources needed to keep up with compliance. The task force will be key in helping them navigate the evolving landscape of policy change in the industry.

Strategy 4.4.1: Create a regulatory compliance task force for the Agriculture Industry within a year of the Monterey CEDS publication date

Action 4.4.1.1: The Monterey CEDS Committee should determine a key organization to lead in the creation of the task force. Institutions that could lead the task force are the Farm Bureau Monterey, the City of Salinas (AgTech Salinas), Thrive AgTech, and the WGA Center for Innovation and Technology. *High-Priority Action. Timeline: 1 Year.*

Action 4.4.1.2: The key organization should set up a task force of members from various fields. The committee should be cross-sectoral to ensure that institutions working outside the agriculture cluster are involved. *High-Priority Action. Timeline: 1 Year.*

Action 4.4.1.3: The task force should solve regulatory compliance bottlenecks. *High-Priority Action. Timeline: 2 Years.* Examples of tasks:

- Review current and forthcoming regulations that eliminate and inhibit job and industry growth.
- Identify regulations that are obsolete, ineffective, inconsistent, not practical to implement, hamper industry growth, and impose costs that exceed benefits concerning current legislation.
- Work with local education institutions and workforce development groups to explore creating a regulatory compliance curriculum to overcome the lack of agriculture regulatory compliance officers in the region.[112]

Action 4.4.1.4: Considering the evolving nature of regulations, upon meeting its goals, the group should consider transitioning to a working group. *High-Priority Action. Timeline: Ongoing.*

SMALL BUSINESS AND ENTREPRENEURSHIP

GOAL #5: STRENGTHEN SMALL BUSINESS AND ENTREPRENEURSHIP ENVIRONMENT

Regions can instill resilience through policies and initiatives that strengthen the small-business and entrepreneurship climate. Developers should ensure that there is a healthy ecosystem of entrepreneur development (skill development and business acumen skills), networking (industry events, digital conferences, and outreach), capital acquisition (information on local financing options, grants, regional initiatives, and other capital acquisition methods), local business climate (information on regulation and policy) and culture (positive community attitudes and support for local business).

Public Comment Draft

Objective 5.1. Ensure that the region has a robust support structure for business development and entrepreneurship in addition to workforce development programs.

Strategy 5.1.1: Implement a Business Retention and Expansion Program over two years that facilitates a local entrepreneurial ecosystem. The local ecosystem should combine the information of the business landscape in the region and be unified by a singular information hub (website or app). The information hub should encompass knowledge of all aspects of business development.

Action 5.1.1.1: Survey the local business community to understand their business needs. The surveys should be based on entrepreneur development, networking, capital acquisition, local business climate, and business cluster type to understand the regional shortfalls. Survey local Technical Assistance providers, ensure capital to coordinate resources, and identify gaps. *Medium-Priority Action. Timeline: 1 Year.*

Action 5.1.1.2: Create a business development information hub that combines all of the information needed in the business development cycle. *High-Priority Action. Timeline: 2 Years.*

[112] U.S. Department of Education. Improving Regulation and Regulatory Reform. Retrieved from https://www2.ed.gov/policy/gen/reg/retrospective-analysis/index.html

Action 5.1.1.3: Ensure that pertinent information is accessible in multiple languages when feasible. *Low-Priority Action. Timeline: 2 Years.*

Action 5.1.1.4: Develop and expand the Business Retention and Expansion Program by creating a physical presence. This can be done via the formation of a Business Development Center and external collaborations with local community stakeholders. *Medium-Priority Action. Timeline: Ongoing.*

Objective 5.2: Ensure a resilient and equitable business ecosystem. Local workforce development agencies and regional developers should develop a contingency plan that can help transition workers and small businesses back into the economy after an industry shock or decline. Economic developers should collaborate and form partnerships with those working in the fields of emergency management and pre-disaster. These collaborations can not only help businesses manage disasters but also help in the response stages.

Strategy 5.2.1: In the event of industrial decline or stagnation, regional developers should develop programs to retrain and rebuild over three years. Programs should be industry-specific, for example, the decline of Leisure & Hospitality could be approached by retraining workers of that sector in other parts of the economy.

Action 5.2.1.1: Industry-specific nonprofits, emergency management specialists, business, and workforce development agencies should collaborate to create mitigation programs that can deal with a decline or sudden downturn. Retraining workers and entrepreneurs of a declining sector and deploying their skills elsewhere in the economy should be emphasized. *High-Priority Action. Timeline: 3 Years.*

Public Comment Draft

Action 5.2.1.2: Candidates should be tracked throughout all stages of the process (from resume building to contract signing). *High-Priority Action. Timeline: 3 Years.*

Strategy 5.2.2: Develop Technical Assistance programs for businesses and business owners impacted by disasters (natural and economic). Ensure that new and small businesses can enter or reenter the economy following periods of economic downturn and disaster. Programs should also take a cross-sectoral approach to target growth to other local sectors.

Action 5.2.2.1: Development agencies should work with the County, cities, technical assistance providers, workforce development boards, emergency management specialists, and other community initiatives to develop economic contingency strategies in the event of an industry decline or shock stemming from natural disasters. *Medium-Priority Action. Timeline: 3 Years.*

Action 5.2.2.2: Local community development agencies and nonprofits should collaborate to raise funds for industries in decline/stagnation. Funding should help business owners stay solvent during times of decline and disaster. Funding should also be used to help new entrants to the industry by the development of shared spaces such as local incubator hubs and commercial kitchens (contingent on specific industry needs). *Medium Priority Action. Timeline: 5 Years.*

Action 5.2.2.3: Local business development agencies, technical assistance providers, and workforce development boards should collaborate to provide industry-specific targeted

responses in periods of decline. Strategies should take a cross-sectoral approach via collaborations with other sectors. A specific industry policy of a COVID-19 recovery initiative for helping small businesses to reenter the Food & Beverage industry is presented below (Action Plan). *Medium-Priority Action. Timeline: 3 Years.*

Action 5.2.2.4: The County should work with relevant workforce development agencies to incorporate mitigation strategies for industry decline into the development of their Economic Development Disaster Recovery Strategy (Emergency Operations Plan). *Low-Priority Action. Timeline: 2 Years.*

INFRASTRUCTURE

GOAL #6: EXPAND THE REGIONAL BROADBAND INFRASTRUCTURE.

The COVID-19 pandemic shed light on the digital divide in the region, when it was found that over 11,000 students lacked the services needed in their education. It was exacerbated in rural regions where the older population had less internet access and couldn't access essential telehealth services during the pandemic.

Objective 6.1: Expand broadband access and infrastructure over the next seven years. The Central Coast Broadband Consortium set a regional standard of 100 Mbps download/20 Mbps upload speed, which should be used as the benchmark. Furthermore, the region should follow the state benchmark of rolling out services to 98% of the region. A Federal Highway Administration report found that 90% of broadband installation costs were due to the digging of the roadways and not the installation of the lines themselves.[113] A County-level Dig Once initiative can offset the costs of new providers setting up services.

Public Comment Draft

Strategy 6.1.1: Monterey County should consider adopting a Dig Once initiative in the region. A Dig Once policy includes installing a conduit and fiber during construction projects to offset duplicate construction costs. This in turn makes it less costly for service providers to offer broadband to rural regions.

Action 6.1.1.1: Monterey County should examine the feasibility of adopting a Dig Once initiative in the region. *High-Priority Action. Timeline: 6 Months.*

Action 6.1.1.2: Local government agencies that do not already have a Dig Once initiative should also examine the implementation of this policy in their jurisdiction. *High-Priority Action. Timeline: 6 Months.*

Strategy 6.1.2: Regional institutions working on expanding broadband access should collaborate and replicate successful initiatives to expand service. Currently, several entities are tackling the digital divide. Bringing these groups together could combat the current fragmented regional approach and avoid duplicity of efforts.

Action 6.1.2.1: Create a working group of experts who are already working toward reducing the digital divide in the region (Monterey Bay Economic Partnership, Central

[113] Cooper, T. (2019, Aug. 7). Dig Once: The Digital Divide Solution Congress Squandered and Policy That Could Save $126 Billion on Broadband Deployment. BroadbandNow. Retrieved from https://broadbandnow.com/report/dig-once-digital-divide/

Coast Broadband Consortium, Digital Equity Task Force, and regional governments). *High-Priority Action. Timeline: 6 Months.*

Action 6.1.2.2: Explore and research other success stories such as the Equal Access Santa Cruz County[114] and Gonzales's Internet for All initiative. Then determine how these initiatives can be best adapted throughout the region. *High-Priority Action. Timeline: 12 Months.*

Action 6.1.2.3: Start a fund and collaborate with regional nonprofits such as the Community Foundation for Monterey County and designate entities of the working group as fiscal agents for fund disbursement and initiative rollout. *High-Priority Action. Timeline: 12 Months.*

Action 6.1.2.4: Work with the California Broadband Council and the Governor's Office of Broadband and Digital Literacy to help execute the Broadband for All plan published in December 2020. *Medium-Priority Action. Timeline: 6 Months.*

Objective 6.2: Eliminate the student digital divide by ensuring all K-12 students have access to online distance learning infrastructure. Expansion of the internet infrastructure should include both expansion and access to remote learning infrastructure and access to physical community institutions with connectivity such as libraries and public Wi-Fi hotspots, etc. The region should expand and prioritize both at-home and public infrastructure services. The Monterey County Office of Education, Monterey County, and the regional digital equity team should collaborate to determine the extent of the digital divide for students. The aforementioned institutions should work together in a bid to eliminate student digital inequality by 2024.

Public Comment Draft

Strategy 6.2.1: Local education districts should designate school officials to create, implement, and harmonize an outreach strategy aimed at increasing digital literacy among parents and guardians.

Action 6.2.1.1: Create a system of documentation of initial contact and follow-up to encourage and ensure parents acquire the devices needed. *High-Priority Action. Timeline: 6 Months.*

Action 6.2.1.2: Designate a point of contact for replacement and repair of devices. *Medium-Priority Action. Timeline: 3 Months.*

Action 6.2.1.3: Make instructional videos and curriculum on digital literacy aimed at helping parents and students with their specific needs (instructional videos should aim for equity by ensuring access in the language spoken at home). *High-Priority Action. Timeline: 1 Year.*

Action 6.2.1.4: Designate funds to provide hotspot devices for low-income families to ensure access for students that cannot use bus Wi-Fi and library services. *Medium-Priority Action. Timeline: 2 Years.*

[114] This initiative involved collaborations among a local service provider, the Santa Cruz County Office of Education, and the Pajaro Valley School district. The plan gave three months of free service and Wi-Fi hardware followed by a discounted service for low-income families.

Action 6.2.1.5: Continue **to create initiatives and continue** the rollout and expansion of public hotspots, library access, and mobile hotspots. *Medium-Priority Action. Timeline: Ongoing.*

Public Comment Draft

APPENDIX 1: ADDITIONAL ECONOMIC INDICATORS FOR MONTEREY COUNTY

Table A1: Industry Composition by Employment in Coastal Monterey, 2010-18

2018	2010	Growing Industries	Declining Industries
Accommodation & Food Services (12%)	Retail Trade (12%)	Agriculture, Forestry, Fishing & Hunting (42%)	Mining, Quarrying, and Oil and Gas Extraction (-50%)
Health Care & Social Assistance (12%)	Educational Services (11%)	Accommodation & Food Services (16%)	Management of Companies & Enterprises (-35%)
Educational Services (11%)	Health Care & Social Assistance (11%)	Health Care & Social Assistance (14%)	Information (-33%)
Retail Trade (10%)	Accommodation & Food Services (11%)	Public Administration (9%)	Finance & Insurance (-31%)
Professional & Technical Services (7%)	Professional & Technical Services (7%)	Educational Services (2%)	Utilities (-24%)

Source: American Community Survey

Table A2: Industry Composition by Employment in Salinas, 2010-2018

2018	2010	Growing Industries	Declining Industries
Agriculture, Forestry, Fishing & Hunting (24%)	Agriculture, Forestry, Fishing & Hunting (18%)	Agriculture, Forestry, Fishing & Hunting (35%)	Retail Trade (-18%)
Health Care & Social Assistance (12%)	Retail Trade (12%)	Accommodation & Food Services (27%)	Finance & Insurance (-40%)
Retail Trade (9%)	Health Care & Social Assistance (11%)	Transportation & Warehousing (47%)	Public Administration (-11%)
Accommodation & Food Services (7%)	Construction (7%)	Health Care & Social Assistance (10%)	Real Estate, Rental & Leasing (-36%)
Educational Services (7%)	Manufacturing (7%)	Educational Services (16%)	Manufacturing (-7%)

Source: American Community Survey

Public Comment Draft

Table A3: Change in Industry Composition by Employment in South Monterey, 2010-18

2018	2010	Growing Industries	Declining Industries
Agriculture, Forestry, Fishing & Hunting (39%)	Agriculture, Forestry, Fishing & Hunting (35%)	Agriculture, Forestry, Fishing & Hunting (23%)	Transportation & Warehousing (-62%)
Retail Trade (8%)	Health Care & Social Assistance (8%)	Accommodation & Food Services (103%)	Wholesale Trade (-39%)
Manufacturing (7%)	Manufacturing (8%)	Retail Trade (27%)	Health Care & Social Assistance (-18%)
Educational Services (7%)	Public Administration (7%)	Administrative & Waste Services (64%)	Other Services, Except Public Administration (-22%)
Accommodation & Food Services (7%)	Educational Services (7%)	Professional & Technical Services (67%)	Public Administration (-10%)

Source: American Community Survey

Table A4: Forecast Change in Employment by Occupation, Monterey County, 2020-23

	2020 (Q1)	2023 (Average)	3-Year Change	5-Year Growth
Farming, Fishing, and Forestry	44,540	45,534	994	2.2%
Office and Administrative Support	19,000	18,780	-220	-1.2%
Food Preparation and Serving Related	18,513	19,023	510	2.8%
Transportation and Material Moving	15,381	15,562	181	1.2%
Sales and Related	15,314	15,251	-63	-0.4%
Management	14,221	14,509	288	2.0%
Educational Instruction and Library	11,685	11,691	6	0.1%
Healthcare Practitioners and Technical	8,083	8,293	210	2.6%
Healthcare Support	7,872	8,458	586	7.4%
Business and Financial Operations	7,862	7,998	136	1.7%
Building and Grounds Cleaning and Maintenance	7,843	7,907	64	0.8%
Construction and Extraction	6,457	6,626	169	2.6%
Production	6,315	6,335	20	0.3%
Installation, Maintenance, and Repair	5,737	5,812	75	1.3%
Protective Service	4,548	4,562	14	0.3%
Personal Care and Service	4,521	4,626	105	2.3%
Community and Social Service	3,183	3,308	125	3.9%
Computer and Mathematical	2,751	2,824	73	2.7%
Arts, Design, Entertainment, Sports, and Media	2,536	2,560	24	0.9%
Architecture and Engineering	1,781	1,801	20	1.1%
Life, Physical, and Social Science	1,593	1,614	21	1.3%
Legal	1,185	1,201	16	1.4%
All Occupations	210,907	214,400	3,493	1.7%

Source: Jobs EQ

Public Comment Draft

APPENDIX 2: ASSET REGISTER

Consult “Asset Register” Excel workbook.

Public Comment Draft

APPENDIX 3: WORKFORCE DEVELOPMENT PROGRAMS

Provider Name	Provider Type	Location
Esalen Institute	Apprenticeship, Business, Career, & Tech Schools	Big Sur
Monterey Institute of Touch	Apprenticeship, Business, Career, & Tech Schools	Carmel
Monterey / Santa Cruz Plumbers & Steamfitters	Schools with Occupational Programs (ROP)	Castroville
Sheet Metal Workers Local Union #104	Apprenticeship, Business, Career, & Tech Schools	Castroville
King City Adult Education	Schools with Occupational Programs (ROP)	Greenfield
Golden Gate University	University or College (four-year school)	Marina
Chapman University - Monterey	University or College (four-year school)	Monterey
Monterey Institute of International Studies	University or College (four-year school)	Monterey
Monterey Peninsula Adult Education	Schools with Occupational Programs (ROP)	Monterey
Monterey Peninsula College	Community Colleges (two-year school)	Monterey
Del Monte Aviation	Apprenticeship, Business, Career, & Tech Schools	Monterey
Pacific Grove Adult Education	Schools with Occupational Programs (ROP)	Pacific Grove
Mission Trails Regional Occupational Program	Schools with Occupational Programs (ROP)	Salinas
Hartnell Community College	Community Colleges (two-year school)	Salinas
Central Coast College	Apprenticeship, Business, Career, & Tech Schools	Salinas
H & R Block Tax School	Apprenticeship, Business, Career, & Tech Schools	Salinas
Heald College	Apprenticeship, Business, Career, & Tech Schools	Salinas
OfficeStar Computer Training Center Education	Apprenticeship, Business, Career, & Tech Schools	Salinas
Salinas Beauty College	Apprenticeship, Business, Career, & Tech Schools	Salinas
Shoreline Occupational Services/Goodwill	Apprenticeship, Business, Career, & Tech Schools	Salinas
Waynes College of Beauty	Apprenticeship, Business, Career, & Tech Schools	Salinas
Shoreline Workforce Development Services - Santa Cruz	Apprenticeship, Business, Career, & Tech Schools	Santa Cruz
California State University, Monterey Bay	University or College (four-year school)	Seaside
Monterey Bay Beauty College	Apprenticeship, Business, Career, & Tech Schools	Seaside
Monterey College of Law	Apprenticeship, Business, Career, & Tech Schools	Seaside
H & R Block Tax School	Apprenticeship, Business, Career, & Tech Schools	Watsonville

Source: California EDD

AGENDA ITEM
9A.

Consideration of City RESOLUTION Authorizing the City Manager to Renew a Professional Services Agreement with Harris & Associates in the Amount of $400,000 to Provide City Engineering Services to the City of Sand City for Fiscal Years 2021-2022 and 2022-2023

STAFF REPORT

DATE: June 8, 2021 (for City Council action on July 15, 2021)

TO: Honorable Mayor and City Council Members

FROM: Leon Gomez, City Engineer

SUBJECT: Approval of a resolution authorizing the city manager to renew a Professional Service Agreement with Harris & Associates in the amount of $400,000 to provide city engineering services to the City of Sand City for Fiscal Years 2021-2022 and 2022-23

RECOMMENDATION

Approve a resolution authorizing the city manager to renew a Professional Service Agreement with Harris & Associates in the amount of $400,000 to provide city engineering services to the City of Sand City for Fiscal Years 2021-2022 and 2022-23.

BACKGROUND

On August 6, 2019, the City Council of Sand City (City) approved Resolution 19-61 authorizing the city manager to enter into a Professional Service Agreement (PSA) with Harris & Associates (Harris) to provide city engineering services for fiscal year 2019-2020. The PSA allows for the agreement to be renewed and states the following under provision I. Term:

> *The AGREEMENT may be reviewed and renewed annually. No modification to the terms of this AGREEMENT shall be valid unless made in writing and signed by the parties hereto.*

On June 2, 2020, the City Council approved Resolution SC 20-37 authorizing the city manager to renew the PSA with Harris to provide city engineering services for fiscal year 2020-21.

In order to reduce the level of effort involved with renewing the PSA annually, staff is recommending approval of a renewal to the PSA with an extension to the term for fiscal years 2021-22 and 2022-23 which would cover a two-year period from July 1, 2021 through June 30, 2023.

In addition, based on a review of the PSA structure with Harris, minor revisions have been added to allow for the issuance of separate task orders by the City Manager based on the size, type, and character of certain assignments. The intent is for the PSA to allow the City Manager to issue task orders up to the amount of the contract budget, which is $400,000, during the term of the agreement. For example, the first task order, i.e. “Task Order 01” will be for general city engineering services with subsequent task orders issued (02, 03, 04, etc.) for specific assignments as described above. The benefit of this structure is that specific projects will be identified with a specific scope of work, budget, and schedule that will allow for both the City and Harris to more effectively track and manage these assignments.

For example, the West End Stormwater Improvement Projects on Contra Costa St. and Catalina St. are grant funded projects that will require accurate accounting and tracking in order for the

City to receive reimbursement. Currently, these projects are under the general Harris project number for city engineering services and require finance staff to separate out reimbursable costs from Harris' monthly invoice. As separate task orders, a separate project number and invoice will be generated specific to these projects that will allow for City staff to more easily account for and track reimbursable expenses and provide these invoices directly to the State Water Resources Control Board and Department of Water Resources as part of a request for reimbursement

REVIEW AND ANALYSIS

The PSA was originally approved based on retaining Mr. Leon Gomez as contract City Engineer based on his experience in serving in this role since 2014 and due to his experience with, and knowledge of, almost all city infrastructure and public works related projects. Since 2013, Mr. Gomez has participated in the City's Capital Improvement Program (CIP), public works and street rehabilitation projects, development review services, municipal storm water program support, preparation of reports to city council, regular attendance at department head meetings, preparation of grant applications and coordination of grant awards, and coordination with local and state agencies as related to City projects. Mr. Gomez also serves as the City's designated representative on the Monterey Regional Storm Water Management Program (MRSWMP) Management Committee, the Transportation Agency for Monterey County (TAMC) Technical Advisory Committee (TAC) and the Seaside Groundwater Basin Watermaster TAC. In 2019, Mr. Gomez was responsible for preparing the first draft of the City's 5-Year CIP based on input from each of the City's departments to develop a list of over 30 projects for consideration by city council.

During his time as contract city engineer, Mr. Gomez has had the opportunity to develop strong working relationships with City staff including the city manager, city planner, public works staff, chief of police, city clerk, finance staff, and the City's contract building and fire departments. As a result of this experience, Mr. Gomez has first-hand knowledge of the City's infrastructure and a significant amount of "institutional memory" for many of the City's current and past projects, as well as existing relationships with City staff, neighboring cities, and public agencies.

Currently, Mr. Gomez and the Harris team are involved in several important City projects including the:

- West End South of Tioga Project: engineering support for construction phase permits, development review services, meetings and coordination with the developer and outside agencies (PG&E, SCSD, Cal-Am, etc).
- West End Stormwater Improvement Project – Contra Costa Street: grant support and coordination with the technical assistance and design team and the State Water Resources Control Board.
- West End Stormwater Improvement Project – Catalina Street: grant support and coordination with the technical assistance and design team, Monterey Peninsula Water Management District, and the Department of Water Resources.
- City Hall Electrical Upgrade: project support and coordination with electrical design and contractor.
- Calabrese Park and City Hall Improvement Project: project design and management to incorporate the pavement rehabilitation of Pendergrass Way, adjacent parking lots, new ADA ramps, crosswalks, and drainage improvements.
- Development Review Services for residential, mixed-use, and commercial projects.
- Sand City Water Supply Project (SCWSP) Phase 1 New Wells Project: coordination with City staff and Cal-Am.

In addition, Mr. Gomez has been instrumental in applying for and obtaining several significant grants to support City projects. The table below shows current grants which Mr. Gomez and the Harris team are currently involved with:

Table 1 – Grant Funded Projects

Project	Grant	Amount	Current Status
West End Stormwater Improvement Project - Contra Costa Street	SWRCB Prop. 1 Technical Assistance, 2017	$270,000	60% design
	SWRCB Prop. I SW Implementation, 2021	$2,735,202	
West End Stormwater Improvement Project - Catalina Street	SWRCB Prop. 1 IRWM Grant, 2020	$972,400	60% design
Calabrese Park Improvement Project	CDBG Funding, 2019	$60,000	Incorporating pavement rehabilitation for Pendergrass Way and City Hall parking
	Total	$4,037,602	

**SWRCB = State Water Resources Control Board, CDBG = Community Development Block Grant*

Based on the above, staff recommends approval of a renewal to the PSA with Harris for fiscal years 2021-22 and 2022-23 in order to continue to receive the range of professional engineering services necessary to support both public and private projects and capital improvement program goals and objectives in the coming year.

ENVIRONMENTAL (CEQA) CLEARANCE

An amendment to the existing professional services agreement does not constitute a “project” as defined by the California Environmental Quality Act (CEQA) and is therefore exempt under CEQA guidelines sections 15060(c)(2) and 15061(b)(3).

FISCAL IMPACT

Approval of a renewal to the Professional Service Agreement with Harris & Associates to provide city engineering services in the amount of $400,000 for fiscal years 2021-22 and 2022-23.

ATTACHMENTS

1. Resolution and Exhibits

CITY OF SAND CITY

RESOLUTION SC_____ , 2021

RESOLUTION OF THE CITY COUNCIL OF SAND CITY AUTHORIZING THE CITY MANAGER TO RENEW A PROFESSIONAL SERVICE AGREEMENT WITH HARRIS & ASSOCIATES IN THE AMOUNT OF $400,000 TO PROVIDE CITY ENGINEERING SERVICES TO THE CITY OF SAND CITY FOR FISCAL YEARS 2021-2022 AND 2022-23

WHEREAS, on August 6, 2019, the City Council of Sand City (the City) approved Resolution 19-61 authorizing the city manager to enter into a Professional Service Agreement (PSA) with Harris & Associates (Harris) to provide city engineering services to the City for fiscal year 2019-20; and

WHEREAS, on June 2, 2020, the City Council approved Resolution SC 20-37 authorizing the city manager to renew the PSA with Harris to provide city engineering services for fiscal year 2020-21; and

WHEREAS, in order to reduce the level of effort involved with renewing the PSA annually, staff is recommending approval of a renewal to the PSA with an extension to the term for fiscal years 2021-22 and 2022-23 or from July 1, 2021 through June 30, 2023; and

WHEREAS, based on a review of the PSA structure with Harris, minor revisions have been added to allow for the issuance of separate task orders by the City Manager based on the size, type, and character of certain assignments; and

WHEREAS, Mr. Leon D. Gomez has served in the role of contract City Engineer since 2014 and is qualified to continue to provide city engineering services to the City of Sand City; and

WHEREAS, since August 2019, Mr. Leon D. Gomez and the Harris team have provided a high level of professional city engineering services to the City and are currently involved in a number of City projects and private development projects, and;

WHEREAS, a renewal of the Professional Service Agreement with Harris, attached as Exhibit A and incorporated herein by reference, is necessary in order for the City to continue to receive city engineering services; and;

WHEREAS, the City has budged $400,000 for city engineering services for fiscal year 2021-2022 and 2023-24 and Harris has agreed not to exceed amount, unless written authorization is provided by the city manager; and

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Sand City does hereby authorize the following:

1. The City Manager is authorized to renew a Professional Service Agreement with Harris & Associates in the amount of $400,000 to provide city engineering services to the City of Sand City for fiscal years 2021-22 and 2022-23.

2. The City Manager is authorized to issue task orders up to the contract amount of

$400,000, unless written authorization and/or city council action is taken to exceed this amount.

3. The term of this renewal shall be from July 1, 2021 and shall expire on expire on June 30, 2023, unless renewed or extended in accordance with the provisions of the Professional Service Agreement.

PASSED AND ADOPTED by the City Council of Sand City this 15th day of June, 2021, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

APPROVED:

Mary Ann Carbone, Mayor

ATTEST:

Connie Horca, Acting City Clerk

CITY OF SAND CITY

PROFESSIONAL SERVICE AGREEMENT FOR NON-CONSTRUCTION PROJECT

This AGREEMENT made this 1st day of July, 2021 (the "Effective Date"), by and between the CITY OF SAND CITY, a municipal corporation, hereinafter referred to as "CITY", and HARRIS & ASSOCIATES, Inc., a California Corporation, hereinafter referred to as "Consultant" (together referred to the "Parties").

In consideration of the mutual covenants and conditions set forth herein, the parties agree as follows:

I. TERM

The term of the AGREEMENT will be for a twenty-four (24) month period beginning on July 1, 2021 and shall end on June 30, 2023, unless sooner terminated pursuant to the provisions of this AGREEMENT. The AGREEMENT may be reviewed and renewed annually. No modification to the terms of this AGREEMENT shall be valid unless made in writing and signed by the parties hereto.

II. SERVICES

Subject to the terms and conditions set forth in this AGREEMENT, CONSULTANT shall provide to the CITY the services described in the Scope of Work in Exhibit A, attached hereto and incorporated herein as though set forth in full. To the extent that Exhibit A is a proposal from CONSULTANT, such proposal is incorporated only for the description of the scope of services and no other terms and conditions from any such proposal shall apply to this AGREEMENT unless specifically agreed to in writing. Unless otherwise explicitly stated in Exhibit A, CONSULTANT shall at it sole cost and expense furnish all facilities and equipment which may be required for completing the tasks set forth in Exhibit A. In the event of a conflict in or inconsistency between the terms of this AGREEMENT and Exhibit A, this AGREEMENT shall prevail.

For the purposes of the services provided by this AGREEMENT, CONSULTANT shall report directly to and take assignments from the City Manager. The City Manager shall issue Task Orders to CONSULTANT based on the type, size, and character of a specific assignment. CONSULTANT and City Manager will meet on a weekly basis, at the discretion of the CITY, to discuss and review the progress of services provided under this AGREEMENT.

With respect to claims that may be asserted by third parties arising from CONSULTANT's actions as a City Engineer, CONSULTANT shall be entitled to assert any immunities or similar defenses that would be available to the CITY in defense of such actions against a CITY employee or official. The City shall use commercially reasonable efforts to include language in third party contracts requiring third party contractors and consultants to provide insurance and

indemnification protection to CITY's agents, including CONSULTANT, to the same extent the City is provided insurance and indemnification protection.

III. PERFORMANCE

CONSULTANT shall at all times faithfully, competently and to the best of his/her ability, experience, and talent, perform all tasks described herein. CONSULTANT shall employ, at a minimum, generally accepted standards and practices utilized by persons engaged in providing similar services as are required of CONSULTANT hereunder in meeting its obligations under this AGREEMENT.

IV. 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 III (Performance) and to satisfy CONSULTANT'S obligations hereunder.

V. ASSIGNMENT OF PERSONNEL

CONSULTANT shall assign only competent personnel to perform services pursuant to his AGREEMENT. In the event that CITY, in its sole discretion, at any time during the term of the AGREEMENT, desires the reassignment of any such persons, CONSULTANT shall, immediately upon receiving notice from CITY of such desire, reassign such person or persons.

VI. PAYMENT

A. The CITY agrees to pay CONSULTANT monthly for services performed and reimbursable costs, in accordance with the payment rates and terms and the CONSULTANT's Fee Schedule as set forth in Exhibit B, attached hereto and incorporated herein by this reference as though set forth in full, based upon actual time spent on the above tasks. This amount shall not exceed FOUR HUNDRED THOUSAND DOLLARS ($400,000) for the total term of the AGREEMENT unless additional payment is approved as provided in this AGREEMENT. Except as specifically authorized by CITY in writing, CONSULTANT shall not bill CITY for duplicative services performed by more than one person. Fees for work performed by CONSULTANT on an hourly basis shall not exceed the amounts shown on the CONSULTANT's Fee Schedule attached hereto as Exhibit B. Reimbursable expenses are included in the total amount of compensation provided under this AGREEMENT that shall not be exceeded.

B. CONSULTANT shall not be compensated for any services rendered in connection with its performance of this AGREEMENT which are in addition to those set forth herein, unless such additional services are authorized in advance and in writing by the City Manager. CONSULTANT

shall be compensated for any additional services in the amounts and in the manner as agreed to by City Manager and CONSULTANT at the time CITY's written authorization is given to CONSULTANT for the performance of said services. The City Manager may approve additional work not to exceed ten percent (10%) of the amount of the AGREEMENT, but in no event shall such sum exceed twenty-thousand dollars ($40,000.00). Any additional work in excess of this amount shall be approved by the City Council of Sand City.

C. CONSULTANT will submit invoices monthly for actual services performed. Invoices shall be submitted on or about the first business day of each month, or as soon thereafter as practical, for services provided in the previous month. Invoices shall include a task summary containing the original contract amount, the amount of prior billings, the total due this period, the balance available under the AGREEMENT. For each work item and task, a copy of the applicable 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. 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 800 hours within a 12 month period under this AGREEMENT. Such notice shall include an estimate of the time necessary to complete work for the remainder of the fiscal year under this AGREEMENT. Payment shall be made within thirty (30) days of receipt of each invoice as to all non-disputed fees. If the CITY disputes any of CONSULTANT's fees it shall give written notice to CONSULTANT within thirty (30) days of receipt of an invoice of any disputed fees set forth on the invoice. Any final payment under this AGREEMENT shall be made within forty-five (45) days of receipt of an invoice. In no event shall CONSULTANT submit an invoice for an amount in excess of the maximum amount of compensation provided above for either a task or the entire AGREEMENT, unless the AGREEMENT is properly modified in writing prior to the submission of such an invoice.

VII. SUSPENSION OR TERMINATION OF AGREEMENT

A. The CITY may at any time, for any reason, with or without cause, suspend or terminate this AGREEMENT, or any portion hereof, upon written notification to CONSULTANT. Upon receipt of said notice, the CONSULTANT shall immediately cease all work under this AGREEMENT, unless the notice provides otherwise. If the CITY suspends or terminates a portion of this AGREEMENT such suspension or termination shall not make void or invalidate the remainder of this AGREEMENT.

B. CONSULTANT may cancel this AGREEMENT upon 60 days written notice to CITY and shall include in such notice the reasons for cancellation.

C. In the event this AGREEMENT is terminated pursuant to this Section, the CITY shall pay to CONSULTANT the actual value of the work performed up to the time of termination, provided that the work performed is of value to the CITY; CITY may however condition payment of such compensation upon CONSULTANT delivering to CITY any and all Documents prepared in connection with this AGREEMENT. Upon termination of the AGREEMENT pursuant to this Section, the CONSULTANT will submit an invoice to the CITY pursuant to Section 6.

D. The parties may amend this AGREEMENT only by a writing signed by all the parties.

E. All obligations arising prior to the termination of this AGREEMENT and all provision of this AGREEMENT allocating liability between the CITY and CONSULTANT shall survive the termination of this AGREEMENT.

F. If CONSULTANT materially breaches any of the terms of this AGREEMENT, CITY's remedies shall include, but not be limited to, the following:

a. Immediately terminate the AGREEMENT

b. Retain all Documents and other work product prepared by CONSULTANT pursuant to this AGREEMENT

c. Retain a different consultant to complete the work described in an given task order not finished by Consultant; and/or

d. Charge the 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 the CITY would have paid CONSULTANT pursuant to section 6 if CONSULTANT had completed the work.

VIII. OWNERSHIP OF DOCUMENTS

A. CONSULTANT shall maintain complete and accurate records with respect to sales, costs, expenses, receipts, and other such information required by CITY that relate to the performance of services under this AGREEMENT. CONSULTANT shall maintain adequate records of services provided in sufficient detail to permit an evaluation of services. All such records shall be maintained in accordance with generally accepted accounting principles and shall be clearly identified and readily accessible. CONSULTANT shall provide free access to the representatives of CITY or its designees at reasonable times to such books and records; shall give CITY the right to examine and audit said books and records; shall permit CITY to make transcripts or copies therefrom as necessary; and shall allow inspection of all work, data, documents, proceedings, and activities

related to this AGREEMENT. Such records, together with supporting documents, shall be maintained for a period of three (3) years after receipt of final payment. CONSULTANT understands that all such records may be subject to the examination and audit of the State Auditor or as part of any audit of the CITY.

B. Upon completion of, or in the event of termination or suspension of this AGREEMENT, all original documents, designs, drawings, maps, models, computer files, surveys, notes, and other documents, in electronic or other form, prepared in the course of providing the services to be performed pursuant to this AGREEMENT ("Documents") shall become the sole property of the CITY and may be used, reused, or otherwise disposed of by the CITY in connection with the project for which CONSULTANT'S services are provided under this AGREEMENT and without the permission of the CONSULTANT. With respect to computer files, CONSULTANT shall make available to the CITY, at the CONSULTANT's office and upon reasonable written request by the CITY, the necessary computer software and hardware for purposes of accessing, compiling, transferring, copying and/or printing computer files. CONSULTANT hereby grants to CITY all right, title, and interest, including any copyright, in and to the documents, designs, drawings, maps, models, computer files, surveys, notes, and other documents prepared by CONSULTANT in the course of providing the services under this AGREEMENT.

C. It is understood and agreed that the Documents prepared by the CONSULTANT under this AGREEMENT are instruments of professional service. Any modifications made by the CITY or any agents of the CITY, to any of the CONSULTANT's Documents or any partial use or reuse of the documents without the express written consent of the CONSULTANT will be at the CITY's sole risk and without liability to the CONSULTANT.

Copies of data exchanged by, through, and between the CITY and CONSULTANT that may be relied upon are limited to the printed copies. Computer-generated Documents that are furnished are only for the mutual convenience of the parties. Any risk of translation or reliance on information obtained or derived from the computer-generated Documents will be at the user's sole risk, and no representations are made, either expressed or implied, as to the long-term performance of data thus transferred.

IX. INDEMNIFICATION AND DEFENSE

A. Indemnity

To the fullest extent permitted by law, CONSULTANT shall indemnify and hold harmless CITY and any and all of its officials, and employees, ("Indemnified Parties") from and against any and all claims, losses,

liabilities, damages, costs and expenses, including reasonable legal counsel's fees and costs, to the extent caused by the negligent, reckless or wrongful act, error or omission of CONSULTANT, its officers, agents, employees or subconsultants (or any agency or individual that CONSULTANT shall bear the legal liability thereof) in the performance of services under this AGREEMENT. CONSULTANT's duty to indemnify and hold harmless CITY shall not extend to the CITY's or any of the Indemnified Parties' negligence or willful misconduct. 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 termination of this AGREEMENT with respect to any liability arising during the term of the AGREEMENT. With respect to third party claims against the CONSULTANT, CONSULTANT waives any and all rights of any type to express or implied indemnity against the Indemnified Parties.

B. Duty to defend

In the event the CITY, its officers, and employees, are made a party to any action, lawsuit, or other adversarial proceeding arising from the performance of the services encompassed by this AGREEMENT, CONSULTANT shall defend the CITY at CONSULTANT's cost or at CITY's option, to reimburse CITY for its costs of defense, including reasonable attorney's fees and costs incurred in the defense of such matters to the extent the matters arise from, relate to or are caused by CONSULTANT's negligent acts, errors or omissions. Payment by CITY is not a condition precedent to enforcement of this indemnity.

C. California Civil Code Section 2782.8

Notwithstanding the foregoing, to the extent that the CONSULTANT's services are subject to California Civil Code Section 2782.8, the above indemnity, including the cost to defend, shall be limited to the extent required by California Civil Code Section 2782.8.

X. INSURANCE

CONSULTANT shall maintain prior to the beginning of and for the duration of this AGREEMENT insurance coverage as specified in Exhibit C attached to and part of this AGREEMENT.

XI. INDEPENDENT CONSULTANT

A. CONSULTANT is and shall at all times remain as to the CITY a wholly independent consultant and/or independent contractor and not an employee of CITY. The personnel performing the services under this

AGREEMENT on behalf of CONSULTANT shall at all times be under CONSULTANT's exclusive direction and control. Neither CITY nor any of its officers, employees, or agents shall have control over the conduct of CONSULTANT or any of CONSULTANT's officers, employees, subcontractors or agents, except as set forth in this AGREEMENT. CONSULTANT shall not at any time or in any manner represent that it or any of its officers, employees, subcontractors or agents are in any manner officers, employees, or agents of the CITY. CONSULTANT shall not incur or have the power to incur any debt, obligation, or liability whatever against CITY, or bind CITY in any manner.

B. No employee benefits shall be available to CONSULTANT in connection with the performance of this AGREEMENT. Except for the fees paid to CONSULTANT as provided in the AGREEMENT, CITY shall not pay salaries, wages, or other compensation to CONSULTANT for performing services hereunder for CITY. CITY shall not be liable for compensation or indemnification to CONSULTANT for injury or sickness arising out of performing services hereunder.

XII. LEGAL RESPONSIBILITIES

The CONSULTANT shall keep itself informed of applicable State and Federal laws and regulations which in any manner affect those employed by it or in any way affect the performance of its service pursuant to this AGREEMENT. The CONSULTANT shall at all times observe and comply with all such laws and regulations. The CITY, and its officers, consultants and employees, shall not be liable at law or in equity occasioned by failure of the CONSULTANT to comply with this Section.

XIII. UNDUE INFLUENCE/CONFLICT OF INTEREST

CONSULTANT declares and acknowledges that no undue influence or pressure was used against or in concert with any officer or employee of the CITY in connection with the award, terms or implementation of this AGREEMENT, including any method of coercion, confidential financial arrangement, or financial inducement. No officer or employee of the CITY has or will receive compensation, directly or indirectly, from CONSULTANT, or from any officer, employee or agent of CONSULTANT, in connection with the award of this AGREEMENT or any work to be conducted as a result of this AGREEMENT. Violation of this Section shall be a material breach of this AGREEMENT entitling the CITY to any and all remedies at law or in equity. CONSULTANT may not serve other clients 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, California Government Code section 81000 et seq.

XIV. NO BENEFIT TO ARISE TO LOCAL EMPLOYEES

No member, officer, or employee of CITY, or their designees or agents, and no public official who exercises authority over or responsibilities with respect to the Project during his/her tenure or for one year thereafter, shall have any interest, direct or indirect, in any AGREEMENT or sub-AGREEMENT, or the proceeds thereof, for work to be performed in connection with the Project performed under this AGREEMENT.

XV. RELEASE OF INFORMATION/CONFLICTS OF INTEREST

A. All information gained by CONSULTANT in performance of this AGREEMENT shall be considered confidential and shall not be released by CONSULTANT without CITY's prior written authorization. CONSULTANT, its officers, employees, agents, or subconsultants, shall not without written authorization from the City Manager, or unless requested by the City Attorney, voluntarily provide declarations, letters of support, testimony at depositions, response to interrogatories, or other information concerning the work performed under this AGREEMENT or relating to any project or property located within the CITY. Response to a subpoena or court order shall not be considered "voluntary" provided CONSULTANT gives CITY notice of such court order or subpoena.

B. CONSULTANT shall promptly notify CITY should CONSULTANT, its officers, employees, agents, or subconsultants be served with any summons, complaint, subpoena, notice of deposition, request for documents, interrogatories, request for admissions, or other discovery request (“Discovery”), court order, or subpoena from any person or party regarding this AGREEMENT and the work performed there under or with respect to any project or property located within the CITY, unless the CITY is a party to any lawsuit, arbitration, or administrative proceeding connected to such Discovery, or unless CONSULTANT is prohibited by law from informing the CITY of such Discovery. CITY retains the right, but has no obligation, to represent CONSULTANT and/or be present at any deposition, hearing, or similar proceeding as allowed by law. Unless CITY is a party to the lawsuit, arbitration, or administrative proceeding and is adverse to CONSULTANT in such proceeding, CONSULTANT agrees to cooperate fully with CITY and to provide the opportunity to review any response to discovery requests provided by CONSULTANT. However, CITY's right to review any such response does not imply or mean the right by CITY to control, direct, or rewrite said response.

XVI. NOTICES

Any notices which either party may desire to give to the other party under this AGREEMENT must be in writing and may be given either by (i) personal service, (ii) delivery by a reputable document delivery service, such as but not limited to, Federal Express, which provides a receipt showing date and time of delivery, or

(iii) mailing in the United States Mail, certified mail, postage prepaid, return receipt requested, addressed to the address of the party as set forth below or at any other address as that party may later designate by notice:

To CITY:	City of Sand City 1 Pendergrass Way Sand City, CA 93955 Attention: City Clerk
To CONSULTANT:	Harris & Associates 450 Lincoln Avenue, Suite 103 Salinas, California 93901 Attention: Frank Lopez

XVII. ASSIGNMENT

The CONSULTANT shall not assign the performance of this AGREEMENT, nor any part thereof, nor any monies due hereunder, without prior written consent of the CITY. Because of the personal nature of the services to be rendered pursuant to this AGREEMENT, CONSULTANT shall assign Leon Gomez to perform the services described in this AGREEMENT. Mr. Gomez may use assistants, under his direct supervision, to perform some of the services under this AGREEMENT. CONSULTANT shall provide CITY thirty (30) days' notice prior to the departure of Mr. Gomez from CONSULTANT's employ. Should he leave CONSULTANT's employ, the CITY shall have the option to immediately terminate this AGREEMENT, within three (3) days of the close of said notice period. Upon termination of this AGREEMENT, CONSULTANT's sole compensation shall be payment for actual services performed up to, and including, the date of termination or as may be otherwise agreed to in writing between CITY and the CONSULTANT.

Before CONSULTANT retains or contracts with any subcontractor, CONSULTANT shall provide CITY with the identity of the proposed CONSULTANT, a copy of the proposed written contract between CONSULTANT and such subcontractor which shall include and indemnity provision similar to the one provided herein and identifying CITY as an indemnified party, or an incorporation of the indemnity provision provided herein, and proof that such proposed subcontractor carries insurance at least equal to that required by this AGREEMENT or obtain a written waiver from CITY for such insurance.

XVIII. LICENSES

At all times during the term of this AGREEMENT, CONSULTANT, its employees, agents, and any subcontractors shall have in full force and effect, all licenses, permits, qualifications and approvals required of it by law for the performance of the services described in this AGREEMENT. In addition, CONSULTANT and any

subcontractors shall obtain and maintain during the term of this AGREEMENT a valid Sand City business license.

XIX. GOVERNING LAW

The CITY and CONSULTANT understand and agree that the laws of the State of California shall govern the rights, obligations, duties, and liabilities of the parties to this AGREEMENT and also govern the interpretation of this AGREEMENT. Any litigation concerning this AGREEMENT shall be brought and maintained in the Superior Court of the State of California in and for the County of Monterey or in the United States District Court for the Northern District of California.

XX. ENTIRE AGREEMENT

This AGREEMENT contains the entire understanding between the parties relating to the obligations of the parties described in this AGREEMENT. All prior or contemporaneous AGREEMENTs, understandings, representations, and statements, oral or written and pertaining to the subject of this AGREEMENT or with respect to the terms and conditions of this AGREEMENT, are merged into this AGREEMENT and shall be of no further force or effect. Each party is entering into this AGREEMENT based solely upon the representations set forth herein and upon each party's own independent investigation of any and all facts such party deems material.

XXI. SEVERABILITY/NO IMPLIED WAIVER OF BREACH

If a court of competent jurisdiction finds that any provision of this AGREEMENT is invalid, void or unenforceable, the provisions 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**.**

The waiver of any breach of a specific provision of this AGREEMENT does not constitute a waiver of any breach of that term or any other term of this AGREEMENT.

XXII. ATTORNEYS FEES

If a party to this AGREEMENT brings any action to enforce or interpret 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.

XXIII. AUTHORITY TO EXECUTE THIS AGREEMENT

The person or persons executing this AGREEMENT on behalf of CONSULTANT warrants and represents that he/she has the authority to execute this AGREEMENT on behalf of the CONSULTANT and has the authority to bind CONSULTANT to the performance of its obligations hereunder. This

AGREEMENT may be executed in multiple counterparts, each of which shall be an original and all of which together shall constitute one AGREEMENT.

IN WITNESS WHEREOF, the parties hereto have caused this AGREEMENT to be executed the day and year first above written.

CONSULTANT

By: _____
(Signature)

Frank S. Lopez, P.E._____
(Typed Name)

Business Unit Leader, Engineering
(Title)

CITY OF SAND CITY

_____
Aaron Blair, City Manager

ATTEST:

_____
Connie Horca, Acting City Clerk

APPROVED AS TO FORM:
City Attorney

By: _____

Attachments:	Exhibit A	Consultant's Proposal
	Exhibit B	Consultant's Fee Schedule
	Exhibit C	Insurance Requirements

EXHIBIT A

CONSULTANT'S PROPOSAL

Harris & Associates

June 8, 2021 P#: 1200673001

Mr. Aaron Blair
City Manager
City of Sand City
1 Pendergrass Way
Sand City, CA 93955

PROPOSAL TO PROVIDE CITY ENGINEERING SERVICES FOR FISCAL YEARS 2021-22 AND 2022-23 PROFESSIONAL SERVICE AGREEMENT – TASK ORDER 01

Dear Mr. Blair:

Harris & Associates (Harris) has prepared this Task Order Proposal (Proposal) to provide contract City Engineering Services to the City of Sand City (City) for a 2-year (24-month period spanning Fiscal Years 2021-22 and 2022-23. Since 2013, our Senior Project Manager, Mr. Leon D. Gomez, PE, has served as the contract City Engineer to the City and his experience, knowledge of City infrastructure, involvement in current private and public project, and existing relationships with staff will allow him and the Harris team to continue to provide a high level of professional engineering services to the City. This work will be performed under the Professional Service Agreement (PSA) between the City and Harris as Task Order 01.

For over 40 years, Harris has helped to improve communities and create better places to live by providing smart, safe, and more sustainable planning, engineering, and construction solutions. Harris is a 100% employee-owned company focused on helping communities solve today's complex challenges across the areas of planning, financing, environmental compliance, civil engineering, and construction management. Our offices and project sites span the West Coast in California, Nevada, and Washington with a staff of over 230 employee-owners. We focus on serving clients in the municipal, water, transportation, and education markets. Our portfolio of services includes:

- Advisory Services
- Asset Management
- Civil Engineering Design
- Community Planning
- Construction Management
- Environmental Planning + Compliance
- Infrastructure + Utilities
- Municipal Engineering
- Municipal Finance
- Special District Services

At Harris, we are deeply passionate about enhancing the quality of life where we live and work. Harris provides “Big City” resources to our clients with personal “Small Town” service and attention. We become a part of the communities we serve and enjoy a long-term relationship with our clients, many of whom become close friends. As our clients’ trusted advisors, we’re always here to help by offering the following benefits:

1. **Personal Service**. Harris’ office at 450 Lincoln Avenue, Salinas, CA is less than 18 miles from City Hall. Mr. Gomez and/or support staff can be at City Hall in under 30 minutes.

2. **Local Understanding and Focus**. Harris has been a local business since 1998. We serve many of the agencies within Monterey County, and the County itself. We have a very strong local focus and possess a unique understanding of the inner-workings of local government, and regional entities such as TAMC and Monterey County.

3. **Depth of Resources**. Harris is a singular source for all things municipal and public works related, including the many highly-experienced professionals needed to successfully complete today’s complex municipal projects: skilled engineers, planners, public finance experts, and asset management and grant specialists.

In July 2019, Mr. Gomez joined the Harris team as a Senior Project Manager based in our local office located in the City of Salinas, California. Prior to joining Harris, Mr. Gomez had been acting as the contract City Engineer for the City since 2014. In this role, Mr. Gomez has participated in many aspects of the City’s day to day function including; Capital Improvement

Program (CIP) planning, design and construction, public works operations, street rehabilitation projects, development review services, municipal storm water program support, grant applications and management of grant awards, preparation of reports to City council members and City staff, regular attendance at department head meetings, and coordination with local and state agencies. Currently, Mr. Gomez is the City's designated representative on the Monterey Regional Storm Water Management Program (MRSWMP) Management Committee (MC), Transportation Agency for Monterey County (TAMC) Technical Advisory Committee (TAC) and the Seaside Groundwater Basin Watermaster TAC.

Based on this experience, Mr. Gomez has **first-hand knowledge** of the City's infrastructure and a significant amount of **institutional memory** for many of the City's current and past projects, as well as **strong relationships** with the City team including; the City Manager, City Planner, Chief of Police, Public Works Foreman, City Clerk, and Administrative Staff.

PROJECT UNDERSTANDING

History

Sand City encompasses approximately 350 land acres located on the Monterey Peninsula with one and a half miles of coastal frontage along the Monterey Bay. The City lies on scenic Highway One which bisects the city from north to south. The City has a clear vision of its future as a progressive, sustainable community and encourages economic and mixed-use development that enables businesses to grow while also maintaining a friendly, walkable community.

As part of community growth in the 1990s, the City invested in two regional shopping centers; the Sand Dollar Center (completed in 1991), and the Edgewater Shopping Center (completed in 1997). Development of these shopping centers contributed to community revitalization by replacing a previously heavily industrial site with a community asset. The shopping centers continue to stimulate the Peninsula economy, currently providing jobs for approximately 3,000 and attracting 40,000 to 50,000 shoppers daily to the city's businesses while providing local amenities for the City and neighboring communities.

In 2005, the City received unanimous approval from the California Coastal Commission to construct a small reverse-osmosis desalination facility that began operation in 2010. The facility has allowed the City to continue its redevelopment efforts without depending solely upon the regional water system.

The City's Planning Department and Redevelopment Agency work towards realizing a balance between reasonable development, compatible uses, economic stimulation, and environmental protection.

Current Challenges

The City is in a state of transition and growth as significant development and planned infrastructure projects are underway, such as the West End South of Tioga Development, the West End Stormwater Improvement Projects, the Calabrese Park and City Hall Improvement Project, and the Phase 1 New Intake Wells Project. Many of these projects will radically change the look, feel, and character of portions of the City. Balancing day to day operations and providing a wide range of community services with while maintaining strong financial health is a constant challenge.

The City's Engineering and Public Works Department plays a key role in City operations as it oversees street and facility maintenance (buildings, parks, bike paths, etc.), public utilities (the storm drain system), participates in long term City-wide planning efforts, reviews development plans for adherence to City standards, and coordinates with City staff daily. The City has traditionally relied upon a City Engineer/Public Works Director to help lead this department and to implement City initiatives.

To meet these challenges, Harris provides an experienced, knowledgeable, and committed City Engineer who is dedicated to the success of the City.

Mr. Leon Gomez, PE, Sr. Project Manager, will serve as the contract City Engineer to the City and will be the primary point of contact for this contract. In this capacity, Mr. Gomez will have access to a wide breadth of engineering, planning, environmental, financial, and technical support staff, both locally and company-wide, within the Harris team. Many of the

Salinas area employee-owners are local Monterey County residents who are fully invested in the local community. This will allow Mr. Gomez to effectively and efficiently manage the role of City Engineer by leveraging the skills, knowledge, and resources of the Harris team in order to provide the full range of services needed.

Public Works Operation - As contract City Engineer, Mr. Gomez will coordinate with the Public Works Department for CIP project planning and implementation, storm water program activities and reporting, illicit discharge response and reporting, well production reporting, and other related activities.

Capital Improvement Program (CIP) - As contract City Engineer, Mr. Gomez will coordinate with the City to plan, develop, and implement capital improvements. The CIP is very important for the future planning of City infrastructure. Administration of the CIP includes long-range visioning of necessary improvements to the City's infrastructure to manage risk and reduce public liability as well as long-term financial planning to provide funding for the planned improvements. Effective coordination with the City Manager and other stakeholders within the City and public rights-of-way help to prevents conflicts and preserves the overall value of the improvements being considered in the near term as well as those planned for the future. The CIP includes:

- Evaluation and prioritization of short and long-term capital improvement projects;
- Planned procurement of funds;
- Planning and funding for necessary right-of-way and land acquisitions;
- Administration of grant funding, if utilized;
- Administration of Gas Tax funding (SB1) through California Transportation Commission and Measure X;
- Administration of the public procurement and bidding processes;
- Construction management, inspection and acceptance of the completed improvements

Development Projects and all permitted improvements to an existing parcel are all entitled, reviewed and approved in coordination with the City's Planning, Public Works, and Police Departments as well as the City's contract Building and Fire Departments. Land-use entitlements and permitting are coordinated with the City's General Plan, Specific Plans, Municipal Code, Municipal Storm Water Permit and CIP to ensure that the permitted improvements are consistent with the aforementioned plans and programs and comply with City standards and requirements.

Since 2013, Mr. Gomez has participated in the review of almost every proposed development project within the City including: The West End South of Tioga Project, The Bungalows at East Dunes Project, The Catalina Lofts Mixed Use Project, The San Juan Pools Commercial Building Project, and various single-family residential developments such as the Bogue Residence, the Dayton Residences, and the 22 & 23 Scott Street Residence.

Assessment Districts - the depth of the Harris team includes Public Finance specialists who can support the City with the formation of Assessment and/or Community Facilities Districts, such as the one proposed for the West End South of Tioga Project.

SCOPE OF SERVICES

Harris will provide the services generally described below to the City. Since the role of City Engineer is extensive and ever evolving, it should be noted that the services listed below are the general types of services to be provided. Separate Task Orders will be established for certain assignments and/or projects based on their type, size, and character. Harris will work with the City Manager to establish separate Task Orders when appropriate.

Each item of work will be evaluated by the City Engineer to determine the project requirements, work plan, schedule, and whether support staff is needed. With the exception of minor items of work, the work and the approach will be reviewed with the City Manager prior to the start of work.

A. General Services

Day-to-day, operations are provided on an on-going basis just as they would be in any Engineering and Public Works Department. These services include:

1. Coordination with the City Manager and various City departments including Planning, Building, Public Works, Fire, Finance;

2. Administration of the City's various Assessment Districts;
3. Attendance and presentations at regular staff meetings and city council meetings;
4. Attendance and representation at regular meetings of the MRSWMP, Seaside Watermaster, and TAMC;
5. Coordination with neighboring cities and regional agencies such as the City of Seaside, TAMC, the Association of Monterey Bay Area Governments (AMBAG), Monterey County, etc.;
6. Coordination with the Public Works Department regarding operations and maintenance, storm water program reporting, repair of public facilities, etc.;
7. Enforcement of the City's Standards for design and construction;
8. Representation of the City's interests in regional transportation and funding issues;
9. Communication, either written or by telephone, with City staff to discuss and/or coordinate on City projects;
10. Assist with updates and/or revisions to Engineering and Public Works Department forms, permits, and applications;
11. Review Environmental Impact Reports (EIRs) for engineering, traffic, and utility impacts or concerns;
12. Prepare and submit quarterly well production reports to the Seaside Watermaster and coordinate annual well data collection services;
13. Assist in the preparation and submittal of grant applications for State, Federal, or other agency grants.

B. Encroachment Permits

Encroachment permits are required for any work within the public right-of-way. These services include:

1. Administration of the City's encroachment permit program including review and processing of applications;
2. Updates to the City's standard encroachment permit application, requirements, and conditions, when necessary;
3. Coordination with the Finance Department and applicants to ensure permit fees have been collected.

C. Municipal Storm Water Program Support

The discharge of storm water within the City is regulated under the National Pollutant Discharge Elimination System (NPDES) Phase II Municipal Separate Storm Sewer System (MS4) General Permit. These services include:

1. Provide support and coordinate with the City's Planning, Public Works, Police, Building, and Fire Departments to ensure compliance with General Permit requirements;
2. Review proposed development projects and coordinate land-use entitlement permits and conditions of approval with City staff to ensure compliance with General Permit requirements;
3. Inspect active construction projects for Best Management Practices (BMPs) in accordance with the City's municipal code and General Permit requirements;
4. Prepare and submit the City's Annual Storm Water Report and Supporting Documentation;
5. Attend regular meetings of the MRSWMP and coordinate with the Program Manager;
6. Coordinate with the State and Regional Water Resources Control Board.

D. Development Review Services

Evaluation, processing, and plan checking of public and private projects. Services include:

1. Review preliminary and/or conceptual project designs, reports, exhibits, maps, etc. during the land entitlement review process and provide input to City staff and/or the project applicant/proponent regarding City requirements, standards, etc.;
2. Assist City staff in the preparation of land-use entitlement permits including Engineering and Public Works Department Conditions of Approval;
3. During the Building Permit Phase, review civil improvement and/or construction plans for conformance to City Standards, the project Conditions of Approval, and any applicable local, state, federal requirements;
4. Coordinate with the City's Planning, Building, Fire, and Police Departments during plan review to ensure that conditions of approval and all other departmental requirements are satisfied;
5. Coordinate with outside agencies regarding proposed utility services and connections, such as the Seaside County Sanitation District (SCSD) for sanitary sewer services, California American Water for water services, Pacific Gas & Electric, AT&T, Comcast, Monterey Salinas-Transit, etc.;
6. Coordinate with the City's contract City Surveyor to review and process Tentative Maps, Vesting Tentative Maps, and Tract/Final Maps to ensure compliance with land survey requirements, the Subdivision Map Act, the project Conditions of Approval, and any applicable City ordinances and codes;
7. Coordinate with the City's contract City Surveyor to review and process applications for Voluntary Lot Merger, Lot Line Adjustments and assist in the recordation of said documents with the County Recorder's office.

E. Civil Engineering services including:

1. Design and construction of City infrastructure including street rehabilitation and/or reconstruction, ADA improvements, storm drainage, grading improvements, and other improvements;
2. Preliminary and/or conceptual design and cost estimating through preparation of detailed plans, specifications, and estimates (PS&E);
3. Preparation of contract documents for public bidding, construction administration, construction management and inspection, project close-out;
4. Assist with public works project reporting related to prevailing wage and the Department of Industrial Relations;
5. Municipal financing programs, including Assessment and/or Community Facility Districts may be evaluated for projected assessment costs and annual assessment payments, construction of improvements and ongoing operation and maintenance costs. If an assessment and/or CFD is to be formed, the typically required Engineer's Report, Boundary Map, and Assessment Diagram would be prepared in coordination with the City Surveyor and City staff;
6. Prepare preliminary design studies, technical reports, exhibits, engineer's estimates of probable construction cost;
7. Project management for CIP and/or public works projects;
8. Grant administration and management;
9. Pavement Management Program administration and management;
10. Land Surveys and Mapping: coordinate with the contract City Surveyor to obtain land surveys, aerial surveys, legal descriptions, plat maps, ALTA maps, Record of Survey Maps, boundary maps, etc., and for the review of Lot Mergers and Lot Line Adjustments.

F. Construction Management and Inspection services including:

1. Once a contract has been approved and issued by the City, Harris may provide management of the construction phase of the project;
2. Field inspection of the project construction in accordance with the approved contract documents (plans and specifications). Field inspections will include documentation in the form of inspection reports and photographs;
3. Review of the construction contractor's work progress and payment requests and make recommendations for payment to the City;
4. Report construction work progress to the City.

G. Materials Testing and Inspection including;

1. Coordinate with a geotechnical engineering and/or other sub-consultants to provide materials testing to ensure compliance with the project specifications;
2. Coordinate testing with field inspections and the construction schedule;
3. If necessary, require the construction contractor to replace improvements that do not meet the project specifications.

H. File / Records Management including:

1. Assist in obtaining, organizing, and filing the City's engineering and public works related files (electronic and hard copy);
2. Assist in the setup of an archive filing system for the City's engineering and public works related files (electronic and hard copy).

I. Sub-consultant Support services including;

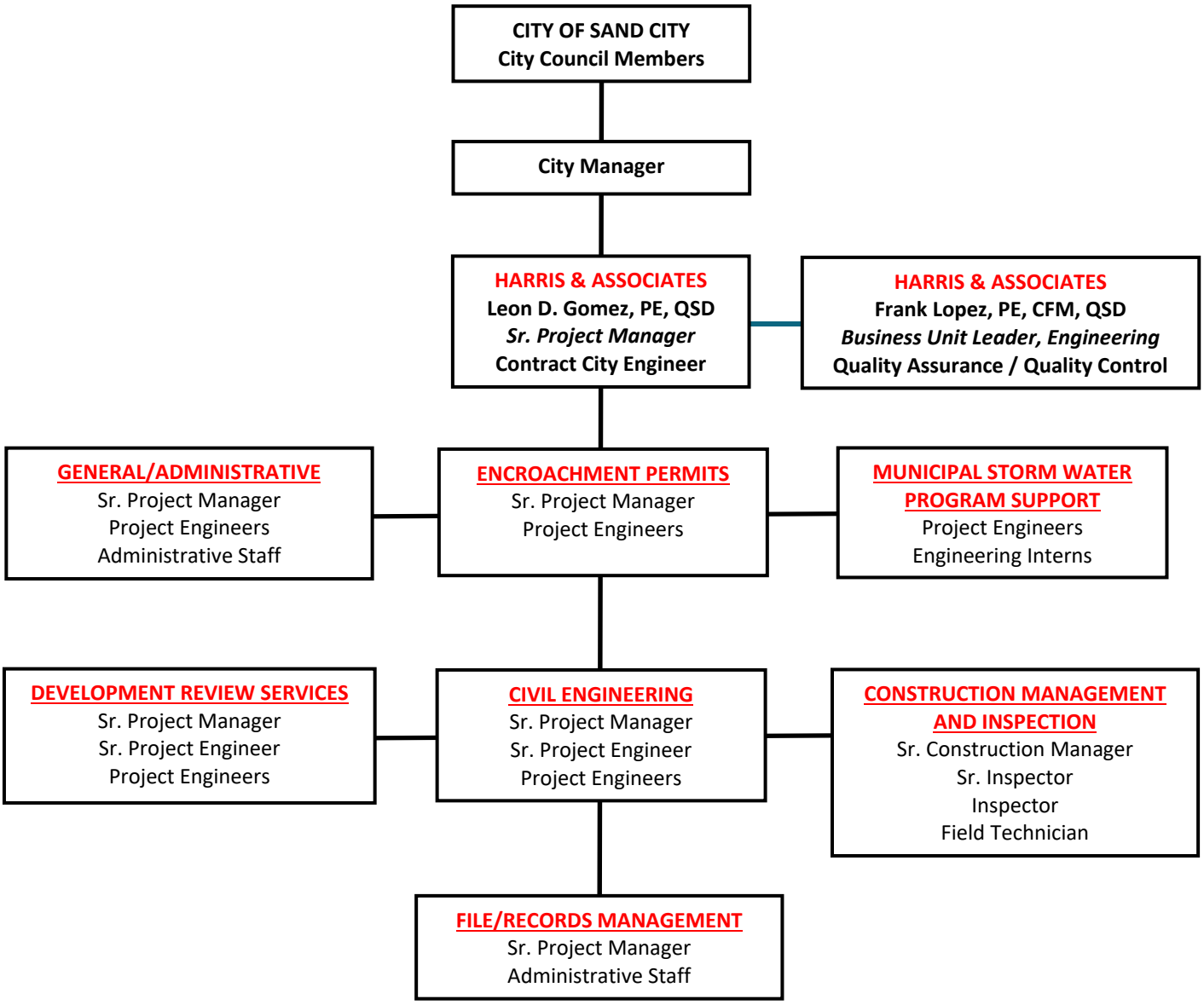
1. When required, the services of other consultants such as architectural, landscape architectural, geotechnical engineering, electrical engineering, and/or other services may be required. Harris will obtain proposals from the consultants and arrange for these services to be contracted directly with the City.

Assumptions and Exclusions

Additional services, functions, and/or responsibilities not listed may be performed by Harris at the request of the City and subject to a separate agreement or task order.

ORGANIZATIONAL CHART

Harris proposes the following organizational structure and range of support staff by classification to support the contract city engineering services.



PROJECT SCHEDULE

Harris will provide contract city engineering services for a 2-year period from July 1, 2021 – June 30, 2023 (Fiscal Years 2021-22 and 2022-23).

ADDITIONAL SERVICES

Due to the depth of resources available at Harris, we can assist the City in other areas such as; Public Finance, Environmental Compliance, Risk & Resiliency Planning, Infrastructure Master Planning, and Asset Management. Should the City like to discuss the breadth of services available, please feel free to contact us for more information.

PROPOSED FEES

Harris will provide the services described herein for an estimated fee of $340,000 and in accordance with the Fee Schedule shown in Exhibit B to this Proposal. If this Proposal meets with your approval, please sign and date below and return a copy for our records.

We look forward to continuing our professional relationship with the City of Sand City and to providing a high level of city engineering services. If you have any questions regarding this Proposal, please contact us.

Sincerely,
Harris & Associates, Inc.



Leon D. Gomez, PE, QSD
Sr. Project Manager
Tel. (831) 272-4909 ■
Email: Leon.Gomez@WeAreHarris.com



Frank Lopez, PE, QSD, CFM
Business Unit Leader, Engineering
Tel. (831) 233-9242 ■
Email: Frank.Lopez@WeAreHarris.com

Accepted:

Signature: _____
City of Sand City Date

Print Name and Title: _____

EXHIBIT B

CONSULTANT'S FEE SCHEDULE

EXHIBIT B
FEE SCHEDULE

Harris & Associates®

Hourly Rates

Applicable to Contract City Engineering Services for the City of Sand City, CA. Effective July 1, 2021 — June 30, 2023

	Hourly Rates
Engineering Services	
Leon Gomez – Contract City Engineer	$205 - $220
Project Directors	$220 - $280
Project Managers	$180 - $260
Project Engineers	$145 - $180
Design Engineers	$115 - $145
Technical Support	$100 - $120
Administration	$90 - $110
Engineering Interns	$60-70

Construction Management	
Construction Managers/Resident Engineers	$195 - $220
Inspectors (prevailing wage)*	$185 - $195
Inspectors (non-prevailing wage)	$145 - $165
Field Engineer	$125 - $155
CM Administration	$100-$150

Environmental Services	
Project Directors	$220 - $300
Project Managers	$160 - $225
Project Analysts	$90 - $185
Technical Support	$75 - $160
Administrative Support	$60 - $135

Notes: Rates are subject to adjustment due to promotions during the effective period of this schedule. Unless otherwise indicated in the cost proposal, hourly rates include most direct costs such as travel, equipment, computers, communications and reproduction (except large quantities such as construction documents for bidding purposes).
*Inspectors working in the State of California are subject to the Prevailing Wage Rates established for that area.

All subconsultant charges are subject to a 10% markup.

EXHIBIT C

INSURANCE REQUIREMENTS

Without limiting CONSULTANT's indemnification of CITY, and prior to commencement of Work, CONSULTANT shall obtain, provide and maintain at its own expense during the term of this AGREEMENT, policies of insurance of the type and amounts described below and in a form satisfactory to CITY.

General liability insurance. CONSULTANT shall maintain commercial general liability insurance with coverage at least as broad as Insurance Services Office form CG 00 01, in an amount not less than $1,000,000 per occurrence, $2,000,000 general aggregate, for bodily injury, personal injury, and property damage. The policy must include contractual liability that has not been amended. Any endorsement restricting standard ISO "insured contract" language will not be accepted.

Automobile liability insurance. CONSULTANT shall maintain automobile insurance at least as broad as Insurance Services Office form CA 00 01 covering bodily injury and property damage for all activities of the Consultant arising out of or in connection with Work to be performed under this AGREEMENT, including coverage for any owned, hired, non-owned or rented vehicles, in an amount not less than $1,000,000 combined single limit for each accident.

Professional liability (errors & omissions) insurance. CONSULTANT shall maintain professional liability insurance that covers the Services to be performed in connection with this AGREEMENT, in the minimum amount of $1,000,000 per claim and in the aggregate. Any policy inception date, continuity date, or retroactive date must be before the effective date of this AGREEMENT and CONSULTANT agrees to maintain continuous coverage through a period no less than three (3) years after completion of the services required by this AGREEMENT.

Workers' compensation insurance. CONSULTANT shall maintain Workers' Compensation Insurance (Statutory Limits) and Employer's Liability Insurance (with limits of at least $1,000,000).

CONSULTANT shall submit to CITY, along with the certificate of insurance, a Waiver of Subrogation endorsement in favor of CITY, its officers, agents, employees and volunteers.

Umbrella or excess liability insurance. [Optional depending on limits required]. CONSULTANT shall obtain and maintain an umbrella or excess liability insurance policy with limits that will provide bodily injury, personal injury and property damage liability coverage at least as broad as the primary coverages set forth above, including commercial general liability, automobile liability, and employer's liability. Such policy or policies shall include the following terms and conditions:

- A drop down feature requiring the policy to respond if any primary insurance that would otherwise have applied proves to be uncollectible in whole or in part for any reason;
- Pay on behalf of wording as opposed to reimbursement;
- Concurrency of effective dates with primary policies;
- Policies shall "follow form" to the underlying primary policies; and
- Insureds under primary policies shall also be insureds under the umbrella or excess policies.

Other provisions or requirements

Proof of insurance. CONSULTANT shall provide certificates of insurance to CITY as evidence of the insurance coverage required herein, along with a waiver of subrogation endorsement for workers' compensation. Insurance certificates and endorsements must be approved by City's Risk Manager prior to commencement of performance. Current certification of insurance shall be kept on file with CITY at all times during the term of this contract. CITY reserves the right to require complete, certified copies of all required insurance policies, at any time.

Duration of coverage. CONSULTANT shall procure and maintain for the duration of the contract insurance against claims for injuries to persons or damages to property, which may arise from or in connection with the performance of the Work hereunder by CONSULTANT, his agents, representatives, employees or subconsultants.

Primary/noncontributing. General Liability and Automobile Liability Coverage provided by CONSULTANT shall be primary and any insurance or self-insurance procured or maintained by CITY shall not be required to contribute with it. The limits of insurance required herein may be satisfied by a combination of primary and umbrella or excess insurance. Any umbrella or excess insurance shall contain or be endorsed to contain a provision that such coverage shall also apply on a primary and non-contributory basis for the benefit of CITY before the CITY's own insurance or self-insurance shall be called upon to protect it as a named insured.

City's rights of enforcement. In the event any policy of insurance required under this AGREEMENT does not comply with these specifications or is canceled and not replaced, CITY has the right but not the duty to obtain the insurance it deems necessary and any premium paid by CITY will be promptly reimbursed by CONSULTANT or CITY will withhold amounts sufficient to pay premium from CONSULTANT payments. In the alternative, CITY may cancel this AGREEMENT.

Acceptable insurers. All insurance policies shall be issued by an insurance company currently authorized by the Insurance Commissioner to transact business of insurance or is on the List of Approved Surplus Line Insurers in the State of California, with an assigned policyholders' Rating of A- (or higher) and Financial Size Category Class VI (or larger) in accordance with the latest edition of Best's Key Rating Guide, unless otherwise approved by the City Administrator.

Waiver of subrogation. All insurance coverage maintained or procured pursuant to this AGREEMENT shall be endorsed to waive subrogation against CITY, its elected or appointed officers, agents, officials, employees and volunteers or shall specifically allow CONSULTANT or others providing insurance evidence in compliance with these specifications to waive their right of recovery prior to a loss. CONSULTANT hereby waives its own right of recovery against CITY, and shall require similar written express waivers and insurance clauses from each of its subconsultants.

Enforcement of contract provisions (non estoppel). CONSULTANT acknowledges and agrees that any actual or alleged failure on the part of the CITY to inform CONSULTANT of non-compliance with any requirement imposes no additional obligations on the CITY nor does it waive any rights hereunder.

Requirements not limiting. Requirements of specific coverage features or limits contained in this Section are not intended as a limitation on coverage, limits or other requirements, or a waiver of any coverage normally provided by any insurance. Specific reference to a given coverage feature is for purposes of clarification only as it pertains to a given issue and is not intended by any party or insured to be all inclusive, or to the exclusion of other coverage, or a waiver of any type. If the Consultant maintains higher limits than the minimums shown above, the CITY requires and shall be entitled to coverage for the higher limits maintained by the Consultant. Any available insurance proceeds in excess of the specified minimum limits of insurance and coverage shall be available to the CITY.

Notice of cancellation. Consultant agrees to oblige its insurance agent or broker and insurers to provide to CITY with a thirty (30) day notice of cancellation (except for nonpayment for which a ten (10) day notice is required) or nonrenewal of coverage for each required coverage.

Additional insured status. General liability policies shall provide or be endorsed to provide that CITY and its officers, officials, employees, and agents, and volunteers shall be additional insureds under such policies. This provision shall also apply to any excess/umbrella liability policies.

Prohibition of undisclosed coverage limitations. None of the coverages required herein will be in compliance with these requirements if they include any limiting endorsement of any kind that has not been first submitted to CITY and approved of in writing.

Separation of insureds. A severability of interests provision must apply for all additional insureds ensuring that Consultant’s General Liability insurance shall apply separately to each insured against whom claim is made or suit is brought, except with respect to the insurer’s limits of liability. The policy(ies) shall not contain any cross-liability exclusions.

Pass through clause. CONSULTANT agrees to ensure that its subconsultants, subcontractors, and any other party involved with the project who is brought onto or involved in the project by CONSULTANT, provide the same minimum insurance coverage and endorsements required of CONSULTANT. CONSULTANT agrees to monitor and review all such coverage and assumes all responsibility for ensuring that such coverage is provided in conformity with the requirements of this section. CONSULTANT agrees that upon request, all AGREEMENTs with consultants, subcontractors, and others engaged in the project will be submitted to CITY for review.

City's right to revise specifications. The CITY reserves the right at any time during the term of the contract to change the amounts and types of insurance required by giving the CONSULTANT ninety (90) days advance written notice of such change. If such change results in substantial additional cost to the CONSULTANT, the CITY and CONSULTANT may renegotiate CONSULTANT's compensation.

Self-insured retentions. Any self-insured retentions must be declared to and approved by CITY. CITY reserves the right to require that self-insured retentions be eliminated, lowered, or replaced by a deductible. Self-insurance will not be considered to comply with these specifications unless approved by CITY.

Timely notice of claims. CONSULTANT shall give CITY prompt and timely notice of claims made or suits instituted that arise out of or result from CONSULTANT's performance under this AGREEMENT, and that involve or may involve coverage under any of the required liability policies.

Additional insurance. CONSULTANT shall also procure and maintain, at its own cost and expense, any additional kinds of insurance, which in its own judgment may be necessary for its proper protection and prosecution of the work.

AGENDA ITEM
9B.

Consideration of City RESOLUTION Adopting the Proposed Fiscal Year 2021-2022 Budget

City of Sand City

STAFF REPORT

TO: CITY COUNCIL, CITY MANAGER

FROM: DEVON LAZZARINO, FINANCE/HR SPECIALIST

SUBJECT: PROPOSED FISCAL YEAR 2021-2022 BUDGET

DATE: JUNE 3, 2021

FOR: JUNE 15, 2021 COUNCIL MEETING

Discussion: Staff is pleased to present the Proposed FY 2021-2022 Budget. The City has continued to take into consideration the COVID-19 impacts on our budget and has considered the operational and capital improvement needs of the City for the upcoming fiscal year.

The FY 2021-2022 budget assumes less of a recessionary impact from COVID-19. HdL's forecast assumes the loosening of restrictions on local businesses to continue through FY 2021-2022 and beyond.

This year's budget has been developed by staff with input from all departments of the City. The City will continue to look for opportunities to increase revenues including a voter dependent increase in sales tax, successful ongoing development of the South of Tioga project, and continued investment into the West End and various projects. The anticipated revenues and the anticipated expenditures are such that we will have an operating reserve of approximately $955,000. This reserve is available for operating contingencies, capital improvements, or services changes.

City Council discussed the budget at the June 1, 2021 council meeting and approved it for action for the June 15, 2021 council meeting.

Capital Improvement Plan:

In 2020 each Council member ranked and discussed the projects listed on the 5-year CIP, to be included in the budget when funding is available and are currently in our FY 2020-2021 Amendment #2, or in the attached FY 2021-2022 budget;

1. West End Stormwater Improvement Project – Contra Costa St. $245,000 in the FY 21-22 budget (tied to grant funding, will begin FY 21-22)
2. West End Stormwater Improvement Project – Catalina St. $172,600 in the FY 21-22 budget (tied to grant funding, will begin FY 21-22)
3. Pavement Management Program (PMP) $30,000 annually (tied to Measure X funds)
4. Carroll Property Repurpose – Art Park $65,000 in the FY 20-21 #2 budget
5. Public Art Program - $60,000 annually (partially offset by donations)
6. Patrol Vehicle - $65,000 in FY 21-22 budget
7. Dump Truck - $75,000 in FY 20-21 #2 budget
8. Street Sweeper Purchase and sale of current one – in FY 20-21 #2 budget
9. Pendergrass Street Improvements - $150,000 in FY 21-22 budget
10. Calbrese Park Improvements (ADA) - $60,000 in FY 20-21 #2 budget (tied to grant funding)
11. Calbrese Park Equipment/Improvements - $100,000 in FY 21-22 budget (tied to grant funding)
12. TAMC Row Landscaping Project - $35,000 in FY 21-22 budget

CEQA: This action does not constitute a "project" as defined by the California Environmental Quality Act (CEQA) guidelines section 15378.

Fiscal Impact: FY 2021-2022 proposed budget takes into consideration the continuing recovery of the City from COVID-19. We are continuing with our steps of cutting all overtime unless it is an emergency and maintaining a cut in general expenses throughout each department. The FY 21-22 proposed budget has $9,015,117 in revenues and $8,060,300 in expenses.

Recommendation: It is recommended that the Council approve the attached FY 2021-2022 Budget Resolution.

CITY OF SAND CITY
RESOLUTION SC ___, 2021

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAND CITY ADOPTING THE PROPOSED CITY BUDGET FOR FISCAL YEAR 2021-2022

WHEREAS, the Budget Committee of the City Council and the City Council have reviewed the Proposed Fiscal Year 2021-2022 Budget and has considered the operational and capital improvement needs of the City; and

WHEREAS, the Budget Committee, working with City staff, is recommending the proposed budget, attached as Exhibit A, to the City; and

WHEREAS, certain general COVID-19 economic conditions and actions resulting from the California state budget process may impact the City which may require changes to the City Budget over time; and

WHEREAS, the City Council of Sand City finds the Fiscal Year 2021-2022 Proposed Budget satisfactory to commence the operations and capital programs of the City.

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

1. The attached Exhibit A is hereby adopted as the Proposed City Budget for FY 2021-2022.

2. The City staff is authorized to continue City operations as generally prescribed in the FY 2021-2022 Proposed Budget and is directed to follow the general financial guidelines outlined therein.

PASSED AND ADOPTED by the City Council of the City of Sand City on this 15th, day of June, 2021, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

APPROVED:

_____
Mary Ann Carbone, Mayor

ATTEST:

_____
Connie Horca, City Clerk

CITY SUMMARY

Description	Actuals FY 19-20	FY 20-21 Actuals thru 3/31/21	Proposed Amend #2 FY 20-21	Proposed Budget FY 21-22
Total City Revenues	**7,687,981.30**	**4,633,429.68**	**8,276,542.00**	**9,015,117.00**
Total City Expenditures	**6,862,965.06**	**5,026,677.87**	**7,187,130.00**	**8,060,300.00**
DIFFERENCE	**825,016.24**	**-393,248.19**	**1,089,412.00**	**954,817.00**
Revenues for Recurring Operatior	7,496,443.13	4,524,778.26	7,915,042.00	8,116,517.00
Expenditures for Recurring Oper	6,507,973.09	4,828,594.41	6,374,830.00	6,748,800.00
SUB TOTAL	**988,470.04**	**-303,816.15**	**1,540,212.00**	**1,367,717.00**
Special Project Revenues	191,538.17	108,651.42	361,500.00	898,600.00
Special Expenditures	354,991.97	198,083.46	812,300.00	1,311,500.00
SUB TOTAL	**-163,453.80**	**-89,432.04**	**-450,800.00**	**-412,900.00**

Budget Summary
City Revenues

Description	Actuals FY 19-20	FY 20-21 Actuals thru 3/31/21	Proposed Amend #2 FY 20-21	Proposed Budget FY 21-22
RECURRING REVENUES				
Property Taxes	143,836.68	89,309.75	156,900.00	154,100.00
Sales/Use Taxes	2,658,816.00	1,816,822.05	2,961,000.00	3,058,000.00
Transaction Tax	2,221,369.20	1,532,914.69	2,403,000.00	2,483,000.00
Franchise/Users Tax	237,056.95	131,148.15	242,800.00	231,400.00
Business License	499,855.29	495,791.70	506,000.00	495,500.00
Planning Revenues	6,677.00	6,000.00	8,800.00	5,550.00
Building Revenues	72,656.67	29,936.89	41,250.00	103,750.00
Police Revenues	28,973.44	25,509.73	30,320.00	21,520.00
Public Works Revenues	114,501.95	38,701.91	78,402.00	80,997.00
Interest	167,175.53	37,836.51	59,670.00	65,000.00
Rental	17,109.36	12,832.02	17,200.00	17,200.00
ROPS Residual	131,809.12	52,934.14	184,750.00	150,000.00
SA Admin Fees Reimbursement	103,416.96	64,048.65	130,000.00	140,000.00
Misc. Revenues	70,685.63	65,443.24	72,450.00	88,500.00
Recurring Grants	172,503.35	125,548.83	172,500.00	172,000.00
Cal-Am	850,000.00	0.00	850,000.00	850,000.00
Subtotal Recurring Revenues	**7,496,443.13**	**4,524,778.26**	**7,915,042.00**	**8,116,517.00**
OTHER FINANCING SOURCES				
Special Project Revenues	154,181.93	45,263.40	170,000.00	332,500.00
Grants	37,356.24	63,388.02	191,500.00	566,100.00
Subtotal Other Revenue	**191,538.17**	**108,651.42**	**361,500.00**	**898,600.00**
Total Revenue	**7,687,981.30**	**4,633,429.68**	**8,276,542.00**	**9,015,117.00**

Proposed
FY 21-22
Revenues

REVENUE ACCOUNT #	Description	Actual Revenues FY 19-20	Actual Revenues thru 3/31/21 FY 20-21	Proposed Budget Amend #2 FY 20-21	Proposed Budget FY 21-22
	Dept 00-General				
4005-00	Property Tax	89,703.95	53,251.46	91,000.00	90,000.00
4006-00	ROPS Residual	131,809.12	52,934.14	184,750.00	150,000.00
4008-00	SA Admin Fees Reimbursement	103,416.96	64,048.65	130,000.00	140,000.00
4010-00	Prior Year Tax	926.05	615.09	1,200.00	1,200.00
4012-00	Property Tax VLF	36,709.00	19,572.00	39,200.00	39,400.00
4013-00	MBASIA Claims Reimbursements	0.00	5,294.82	5,300.00	0.00
4014-00	Covid-19 Relief Fund - CARES Act	0.00	50,000.00	50,000.00	0.00
4015-00	Property Tax - SB 813	10,119.91	5,904.01	13,000.00	13,000.00
4017-00	Covid-19 Relief Fund - American Rescue				75,100.00
4020-00	Prop Tax Transfer	5,967.51	9,908.70	12,000.00	10,000.00
4025-00	Users Tax	145,799.67	101,377.64	150,000.00	140,000.00
4030-00	Sales/Use Tax	2,658,816.00	1,816,822.05	2,961,000.00	3,058,000.00
4032-00	Transaction/ Use Tax	2,221,369.20	1,532,914.69	2,403,000.00	2,483,000.00
4033-00	Business License CASP Fee 90%	1,497.60	960.20	1,000.00	1,500.00
4035-00	Cable Franchise	6,984.57	3,546.26	7,000.00	7,000.00
4040-00	Refuse Franchise	53,001.31	26,224.25	53,000.00	53,000.00
4045-00	PG & E Gas Franchise	2,855.97		2,900.00	2,900.00
4050-00	PG & E Electric Franchise	28,415.43		29,900.00	28,500.00
4055-00	Business License	497,170.42	495,458.38	505,000.00	495,000.00
4060-00	Bus Lic Late Fee	2,684.87	333.32	1,000.00	500.00
4340-00	Property Tax - HOPTR	410.26	58.49	500.00	500.00
4350-00	Sanitation District Impact Fees	8,854.55	5,721.82	5,750.00	6,000.00
4410-00	Interest City Checking/CD/Property Tax	1,497.97	428.56	600.00	800.00
4411-00	Interest - OPEB	71.14	50.64	70.00	100.00
4413-00	Interest - City Housing	1,619.31	327.62	500.00	600.00
4420-00	Interest - LAIF	142,673.95	27,123.65	45,000.00	50,000.00
4450-00	Interest - TVI CDs	21,313.16	9,906.04	13,500.00	13,500.00
4500-00	West End Revenue	50,334.16		0.00	0.00
4502-00	WE Mural Festival Revenue		500.00	6,000.00	1,000.00
4550-00	Publications -Copies	74.20	6.10	50.00	50.00
4710-00	Mitigation	1,321.35	1,334.56	1,350.00	1,350.00
4730-00	Misc. Revenue	4,432.09	1,147.17	2,000.00	2,000.00
4732-00	Reimbursements	3,779.34	150.00	500.00	1,000.00
4736-00	US Bank Cal Card Rebate	392.34	328.57	500.00	500.00
4740-00	Rental/Lease	17,109.36	12,832.02	17,200.00	17,200.00
	SUB TOTAL	***6,251,130.72***	***4,299,080.90***	***6,733,770.00***	***6,882,700.00***

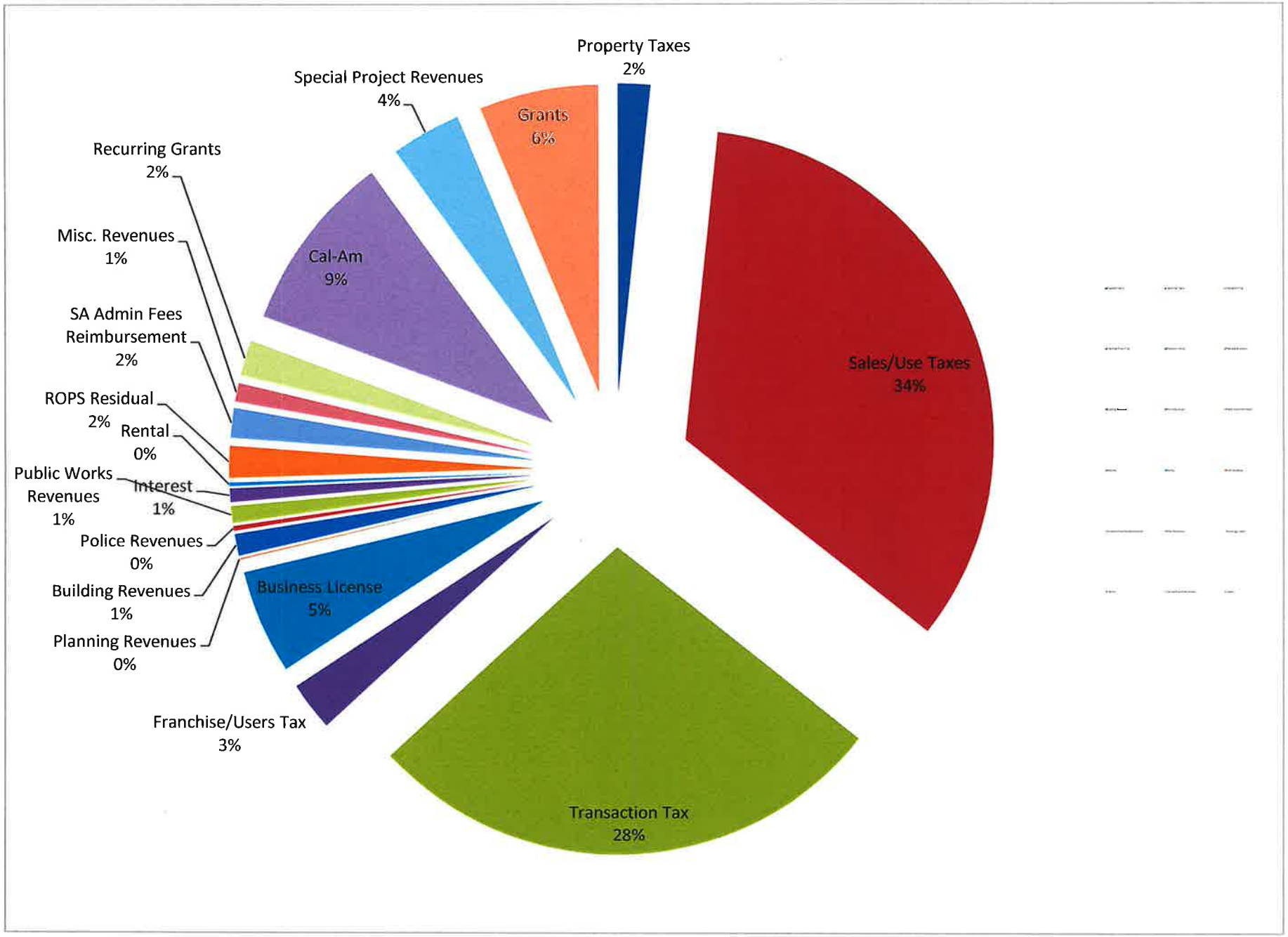
Proposed
FY 21-22
Revenues

REVENUE ACCOUNT #	Description	Actual Revenues FY 19-20	Actual Revenues thru 3/31/21 FY 20-21	Proposed Budget Amend #2 FY 20-21	Proposed Budget FY 21-22
	Dept 05-Planning				
4120-05	Coastal Development Permit	500.00	1,500.00	2,000.00	1,000.00
4125-05	Conditional Use Permit	4,000.00	3,500.00	5,000.00	3,000.00
4126-05	Temporary Use Permit	200.00	100.00	200.00	100.00
4145-05	Site Plan Permit	0.00		500.00	500.00
4154-05	Misc. Planning Fees	1,277.00		0.00	0.00
4155-05	Design Permit - DRC	300.00	350.00	450.00	300.00
4156-05	Sign Permit & Master Sign Program	0.00	150.00	250.00	250.00
4157-05	Tentative Maps	0.00		0.00	0.00
4158-05	Final Map - Parcel Map	0.00		0.00	0.00
4159-05	CEQA Fees	0.00		0.00	0.00
4160-05	Reimbursement of Planning Fees	0.00		0.00	0.00
4219-05	Parking Permit	400.00	400.00	400.00	400.00
	SUB TOTAL	***6,677.00***	***6,000.00***	***8,800.00***	***5,550.00***
	Dept 06-Building				
4115-06	Building Permit Fee	43,760.70	18,975.39	25,000.00	85,000.00
4165-06	Plan Check Fee	28,895.97	10,961.50	16,250.00	18,750.00
	SUB TOTAL	***72,656.67***	***29,936.89***	***41,250.00***	***103,750.00***
	Dept 08-Police				
4210-08	Traffic Fines - County	4,534.79	2,813.31	4,500.00	4,000.00
4211-08	Vehicle Release	0.00	760.00	1,000.00	800.00
4221-08	Parking Violations	22,040.00	21,183.86	23,000.00	15,000.00
4325-08	Vehicle License Fees	314.18	282.40	300.00	200.00
4330-08	Prop 172 - County	366.81	225.16	400.00	400.00
4335-08	Post Training Reimbursement	1,087.66		500.00	500.00
4515-08	Dog Licensing	5.00	15.00	20.00	20.00
4524-08	Asset Forfeiture	0.00		100.00	100.00
4525-08	Unclaimed Property	20.00		100.00	100.00
4560-08	Police Reports	605.00	230.00	400.00	400.00
	SUB TOTAL	***28,973.44***	***25,509.73***	***30,320.00***	***21,520.00***
	Dept 11-Public Works				
10-4150-11	Building Development Fee	2,500.90		1,000.00	1,000.00
10-4160-11	Engineer Fees	60,493.85	9,099.50	25,000.00	25,000.00
38-4302-11	Measure X/TAMC Sales Tax - PMP	29,222.22	15,286.09	28,417.00	30,338.00
31-4305-11	Gas Tax-2105	2,025.14	1,320.66	2,300.00	2,300.00
31-4305-11	Gas Tax-2106	5,640.96	3,750.49	5,800.00	5,800.00
31-4305-11	Gas Tax-2107	2,557.11	1,763.41	2,800.00	2,800.00
31-4305-11	Gas Tax-2107.5	1,000.00	1,000.00	1,000.00	1,000.00
31-4305-11	Gas Tax-2103	2,737.47	1,810.79	3,500.00	3,500.00
37-4306-11	SB1 - RMRA - Road Maintenance & Rehab	6,933.20	4,093.19	7,085.00	7,759.00
31-4307-11	Traffic Congestion Relief - Prop 42	446.32		500.00	500.00
35-4205-11	Ca Code Fines - County	944.78	577.78	1,000.00	1,000.00
	SUB TOTAL	***114,501.95***	***38,701.91***	***78,402.00***	***80,997.00***

Proposed
FY 21-22
Revenues

REVENUE ACCOUNT #	Description	Actual Revenues FY 19-20	Actual Revenues thru 3/31/21 FY 20-21	Proposed Budget Amend #2 FY 20-21	Proposed Budget FY 21-22
	Lease Revenue				
4833-00	Cal-Am Lease	850,000.00		850,000.00	850,000.00
	SUB TOTAL	***850,000.00***	***0.00***	***850,000.00***	***850,000.00***
Grants					
4069-08	COPS Grant - County	155,947.62	115,059.93	156,000.00	156,000.00
4647-08	Bulletproof Vest Grant	1,555.73	488.90	1,500.00	1,000.00
4733-00	Recycling Grant	5,000.00		5,000.00	5,000.00
4836-08	CSA 74 EMS Grant - County	2,500.00	2,500.00	2,500.00	2,500.00
4729-00	MBASIA Fitness/Safety Grant	7,500.00	7,500.00	7,500.00	7,500.00
	SUB TOTAL	***172,503.35***	***125,548.83***	***172,500.00***	***172,000.00***
	SUB TOTAL RECURRING REVENUES	**7,496,443.13**	**4,524,778.26**	**7,915,042.00**	**8,116,517.00**
Special Project Revenues					
4522-11	Street Sweeper Sale	0.00		40,000.00	0.00
4530-00	South of Tioga Reimbursements	154,181.93	19,766.25	50,000.00	100,000.00
4531-00	South of Tioga Plan Check Fees	0.00	9,931.95	40,000.00	82,500.00
4532-00	South of Tioga Building Permit Fees	0.00	15,565.20	40,000.00	150,000.00
	SUB TOTAL	***154,181.93***	***45,263.40***	***170,000.00***	***332,500.00***
Grants					
4681-12	Calabrese Park CDBG Grant	0.00	39,396.75	60,000.00	0.00
4682-00	Prop 1 IRWM - Catalina	0.00		35,000.00	172,600.00
4683-00	Prop 1 SW - Contra Costa	0.00		20,000.00	220,500.00
4684-12	Per Capita Parks Grant			10,000.00	100,000.00
4757-00	CalTrans Sustainable Grant	37,356.24	23,991.27	66,500.00	73,000.00
	SUB TOTAL	***37,356.24***	***63,388.02***	***191,500.00***	***566,100.00***
	Sub Total Special Project/Grant Revenues	**191,538.17**	**108,651.42**	**361,500.00**	**898,600.00**
	Grand Total Revenues	**7,687,981.30**	**4,633,429.68**	**8,276,542.00**	**9,015,117.00**

FY 2021-2022 Proposed Revenues



Budget Summary
City Expenditures

Description	Actuals FY 19-20	FY 20-21 Actuals thru 3/31/21	Proposed Amend #2 FY 20-21	Proposed Budget FY 21-22
RECURRING EXPENSES				
City Council	135,315.34	88,940.08	122,390.00	119,670.00
Administration	614,480.27	470,630.66	595,685.00	601,845.00
Finance	474,799.61	284,654.20	358,610.00	374,600.00
Attorney	296,927.46	177,785.66	257,030.00	299,410.00
Planning	235,960.94	190,939.03	247,500.00	278,985.00
Building	27,345.54	45,565.02	64,650.00	92,800.00
Police	3,280,245.48	2,484,669.14	3,295,650.00	3,343,150.00
Fire	298,990.00	307,662.00	308,000.00	312,600.00
Public Works	814,443.71	619,078.95	869,525.00	1,030,860.00
Parks	5,261.63	4,105.73	6,000.00	6,500.00
Government Buildings	32,321.15	32,562.71	46,500.00	47,200.00
Community Outreach	134,672.91	14,534.99	45,700.00	103,300.00
Recurring Grants	7,981.02	1,877.94	12,000.00	9,500.00
Non-Departmental	149,228.03	105,588.30	145,590.00	128,380.00
SUBTOTAL FOR RECURRING EXPENSES	6,507,973.09	4,828,594.41	6,374,830.00	6,748,800.00
OTHER EXPENSES				
Capital Outlay	19,052.50	10,410.00	300,000.00	235,000.00
Economic Development	199,529.67	72,881.49	170,000.00	392,500.00
Grants/Special Projects	136,409.80	114,791.97	342,300.00	684,000.00
SUBTOTAL OTHER EXPENSES	354,991.97	198,083.46	812,300.00	1,311,500.00
TOTAL EXPENSES	6,862,965.06	5,026,677.87	7,187,130.00	8,060,300.00

ACCOUNT NUMBER	Description	Actual Expenses FY 19-20	Actual Expenses thru 3/31/21 FY 20-21	Proposed Amend #2 Budget FY 20-21	Proposed Budget FY 21-22
NON DEPARTMENT					
5000-00	Municipal Code Updates	3,257.25	780.00	800.00	1,000.00
5001-00	Public Agency Memberships	30,186.24	10,388.76	13,000.00	13,500.00
5002-00	Voluntary Memberships	13,051.00	4,371.00	8,000.00	10,000.00
5005-00	Arts Committee	8,767.71	11,733.32	15,000.00	15,000.00
5006-00	COVID-19 Expense	16,073.65	21,130.56	25,000.00	10,000.00
5025-00	Dues and Subscriptions	180.00	180.00	180.00	180.00
5070-00	Health Benefit Surcharges	721.67	573.05	800.00	850.00
5081-00	GASB68 Reports - CalPers	0.00	2,100.00	2,100.00	2,100.00
5202-00	Concern EAP Program Premium	941.64	1,338.12	1,340.00	1,350.00
5425-00	IT Support	4,179.00	1,155.00	2,500.00	2,500.00
5720-00	Auto Maintenance - City Vehicles	0.00	689.34	2,500.00	2,500.00
5909-00	Physical Damage Claims	0.00	5,386.72	5,400.00	0.00
5910-00	Donations/Contributions	6,461.96	3,398.20	6,500.00	6,500.00
5930-00	Miscellaneous Expense	5,686.59	4,902.26	5,200.00	3,000.00
5935-00	Office Equipment Maintenance	7,678.34	3,977.85	7,000.00	7,000.00
5940-00	Office Supplies	23,790.55	13,252.72	20,000.00	20,000.00
5945-00	Telephone	1,127.96	954.61	1,400.00	1,400.00
5950-00	Physical Exams (MP every 2 yrs)	0.00		120.00	0.00
5955-00	Public Official Bond Premium	1,050.00	1,103.00	1,100.00	1,100.00
5960-00	Utilities	19,826.76	15,498.95	23,500.00	23,500.00
5970-00	Equipment Purchase	2,698.37	434.99	450.00	3,000.00
5980-00	Bank Charges	284.01	1,361.28	2,300.00	2,500.00
5998-00	Internet	3,265.33	878.57	1,400.00	1,400.00
	SUB TOTAL NON DEPARTMENT	***149,228.03***	***105,588.30***	***145,590.00***	***128,380.00***
CITY COUNCIL					
5025-01	Dues/Subscriptions	150.00		0.00	200.00
5030-01	Auto Allowance	2,400.00	1,800.00	2,400.00	2,400.00
5065-01	Dental	4,254.36	2,791.98	3,800.00	3,950.00
5066-01	Vision	798.72	524.16	700.00	700.00
5070-01	Health Benefits	63,306.00	47,479.50	63,300.00	63,300.00
5073-01	Pers Retirement EE	622.09	414.70	700.00	700.00
5075-01	Pers Retirement	1,119.57	800.58	1,200.00	1,200.00
5078-01	PERS Survivor Benefits	115.20		120.00	120.00
5079-01	Deferred Comp	4,800.00	3,600.00	4,800.00	4,800.00
5080-01	FICA/ Medicare	4,253.96	3,190.53	4,300.00	4,300.00
5085-01	SUI	373.66	207.33	400.00	400.00

ACCOUNT NUMBER	Description	Actual Expenses FY 19-20	Actual Expenses thru 3/31/21 FY 20-21	Proposed Amend #2 Budget FY 20-21	Proposed Budget FY 21-22
5095-01	Training & Conferences	7,996.26	250.88	1,000.00	3,000.00
5110-01	Council Meetings	18,000.00	13,500.00	18,000.00	18,000.00
5120-01	Elections	0.00	2,618.88	5,050.00	0.00
5131-01	Website	6,750.00	4,000.00	4,000.00	4,400.00
5137-01	GASB 68 - Unfunded Liability	2,367.27	2,571.73	2,600.00	3,000.00
5925-01	Liability Premium	9,258.43	756.54	800.00	1,600.00
5945-01	Council Phones	3,962.39	2,811.79	4,300.00	4,300.00
5965-01	Workers Comp Premium	1,151.16	811.48	820.00	1,200.00
5970-01	Equipment Purchase	2,556.27		3,000.00	1,000.00
5985-01	Exercise Program	1,080.00	810.00	1,100.00	1,100.00
	SUB TOTAL CITY COUNCIL	***135,315.34***	***88,940.08***	***122,390.00***	***119,670.00***
ADMINISTRATION					
5020-02	Contract Services			750.00	0.00
5025-02	Dues/Subscriptions	2,076.00	1,691.00	1,700.00	2,000.00
5030-02	Auto Allowance	3,941.54	2,700.00	3,600.00	3,600.00
5035-02	Granicus - Agenda Management Fee	3,300.00	3,630.00	3,630.00	4,000.00
5040-02	Salaries	339,150.03	245,292.03	327,500.00	**344,400.00**
5055-02	Overtime Paid	0.00		0.00	0.00
5060-02	Long Term Disability	2,605.66	1,605.06	2,200.00	2,200.00
5065-02	Dental	2,699.62	2,704.06	3,550.00	3,250.00
5066-02	Vision	480.99	461.16	600.00	550.00
5067-02	Life Insurance	587.90	432.00	600.00	615.00
5070-02	Health Benefits	48,534.60	37,983.60	49,100.00	44,400.00
5072-02	Health Benefits - Admin Retirees	14,032.98	13,809.72	18,400.00	18,300.00
5073-02	Pers Retirement EE	14,672.58	5,691.12	8,600.00	8,600.00
5075-02	Pers Retirement	38,234.54	21,170.42	34,200.00	**34,200.00**
5078-02	PERS Survivor Benefits	184.80		180.00	180.00
5079-02	Deferred Comp	1,600.00	900.00	1,200.00	1,200.00
5080-02	FICA/Medicare	5,836.39	3,783.52	5,100.00	5,100.00
5085-02	CA SUI	595.00	357.00	400.00	400.00
5095-02	Training & Conferences	11,334.72	446.51	1,500.00	2,000.00
5137-02	GASB 68 - Unfunded Liability	69,738.83	73,479.44	73,500.00	66,600.00
5140-02	Records Retention - Gladwell	0.00	2,000.00	2,000.00	0.00
5210-02	Payroll Processing/Shred Services	4,540.68	4,156.73	6,300.00	6,300.00
5425-02	IT Support	4,746.00	1,449.00	2,500.00	2,500.00
5925-02	Liability Premium	9,834.83	13,617.45	13,700.00	10,900.00
5945-02	Admin Phones	3,675.77	2,042.25	3,200.00	3,200.00
5965-02	Workers Comp Premium	26,860.33	27,860.89	27,900.00	34,400.00
5970-02	Equipment Purchase	3,682.32	2,017.70	2,050.00	1,500.00
5985-02	Exercise Program	1,534.16	1,350.00	1,725.00	1,450.00
	SUB TOTAL ADMINISTRATION	***614,480.27***	***470,630.66***	***595,685.00***	***601,845.00***

Proposed
FY 21-22
Expenditures

ACCOUNT NUMBER	Description	Actual Expenses FY 19-20	Actual Expenses thru 3/31/21 FY 20-21	Proposed Amend #2 Budget FY 20-21	Proposed Budget FY 21-22
FINANCE					
5020-03	Contract Services - Bartel	20,750.00	2,500.00	2,500.00	20,250.00
5023-03	Sales Tax/Trans Tax Admin Fees	36,764.95	18,072.43	40,000.00	40,000.00
5025-03	Dues/Subscriptions	95.00	95.00	100.00	100.00
5040-03	Salaries	178,203.86	77,900.85	103,900.00	106,500.00
5060-03	Long Term Disability	2,195.98	850.87	1,100.00	1,500.00
5065-03	Dental	797.76	398.88	550.00	560.00
5066-03	Vision	149.76	74.88	100.00	100.00
5067-03	Life Insurance	353.17	144.00	200.00	210.00
5070-03	Health Benefits	18,464.25	9,495.90	12,700.00	12,700.00
5073-03	Pers Retirement EE	15,396.86	5,982.80	9,000.00	9,000.00
5075-03	Pers Retirement	27,710.45	11,550.48	17,400.00	17,150.00
5078-03	PERS Survivor Benefits	84.00		60.00	60.00
5079-03	Deferred Comp	1,600.00	900.00	1,200.00	1,200.00
5080-03	FICA/Medicare	3,253.86	1,137.77	1,600.00	1,600.00
5085-03	SUI	119.00	119.00	150.00	150.00
5095-03	Training/Conferences	2,357.89	854.50	1,000.00	1,000.00
5137-03	GASB 68 - Unfunded Liability	71,018.10	77,151.90	77,200.00	68,200.00
5405-03	Property Tax Fees	938.00		1,000.00	1,000.00
5410-03	Audit	49,500.00	51,000.00	53,000.00	56,000.00
5415-03	Financial Management Support	7,548.25	2,433.75	4,000.00	4,000.00
5425-03	IT Support	5,372.88	3,481.89	4,500.00	4,500.00
5440-03	BL/ Prop/Sales Tax Agreements (HDL)	18,132.05	13,237.27	20,000.00	20,000.00
5925-03	Liability Premium	4,719.28	3,026.10	3,050.00	3,120.00
5965-03	Workers Comp Premium	9,209.26	3,245.93	3,300.00	4,700.00
5970-03	Equipment Purchase	65.00	1,000.00	1,000.00	1,000.00
	SUB TOTAL FINANCE	***474,799.61***	***284,654.20***	***358,610.00***	***374,600.00***
ATTORNEY					
5040-04	Salaries		72,271.49	120,400.00	192,400.00
5060-04	LTD			350.00	1,450.00
5065-04	Dental		167.66	700.00	2,150.00
5066-04	Vision		26.31	110.00	320.00
5067-04	Life		16.00	65.00	210.00
5070-04	Health Benefit		4,747.95	9,500.00	19,000.00
5072-04	Health Benefits - Retirees	4,270.80	3,158.25	4,210.00	4,200.00
5075-04	Pers Retirement		4,348.36	9,400.00	14,600.00
5078-04	Pers Survivor			35.00	60.00
5079-04	Deferred Comp		500.00	800.00	1,200.00
5080-04	FICA/Medicare		975.65	1,650.00	2,400.00
5085-04	SUI		238.00	240.00	150.00
5095-04	Conferences & Meetings	1,213.69	1,079.50	2,000.00	5,000.00
5137-04	GASB 68 - Unfunded Liability			0.00	150.00
5511-04	Attorney - Contract	224,937.00	82,117.50	82,120.00	0.00
5522-04	Attorneys Costs	416.89	3,765.99	5,000.00	5,000.00
5540-04	Legal Contingencies	2,712.50		0.00	2,500.00
5545-04	Outside Counsel/HR	63,376.58	4,373.00	20,000.00	40,000.00
5925-04	Liability Premium			0.00	3,120.00
5945-04	Cell Phone			300.00	800.00
5965-04	Workers Comp Premium			0.00	4,700.00
5970-04	Equipment - Phone			150.00	0.00
	SUB TOTAL ATTORNEY	***296,927.46***	***177,785.66***	***257,030.00***	***299,410.00***

ACCOUNT NUMBER	Description	Actual Expenses FY 19-20	Actual Expenses thru 3/31/21 FY 20-21	Proposed Amend #2 Budget FY 20-21	Proposed Budget FY 21-22
PLANNING					
5020-05	Contract Services - EMC Planning	11,497.54	1,374.85	10,350.00	12,000.00
5025-05	Dues/Subscriptions	507.00	507.00	500.00	500.00
5040-05	Salaries	106,464.60	81,844.65	109,200.00	111,900.00
5042-05	Cash Outs - PTO Accruals	3,813.86	7,646.85	7,700.00	7,900.00
5055-05	Overtime Paid	1,554.77		0.00	0.00
5060-05	Long Term Disability	976.80	732.60	1,000.00	1,000.00
5065-05	Dental	531.84	398.88	550.00	560.00
5066-05	Vision	99.84	74.88	100.00	100.00
5067-05	Life Insurance	354.94	286.83	400.00	425.00
5070-05	Health Benefits	12,661.20	9,495.90	12,700.00	12,700.00
5072-05	Health Benefits - Planning Retirees	9,453.18	7,145.55	9,600.00	9,850.00
5073-05	Pers Retirement EE	9,198.60	6,285.68	9,500.00	9,500.00
5075-05	PERS Retirement	16,555.08	12,135.28	18,200.00	18,000.00
5079-05	Deferred Comp	1,200.00	900.00	1,200.00	1,200.00
5080-05	FICA/Medicare	1,647.18	1,312.78	1,800.00	1,850.00
5085-05	SUI	119.00	119.00	150.00	150.00
5095-05	Training/Conferences	43.32	34.50	100.00	100.00
5137-05	GASB 68 - Unfunded Liability	40,243.59	46,291.14	46,300.00	71,200.00
5370-05	Planning - Misc.	441.50		100.00	100.00
5425-05	IT Support	315.00	336.00	500.00	500.00
5920-05	Legal Advertising	4,634.76	4,809.86	8,000.00	8,000.00
5925-05	Liability Premium	3,818.65	3,782.64	3,800.00	3,900.00
5945-05	Planning Phones	554.43	366.75	650.00	650.00
5965-05	Workers Comp Premium	9,209.26	4,057.41	4,100.00	5,900.00
5970-05	Equipment Purchase	65.00	1,000.00	1,000.00	1,000.00
	SUB TOTAL PLANNING	***235,960.94***	***190,939.03***	***247,500.00***	***278,985.00***
BUILDING					
5319-06	Building Inspection Fees	0.00	17,380.00	25,000.00	75,000.00
5320-06	Plan Check Fees	22,545.54	7,865.02	14,650.00	15,000.00
5423-06	Iworq - Fees/Implementation	4,800.00	20,320.00	25,000.00	2,800.00
	SUB TOTAL BUILDING	***27,345.54***	***45,565.02***	***64,650.00***	***92,800.00***

ACCOUNT NUMBER	Description	Actual Expenses FY 19-20	Actual Expenses thru 3/31/21 FY 20-21	Proposed Amend #2 Budget FY 20-21	Proposed Budget FY 21-22
PUBLIC SAFETY					
5020-08	Code Enforcement	0.00	560.00	10,000.00	10,000.00
5025-08	Dues and Subscriptions	1,678.00	1,065.00	1,500.00	2,000.00
5040-08	Salaries	1,321,285.00	877,770.14	1,176,400.00	1,340,750.00
5041-08	Workers Comp Wages 4850	42,124.58	214,191.58	221,000.00	0.00
5042-08	Cash Outs - PTO Accruals (TTD)	286,869.10	104,800.97	175,000.00	175,000.00
5043-08	Holiday Paid	3,833.56		5,000.00	7,500.00
5044-08	Workers Comp Wages TTD			21,000.00	103,650.00
5055-08	Overtime Paid	8,099.63	6,410.73	10,000.00	7,500.00
5060-08	Long Term Disability	3,195.18	2,454.39	3,300.00	3,100.00
5065-08	Dental	17,877.44	13,519.89	18,100.00	19,400.00
5066-08	Vision	2,799.10	2,111.67	2,900.00	3,000.00
5067-08	Life Insurance	2,131.34	1,845.63	2,500.00	2,700.00
5070-08	Health Benefits	204,161.85	166,178.25	221,600.00	221,600.00
5072-08	Health Benefits - Police Retirees	42,813.90	36,114.18	48,600.00	55,500.00
5073-08	Pers Retirement EE	122,554.03	31,720.16	42,200.00	5,700.00
5075-08	Pers Retirement	283,485.81	208,229.48	387,500.00	283,200.00
5077-08	Pers Replacement Benefit - Klein	8,591.91	9,253.32	10,600.00	10,000.00
5078-08	PERS Survivor Benefits	696.00		700.00	700.00
5079-08	Deferred Comp	14,078.45	10,400.00	15,000.00	13,800.00
5080-08	FICA/Medicare	26,666.38	16,892.25	22,700.00	22,700.00
5085-08	SUI	1,665.99	1,415.84	1,500.00	1,500.00
5095-08	Training/Conferences	6,096.81	2,362.21	3,500.00	5,000.00
5096-08	Post Training - Reimbursable	0.00		500.00	1,000.00
5137-08	GASB 68 - Unfunded Liability	123,476.50	148,840.72	148,900.00	185,200.00
5425-08	IT Support	58,029.00	18,942.00	30,000.00	30,000.00
5710-08	Animal Regulation Services	2,880.00	1,793.00	2,500.00	2,000.00
5715-08	Auto Fuel	29,292.69	15,332.03	23,000.00	25,000.00
5720-08	Auto Maintenance - Police Vehicles	34,828.53	5,589.06	15,000.00	25,000.00
5721-08	Auto Detailing - Car Washes	2,844.50	621.00	2,000.00	1,500.00
5725-08	Criminal Justice & CLETS Systems	34,735.30	21,291.92	35,000.00	37,500.00
5727-08	911 Center - Dispatch Services	40,114.09	43,006.71	43,000.00	45,000.00

ACCOUNT NUMBER	Description	Actual Expenses FY 19-20	Actual Expenses thru 3/31/21 FY 20-21	Proposed Amend #2 Budget FY 20-21	Proposed Budget FY 21-22
5745-08	Equipment Purchase	907.14	3,887.50	7,500.00	10,000.00
5746-08	Range Fees & Supplies	5,878.08	757.44	1,500.00	5,000.00
5747-08	SRU Annual Contribution	5,000.00		0.00	5,000.00
5760-08	Booking Fees	0.00		1,000.00	1,000.00
5765-08	Reserve Salaries	70,361.58	68,533.07	92,000.00	30,000.00
5770-08	Computer Equipment/Software	11,569.33	4,188.25	7,500.00	10,000.00
5785-08	Police Supplies	5,997.69	3,914.39	4,000.00	5,000.00
5793-08	Internal Investigations		6,950.00	7,000.00	0.00
5794-08	Special Skills	1,200.00	900.00	1,200.00	1,200.00
5795-08	Uniform Allowance/Purchase	12,449.28	7,958.62	13,000.00	13,000.00
5796-08	Education Benefit	53,961.38	51,858.09	70,400.00	75,700.00
5797-08	Arrest/Investigations/Live Scan Fees	4,927.57	2,783.98	4,500.00	5,000.00
5798-08	Tracnet/IBM Server Maintenance	11,878.26	12,248.29	13,000.00	13,000.00
5884-08	Security - Locker Room	482.04	361.53	500.00	500.00
5908-08	Liability Claims		4,201.13	4,200.00	0.00
5925-08	Liability Premium	65,313.31	122,557.02	122,600.00	124,520.00
5929-08	Locker Room Rental Payments	3,177.00	2,780.85	3,400.00	3,400.00
5934-08	NGEN Radio System Maintenance	9,267.72	11,585.72	11,600.00	11,600.00
5935-08	NGEN Radio System Infrastructure	6,164.40	6,164.40	6,200.00	7,000.00
5945-08	Police Phones	13,192.76	9,256.34	15,000.00	15,000.00
5965-08	Worker's Comp Premium	223,708.17	160,132.44	160,200.00	311,800.00
5985-08	Exercise Program	3,540.00	2,700.00	3,600.00	3,600.00
5997-08	Nighthawk In Car Wifi	0.00	1,931.52	2,900.00	2,900.00
5998-08	Police Internet	4,844.75	1,786.08	2,800.00	2,900.00
6123-08	EOC Expenses - CSUMB	5,000.00		5,000.00	5,000.00
6618-08	Motorola Radio Lease - Principal	26,605.42	28,027.94	28,050.00	29,530.00
6619-08	Motorola Radio Lease - Interest	7,914.93	6,492.41	6,500.00	5,000.00
	SUB TOTAL PUBLIC SAFETY	***3,280,245.48***	***2,484,669.14***	***3,295,650.00***	***3,343,150.00***
FIRE DEPARTMENT					
5750-09	Fire Contract	298,990.00	307,662.00	308,000.00	312,600.00
	SUB TOTAL FIRE DEPARTMENT	***298,990.00***	***307,662.00***	***308,000.00***	***312,600.00***
PUBLIC WORKS					
5020-11	Contract Services - Polaris	676.25	1,147.50	10,000.00	10,000.00
5020-11	Harris - Storm Water	24,752.50	28,715.00	50,000.00	50,000.00
5020-11	Harris - Engineering	136,777.25	75,895.00	150,000.00	150,000.00
5020-11	Pavement Management (Meas X)	0.00	22,470.50	30,000.00	30,000.00
5020-11	HF&H (MRWMD) Ordinance/Franchise				**10,000.00**
5025-11	Dues and Publications	570.00	590.00	600.00	600.00
5027-11	Permits & Licenses	2,847.00	4,047.50	5,100.00	5,100.00
5028-11	Pest Control	780.00	520.00	800.00	800.00
5040-11	Salaries	221,466.84	172,031.84	229,900.00	288,100.00
5042-11	Cash Outs - PTO Accruals	0.00		0.00	0.00
5055-11	Overtime Paid	1,191.72	1,034.69	1,050.00	0.00
5060-11	Long Term Disability	1,780.68	1,335.51	1,800.00	1,800.00
5065-11	Dental	5,093.14	3,416.76	4,600.00	4,800.00
5066-11	Vision	793.93	548.46	800.00	750.00
5067-11	Life Insurance	493.50	432.00	600.00	615.00
5070-11	Health Benefits	53,810.10	37,983.60	50,700.00	69,700.00
5073-11	Pers Retirement EE	18,295.60	12,600.52	16,500.00	16,400.00
5075-11	Pers Retirement	30,796.33	22,768.15	36,800.00	37,300.00
5078-11	PERS Survivor Benefits	172.80		175.00	175.00
5079-11	Deferred Comp	2,650.00	2,700.00	3,600.00	3,600.00

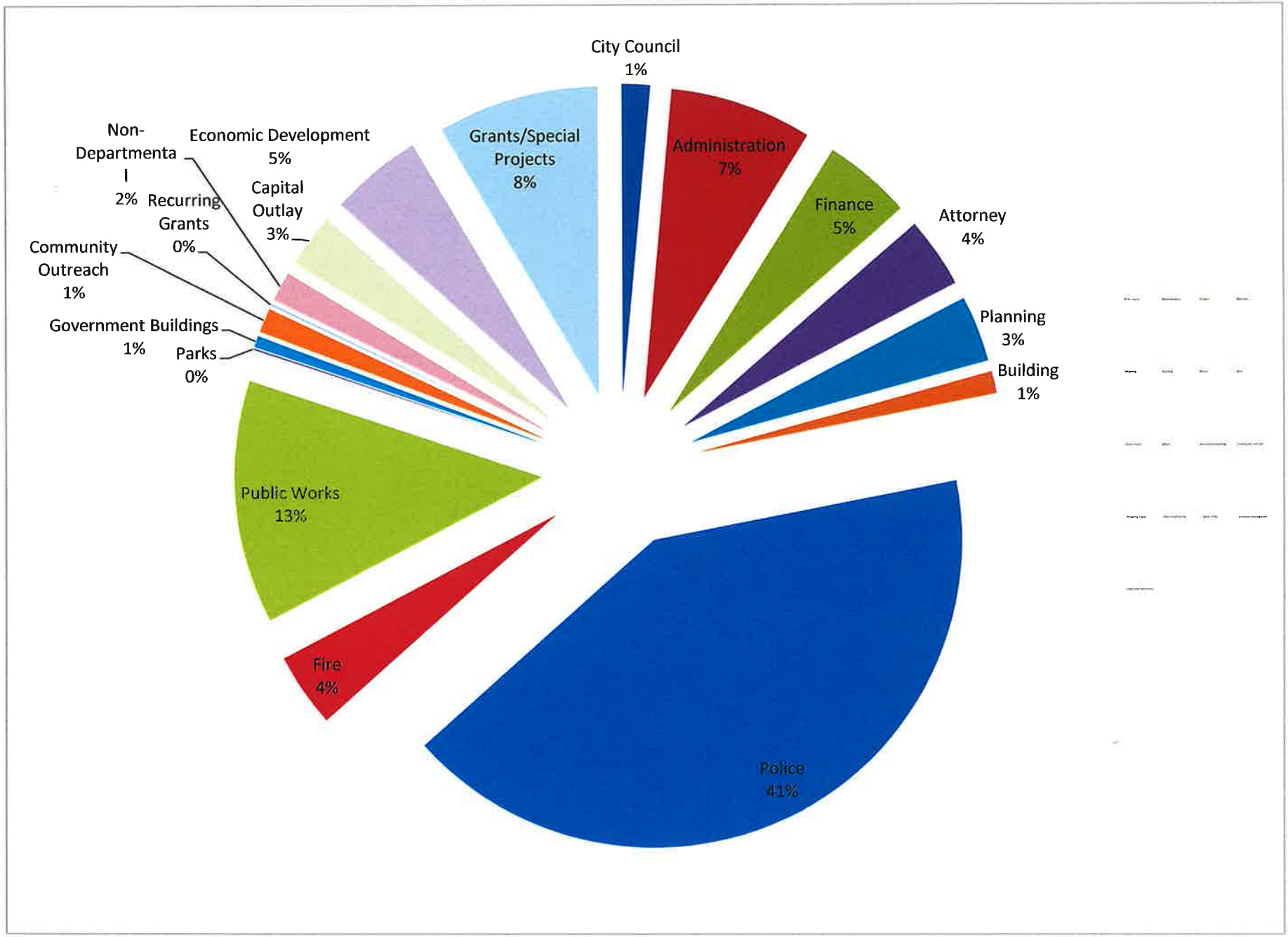
ACCOUNT NUMBER	Description	Actual Expenses FY 19-20	Actual Expenses thru 3/31/21 FY 20-21	Proposed Amend #2 Budget FY 20-21	Proposed Budget FY 21-22
5080-11	FICA/Medicare	3,867.08	2,981.94	4,000.00	4,000.00
5085-11	CA SUI	357.00	357.00	400.00	400.00
5095-11	Training/Conferences	511.03	729.99	1,000.00	1,000.00
5137-11	GASB 68 - Unfunded Liability	52,443.44	59,605.07	59,650.00	89,500.00
5423-11	Iworq	6,800.00	6,800.00	6,800.00	6,800.00
5425-11	IT Support	798.00		500.00	500.00
5720-11	Auto Maintenance - P/W Vehicles	1,337.59	10,388.77	15,000.00	15,000.00
5795-11	PW Uniform Maintenance/Purchase	1,675.18	2,358.52	2,800.00	2,800.00
5820-11	Interceptor Vault Maintenance	4,400.00		4,400.00	9,000.00
5820-11	3-Year Sediment Removal	0.00		0.00	37,000.00
5845-11	Hope Program	50,088.15	23,443.35	37,000.00	79,300.00
5855-11	Street Lighting	9,922.30	6,952.89	10,000.00	10,000.00
5860-11	Street Work/Sidewalk Maintenance	1,648.20	1,285.80	5,000.00	5,000.00
5861-11	Adopt A Highway	2,950.00	2,360.00	3,600.00	3,600.00
5865-11	Flags/Banners	3,338.31	2,460.60	5,000.00	5,000.00
5884-11	PW Trailer Security	796.97	917.55	1,300.00	1,300.00
5885-11	PW Supplies	5,130.24	2,615.07	3,000.00	5,000.00
5888-11	Equipment Rental	807.60	943.00	1,500.00	1,500.00
5889-11	Mtry 1 Water Regional Stormwater	23,015.81	10,124.99	10,150.00	11,000.00
5898-11	Street Signs	1,111.84	2,595.21	3,000.00	3,500.00
5925-11	Liability Premium	7,925.50	7,565.25	7,600.00	8,600.00
5935-11	Equipment Maintenance	95.28	210.64	1,000.00	1,000.00
5936-11	Storage/Engineer Files	1,826.69	2,028.00	2,800.00	2,950.00
5945-11	P/W Phones	3,384.98	2,260.29	3,500.00	3,500.00

ACCOUNT NUMBER	Description	Actual Expenses FY 19-20	Actual Expenses thru 3/31/21 FY 20-21	Proposed Amend #2 Budget FY 20-21	Proposed Budget FY 21-22
5961-11	Refuse Fees	6,295.08	4,074.80	6,300.00	6,300.00
5963-11	Irrigation/Landscaping	1,924.93	145.14	1,000.00	2,000.00
5965-11	Worker's Comp Premium	113,580.82	74,385.85	74,400.00	28,150.00
5970-11	Equipment Purchase	2,681.51	1,231.83	3,000.00	5,000.00
5985-11	Exercise	1,440.00	900.00	1,100.00	720.00
5998-11	Internet	1,342.54	1,120.37	1,700.00	1,700.00
	SUB TOTAL PUBLIC WORKS	***814,443.71***	***619,078.95***	***869,525.00***	***1,030,860.00***
PARKS					
5122-12	Beach Clean Up	303.23		0.00	0.00
5881-12	Parks Supplies	4,414.45	2,091.74	2,500.00	3,000.00
5935-12	Parks Equip. Maintenance	417.31	501.25	1,000.00	1,000.00
5970-12	Parks Equip. Purchase	126.64	1,512.74	2,500.00	2,500.00
	SUB TOTAL PARKS	***5,261.63***	***4,105.73***	***6,000.00***	***6,500.00***
GOVERNMENT BUILDINGS & FACILITIES					
5884-15	Security	1,983.79	1,533.69	2,200.00	2,200.00
5915-15	Fire/Bldg/Auto Insurance	18,442.62	22,308.00	22,300.00	25,000.00
6020-15	Maintenance & Repair	11,894.74	8,721.02	22,000.00	20,000.00
	SUB TOTAL GOVERNMENT BUILDINGS	***32,321.15***	***32,562.71***	***46,500.00***	***47,200.00***
COMMUNITY OUTREACH					
5004-18	West End Celebration	94,636.33		25,000.00	75,000.00
5873-18	Bike Trail Electric	3,278.36	2,250.82	3,200.00	3,300.00
5905-18	City Events	17,813.96		0.00	7,500.00
5920-18	Advertising -" Coop "-Newspaper	13,988.00	9,684.00	14,000.00	14,000.00
6020-18	Maint - Bike Trails/Community Garden	4,956.26	2,600.17	3,500.00	3,500.00
	SUB TOTAL COMM. OUTREACH	***134,672.91***	***14,534.99***	***45,700.00***	***103,300.00***
GRANTS					
5733-00	Recycling Grant	5,000.00		5,000.00	5,000.00
5736-08	Bulletproof Vest Grant	1,048.78	488.90	1,000.00	2,000.00
6362-00	CSA 74 EMS Grant	1,932.24	1,389.04	6,000.00	2,500.00
	SUB TOTAL	***7,981.02***	***1,877.94***	***12,000.00***	***9,500.00***
	SUB TOTAL FOR RECURRING	**6,507,973.09**	**4,828,594.41**	**6,374,830.00**	**6,748,800.00**

Proposed
FY 21-22
Expenditures

ACCOUNT NUMBER	Description	Actual Expenses FY 19-20	Actual Expenses thru 3/31/21 FY 20-21	Proposed Amend #2 Budget FY 20-21	Proposed Budget FY 21-22
ECONOMIC DEVELOPMENT					
6394-18	Public Art Program	0.00	43,567.74	50,000.00	60,000.00
6420-00	S of Tioga Reimbursable Expense	199,529.67	27,843.75	50,000.00	100,000.00
6421-00	S of Tioga Plan Check Fees	0.00	280.00	30,000.00	82,500.00
6422-00	S of Tioga Building Inspections	0.00	1,190.00	40,000.00	150,000.00
	SUB TOTAL ECONOMIC DEVELOPMENT	***199,529.67***	***72,881.49***	***170,000.00***	***392,500.00***
SPECIAL PROJECTS					
5020-05	EMC - Parking Study	30,664.28	20,959.95	33,150.00	30,000.00
	TAMC Row Landscaping Project				35,000.00
	SUB TOTAL SPECIAL PROJECTS	***30,664.28***	***20,959.95***	***33,150.00***	***65,000.00***
GRANTS					
5010-12	Calabrese Park CDBG Grant	27,775.00	23,547.50	60,000.00	0.00
5010-12	Per Capita Park Grant			10,000.00	100,000.00
5010-20	Prop 1 SW Contra Costa - Grant	5,800.00	922.50	20,000.00	220,500.00
5010-20	Prop 1 SW Contra Costa - Match				24,500.00
5010-20	West End/Catalina IRWM	15,511.50	7,380.00	35,000.00	172,600.00
5732-00	West Bay Ave/FEMA (held over 19-20)	14,887.50	23,600.00	110,000.00	0.00
6393-00	Susatainability Grant CEQA Review				20,000.00
6393-00	CalTrans Sustainable Grant/Matching	4,177.15	4,605.84	7,650.00	8,400.00
6393-00	CalTrans Sustainable Grant/Reimb	37,594.37	33,776.18	66,500.00	73,000.00
	SUBTOTAL GRANTS	***105,745.52***	***93,832.02***	***309,150.00***	***619,000.00***
	TOTAL SPECIAL PROJECTS/GRANTS	**335,939.47**	**187,673.46**	**512,300.00**	**1,076,500.00**
	GRAND TOTAL OPERATING EXPENSES	**6,843,912.56**	**5,016,267.87**	**6,887,130.00**	**7,825,300.00**
CAPITAL OUTLAY					
5010-00	Exchange Server - City Hall			0.00	20,000.00
5010-08	Police Vehicle			0.00	65,000.00
5010-11	Street Sweeper			40,000.00	0.00
5010-11	Dump Truck for P/W			75,000.00	0.00
5010-15	City Hall Electrical (19-20 CIP)		8,600.00	50,000.00	0.00
5010-15	City Hall Improvements/Windows			50,000.00	0.00
5010-18	Art Park Improvements			65,000.00	0.00
5010-20	Pendergrass Way Improvements				150,000.00
5010-20	Desal Wells CIP	19,052.50	1,810.00	20,000.00	0.00
	SUBTOTAL CAPITAL OUTLAY	***19,052.50***	***10,410.00***	***300,000.00***	***235,000.00***
	GRAND TOTAL EXPENSES	**6,862,965.06**	**5,026,677.87**	**7,187,130.00**	**8,060,300.00**

FY 2021-2022 Proposed Expenses



AGENDA ITEM
9C.

Consideration of City RESOLUTION Adopting the 2021-2022 Salary Schedule

City of Sand City

STAFF REPORT

TO: CITY COUNCIL, CITY MANAGER

FROM: DEVON LAZZARINO, FINANCE/HR SPECIALIST

SUBJECT: FISCAL YEAR 2021-2022 SALARY SCHEDULE

DATE: JUNE 2, 2021

FOR: JUNE 15, 2021 COUNCIL MEETING

Discussion:

State law requires that Cities contracting with CalPERS adopt a publicly available pay schedule that identifies the title for every employee position at the City, shows the pay rate for each position, and indicates the effective date of any revisions. (2 CCR 570.5(a)(1)-(8)). The schedule is required to be posted on the City's website. The City established a pay schedule in 1991 (Resolution SC-29, 1991) and has updated it by resolution as listed on the salary schedule (Attached as Exhibit A).

This amendment to the schedule is necessary to reflect changes related to employee rates of pay for the fiscal year 2021-2022.

CEQA:

This action does not constitute a "project" as defined by the California Environmental Quality Act (CEQA) guidelines section 15378.

Fiscal Impact:

The salary schedule reflects changes to Police Officers', Police Chief and City Manager salaries which have already been approved by Council in prior resolutions, and a 2.5% COLA for Misc. employees for fiscal year 2021-2022 which was discussed as part of the budget process. Twenty thousand dollars was budgeted in the Fiscal Year 2021-2022 budget for miscellaneous employees Cost of Living Adjustments.

Recommendation: It is recommended that the Council approve the attached FY 2021-2022 Salary Schedule Resolution.

CITY OF SAND CITY

RESOLUTION SC _____ , 2021

RESOLUTION OF THE CITY COUNCIL OF SAND CITY ADOPTING THE FISCAL YEAR 2021-2022 SALARY SCHEDULE

WHEREAS, California Code of Regulations, Title 2, Section 570.5 requires that governing bodies of local agencies contracting with CalPERS adopt a publicly available pay schedule; and

WHEREAS, the City of Sand City established a salary schedule for City employees by Resolution SC-29, 1991 and revised the salary schedule in Resolutions SC 94-08, 1984; 97-66, 1997; 99-51, 1999; 01-61, 2001; 02-53, 2002; 05-49, 2005; 07-99, 2007; 10-75, 2010; 15-46, 2015; 18-87, 2018; 18-92, 2018; 20-86, 2020; and

WHEREAS, an amendment to the salary schedule is necessary to reflect changes related to employee rates of pay negotiated for the fiscal year 2021-2022.

NOW, THEREFORE, BE IT RESOLVED by the Sand City Council that the revised Salary Schedule attached to this resolution as Exhibit A, is hereby adopted.

PASSED AND ADOPTED by the Sand City Council on this 15th day of June, 2021 by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

APPROVED:

ATTEST:

_____
Mary Ann Carbone, Mayor

_____
Connie Horca, City Clerk

2021-2022 Miscellaneous Employees

Range Placement Table

2.5% Between Ranges; 5% Between Steps

EXHIBIT A

*Employees who have worked for the City for at least 7 years shall receive a 5% longevity increase. Employees who have worked for the City for at least 10 years shall receive an addition 5% longevity increase.

Range #	Recommended Title	Pay Period	Step 1	Step 2	Step 3	Step 4	Step 5	Maxium Step 6	Longevity * 1	Longevity * 2
36	Maintenance Worker II	Hourly	24.4796	25.7036	26.9888	28.3382	29.7551	31.2429	32.8050	34.4453
		Monthly	4,247.34	4,459.71	4,682.69	4,916.83	5,162.67	5,420.80	5,691.84	5,976.43
		Annual	50,967.90	53,516.30	56,192.11	59,001.72	61,951.80	65,049.39	68,301.86	71,716.95
39	Admin Assistant	Hourly	25.1125	26.3681	27.6865	29.0709	30.5244	32.0506	33.6532	35.3358
		Monthly	4,356.12	4,573.93	4,802.62	5,042.75	5,294.89	5,559.64	5,837.62	6,129.50
		Annual	52,273.20	54,886.86	57,631.20	60,512.76	63,538.40	66,715.32	70,051.09	73,553.64
40	Maintenance Worker III	Hourly	25.1638	26.4220	27.7431	29.1302	30.5868	32.1161	33.7219	35.4080
		Monthly	4,361.41	4,579.48	4,808.45	5,048.88	5,301.32	5,566.39	5,844.71	6,136.94
		Annual	52,336.89	54,953.73	57,701.42	60,586.49	63,615.82	66,796.61	70,136.44	73,643.26
46	Records Coordinator	Hourly	29.8739	31.3676	32.9360	34.5828	36.3119	38.1275	40.0339	42.0356
		Monthly	5,178.04	5,436.94	5,708.79	5,994.23	6,293.94	6,608.64	6,939.07	7,286.02
		Annual	62,136.41	65,243.23	68,505.39	71,930.66	75,527.19	79,303.55	83,268.73	87,432.17
48	Deputy City Clerk	Hourly	32.9128	34.5584	36.2864	38.1007	40.0057	42.0060	44.1063	46.3116
		Monthly	5,712.19	5,997.80	6,297.69	6,612.57	6,943.20	7,290.36	7,654.88	8,037.62
		Annual	68,546.17	71,973.48	75,572.15	79,350.76	83,318.30	87,484.21	91,858.42	96,451.34
50	Public Works Supervisor	Hourly	32.9333	34.5800	36.3090	38.1244	40.0306	42.0322	44.1338	46.3405
		Monthly	5,715.59	6,001.37	6,301.44	6,616.51	6,947.34	7,294.70	7,659.44	8,042.41
		Annual	68,586.96	72,016.31	75,617.12	79,397.98	83,367.88	87,536.27	91,913.09	96,508.74
51	Acting City Clerk Temporary position	Hourly	34.6034	36.3336	38.1502	40.0578	42.0606	44.1637	46.3719	48.6905
		Monthly	5,997.81	6,297.70	6,612.59	6,943.21	7,290.38	7,654.89	8,037.64	8,439.52
		Annual	71,973.73	75,572.42	79,351.04	83,318.59	87,484.52	91,858.74	96,451.68	101,274.27
52	Finance/HR Specialist	Hourly	36.3363	38.1531	40.0608	42.0638	44.1670	46.3753	48.6941	51.1288
		Monthly	6,305.20	6,620.46	6,951.48	7,299.06	7,664.01	8,047.21	8,449.57	8,872.05
		Annual	75,662.14	79,445.25	83,417.51	87,588.38	91,967.80	96,566.19	101,394.50	106,464.23
54	City Planner	Hourly	38.1813	40.0904	42.0949	44.1996	46.4096	48.7301	51.1666	53.7249
		Monthly	6,624.40	6,955.62	7,303.40	7,668.57	8,052.00	8,454.60	8,877.33	9,321.20
		Annual	79,492.53	83,467.16	87,640.51	92,022.54	96,623.67	101,454.85	106,527.59	111,853.97
57	City Clerk	Hourly	38.2412	40.1533	42.1609	44.2690	46.4824	48.8065	51.2469	53.8092
		Monthly	6,628.35	6,959.77	7,307.76	7,673.14	8,056.80	8,459.64	8,882.62	9,326.75
		Annual	79,539.86	83,516.85	87,692.70	92,077.33	96,681.20	101,515.26	106,591.02	111,920.57
71	Dir. Of Admin. Services Dir of Community Dev	Hourly	64.1240	67.3302	70.6967	74.2315	77.9431	81.8403	85.9323	90.2289
		Monthly	11,096.65	11,651.48	12,234.06	12,845.76	13,488.05	14,162.45	14,870.57	15,614.10
		Annual	133,159.08	139,817.03	146,807.89	154,148.28	161,855.69	169,948.48	178,445.90	187,368.20
72	Dir. Of Community Dev./ Assistant City Manager	Hourly	65.7230	69.0092	72.4596	76.0826	79.8867	83.8811	88.0751	92.4789
		Monthly	11,374.07	11,942.77	12,539.91	13,166.91	13,825.25	14,516.52	15,242.34	16,004.46
		Annual	136,488.06	143,312.46	150,478.09	158,001.99	165,902.09	174,197.19	182,907.05	192,052.41

Exempt Employees	Pay Period	Rate
City Manager	Monthly	15,416.66
	Annual	185,000.00
City Attorney	Monthly	16,032.89
	Annual	192,394.65

Amended: Resolution SC - 29, 1991; 94-08, 1994; 97-66, 1997; 99-51, 1999; 01-61, 2001; 02-53, 2002; 05-49, 2005; 07-99, 2007; 10-75, 2010; 15-46, 2015; 18-87, 2018; 18-92, 2018; 20-86, 2020; 2021 Effective Date: 7/1/2021

2021-2022 Police Officers

Range Placement Table

2.5% Between Ranges; 5% Between Steps

*Employees who have worked for the City for at least 7 years shall receive a 5% longevity increase. Employees who have worked for the City for at least 10 years shall receive an addition 5% longevity increase.

Range #	Recommended Title	Pay Period	Step 1	Step 2	Step 3	Step 4	Step 5	Maxium Step 6	Longevity* 1	Longevity* 2
36	Reserves	Hourly	28.72	30.16	31.66	33.25	34.91	36.65	38.49	40.41
50	Police Officer 1	Hourly	45.3481	47.6155	49.9963	52.4961	55.1209	57.8769	60.7708	63.8093
		Monthly	7,860.21	8,253.22	8,665.88	9,099.18	9,554.13	10,031.84	10,533.43	11,060.10
		Annual	94,321.74	99,037.83	103,989.72	109,189.20	114,648.66	120,381.10	126,400.15	132,720.16
56	Police Sergeant	Hourly	53.1006	55.7556	58.5434	61.4706	64.5441	67.7713	71.1599	74.7179
		Monthly	9,203.92	9,664.12	10,147.32	10,654.69	11,187.42	11,746.79	12,334.13	12,950.84
		Annual	110,446.28	115,968.59	121,767.02	127,855.37	134,248.14	140,960.55	148,008.58	155,409.01
62	Police Commander	Hourly	61.5803	64.6593	67.8923	71.2869	74.8512	78.5938	82.5235	86.6497
		Monthly	10,673.73	11,207.42	11,767.79	12,356.18	12,973.99	13,622.68	14,303.82	15,019.01
		Annual	128,083.82	134,488.01	141,212.41	148,273.03	155,686.68	163,471.02	171,644.57	180,226.80
71	Police Chief	Hourly	66.8307	70.1722	73.6809	77.3649	81.2331	85.2948	89.5595	94.0375
		Monthly	11,583.76	12,162.95	12,771.10	13,409.65	14,080.13	14,784.14	15,523.35	16,299.51
		Annual	139,005.10	145,955.35	153,253.12	160,915.77	168,961.56	177,409.64	186,280.12	195,594.13

Amended: Resolution SC - 29, 1991; 94-08, 1994; 97-66, 1997; 99-51, 1999; 01-61, 2001; 02-53, 2002; 05-49, 2005; 07-99, 2007; 10-75, 2010; 15-46, 2015; 18-87, 2018; 18-92, 2018; 20-86, 2020; 2021 Effective Date: 7/1/2021

AGENDA ITEM
9D.

Approval of City RESOLUTION Authorizing Cost of Living Adjustments for Miscellaneous Employees

City of Sand City

Agenda Item

9D

Staff Report

TO: Honorable Mayor and City Council Members
FROM: Aaron Blair, City Manager
DATE: June 3, 2021 (meeting date: June 15, 2021)
SUBJECT: Miscellaneous Employees Cost of Living Adjustment

Discussion:

The Sand City Council wants to ensure that Sand City's salaries and benefits are competitive with other cities on the Monterey Peninsula to attract and retain high quality City employees. Staff is recommending a 2½% Cost of Living Adjustments (COLA) for all Sand City miscellaneous employees. The Budget/Personnel Committee evaluated this COLA increase recommendation as part of the Fiscal Year 2021-2022 Sand City Budget approval process. Likewise, the City Council discussed this COLA increase as part of the FY 2021-2022 budget approval process.

Fiscal Impact:
Twenty thousand dollars was budgeted in the Fiscal Year 2021-2022 budget for miscellaneous employees Cost of Living Adjustments. There is no new or additional fiscal impact related to this action.

Recommendation:
Staff recommends approval of the resolution.

CITY OF SAND CITY

RESOLUTION SC _____ , 2021

RESOLUTION OF THE CITY COUNCIL OF SAND CITY AUTHORIZING COST OF LIVING ADJUSTMENT FOR MISCELLANEOUS EMPLOYEES

WHEREAS, the Sand City Council wants to ensure that Sand City's salaries and benefits are competitive with other cities on the Monterey Peninsula to attract and retain high quality City employees; and

WHEREAS, staff is recommending a 2 ½% Cost of Living Adjustment (COLA) for Sand City miscellaneous employees; and

WHEREAS, the City Council discussed this COLA increase as part of the FY 2021-2022 budget approval process in closed session on June 1, 2021; and

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

1. A 2 ½% Cost of Living Adjustment increase is granted for all miscellaneous City employees to start July 1, 2021.
2. Sand City Administration is authorized and directed to make the necessary modifications to the Sand City Salary Plan.

PASSED AND ADOPTED by the Sand City Council on this 15th, day of June, 2021 by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

APPROVED:

ATTEST:

_____
Mary Ann Carbone, Mayor

_____
Connie Horca, City Clerk

AGENDA ITEM
9E.

Consideration of Submitted Proposals for the Art Park Gate along Contra Costa Street

City of Sand City

Staff Report

TO: Honorable Mayor and City Council Members
FROM: Aaron Blair, City Manager, Shelby Gorman, Administrative Assistant
DATE: June 7, 2021 (Meeting date: June 15, 2021)
SUBJECT: Call for Art Park Gate Submissions.

Discussion:

In April of 2021 the City Council directed staff to move ahead with creating an outdoor Art Park at the property known as the Carroll Property. As part of that process a Call for Gate RFP, Exhibit A, was issued on April 20, 2021 to replace the entry gate along Contra Costa Street. The Call for proposals was posted on all the City's social media channels (Facebook, Twitter, and Instagram), and on the City's website. The deadline for submissions was May 7, 2021, at 11:59 PM.

Two (2) proposals (Exhibit B) were received:

- Fred Saunders – Sand City Artist/Metal Fabricator & Business owner
- Taylor Hawthorne – Sand City Artist/Metal Fabricator & Business owner

Both of the applicants met the criteria outlined in the RFP which includes;

- Artistic merit of the design (Artistic excellence, creativity and originality of the project's concept).
- Appropriateness of the design for the location, including the scale, content, color and design in relation to the site.
- Artist's qualifications. (The aesthetic quality of the artist's past work, including content, craftsmanship, uniqueness and relevance to its environment as well as the artist's demonstrated ability to translate art concepts into durable and safe materials that can withstand long-term exposure in an outdoor environment)
- Originality of the design. Designs that show a connection/relationship to Sand City is preferred, but not a requirement. Please avoid literal interpretive themes of historic or political nature.

The Selection Process

All submitted proposals were reviewed by City Staff to ensure completion of application. The top complete applications were to be reviewed by the Sand City Art Committee before being

forwarded to the City Council for final selection, but due to a conflict of interest with two members of the Art Committee a quorum could not be met.

CEQA: The action to procure artists for a gate replacement is not subject to CEQA (California Environmental Quality Act) as the activity will not result in a direct or reasonably foreseeable indirect physical change in the environment; per CEQA guideline section 15060(c)(2). Furthermore, the replacement of a gate on existing structures qualifies for a categorical exemption per CEQA Guideline section 15301 as it a minor alteration of public and/or private structures involving no expansion of the use or structure.

Fiscal Impact:
The following funds have been budgeted in our FY 20/21 Budget Amendment #2;

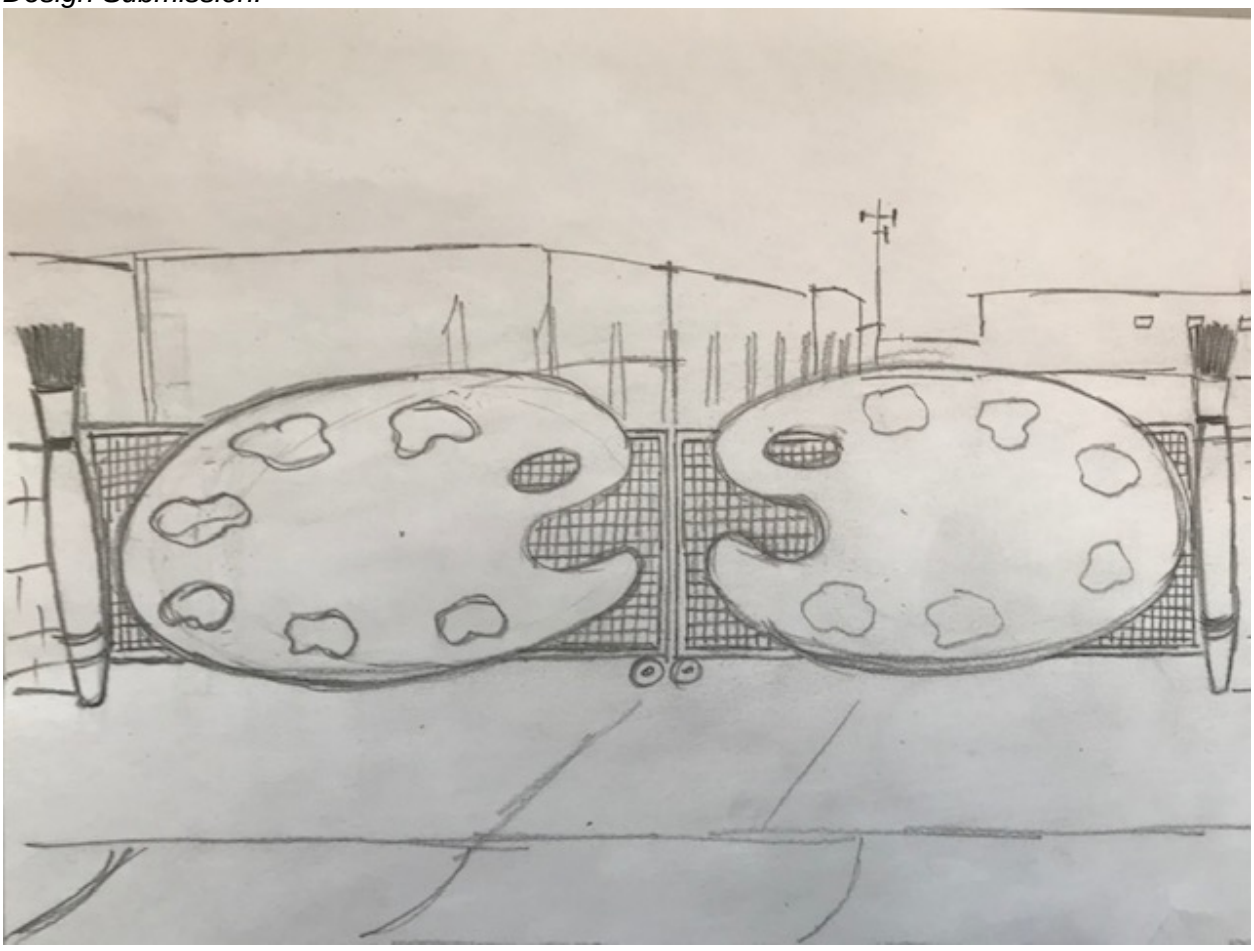
Art Park Improvements: $65,000. These funds will be used to improve the indoor and outdoor portion of the property. Funds would be needed for, but not limited to, installing adequate outdoor lighting, electric, a new gate, and other improvements needed to make this a safe space for community events.

Recommendation:
Staff recommends the City Council make the final selection based on the criteria outlined in the RFP.

Exhibit B

Fred Saunders
Local Sand City metal artist. Gate frame would be square tubular steel with 2” sq opening steel grid infill. Pallets Made of sheet steel with bracing, openings to represent paint would be colored plexiglass. The gates will run on V track and will be manually operated. Natural rust in color.

Design Submission:

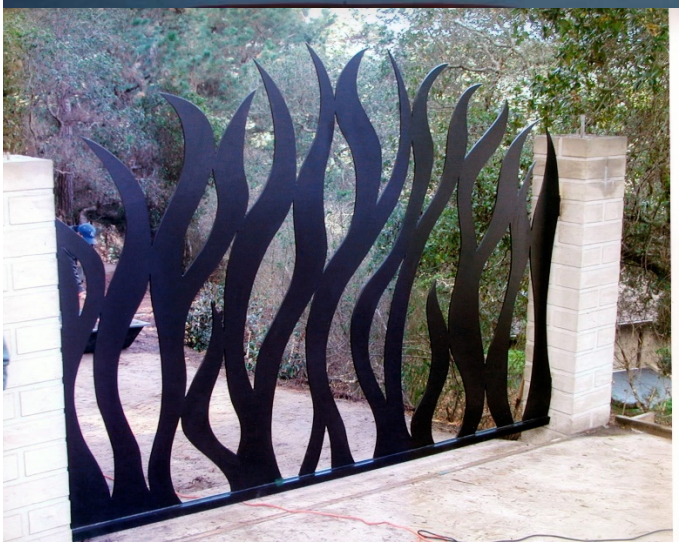


Budget: Not to exceed $10,000
Contact Information: Fred Saunders sculptureworks@sbcglobal.net

Examples of other relevant works:





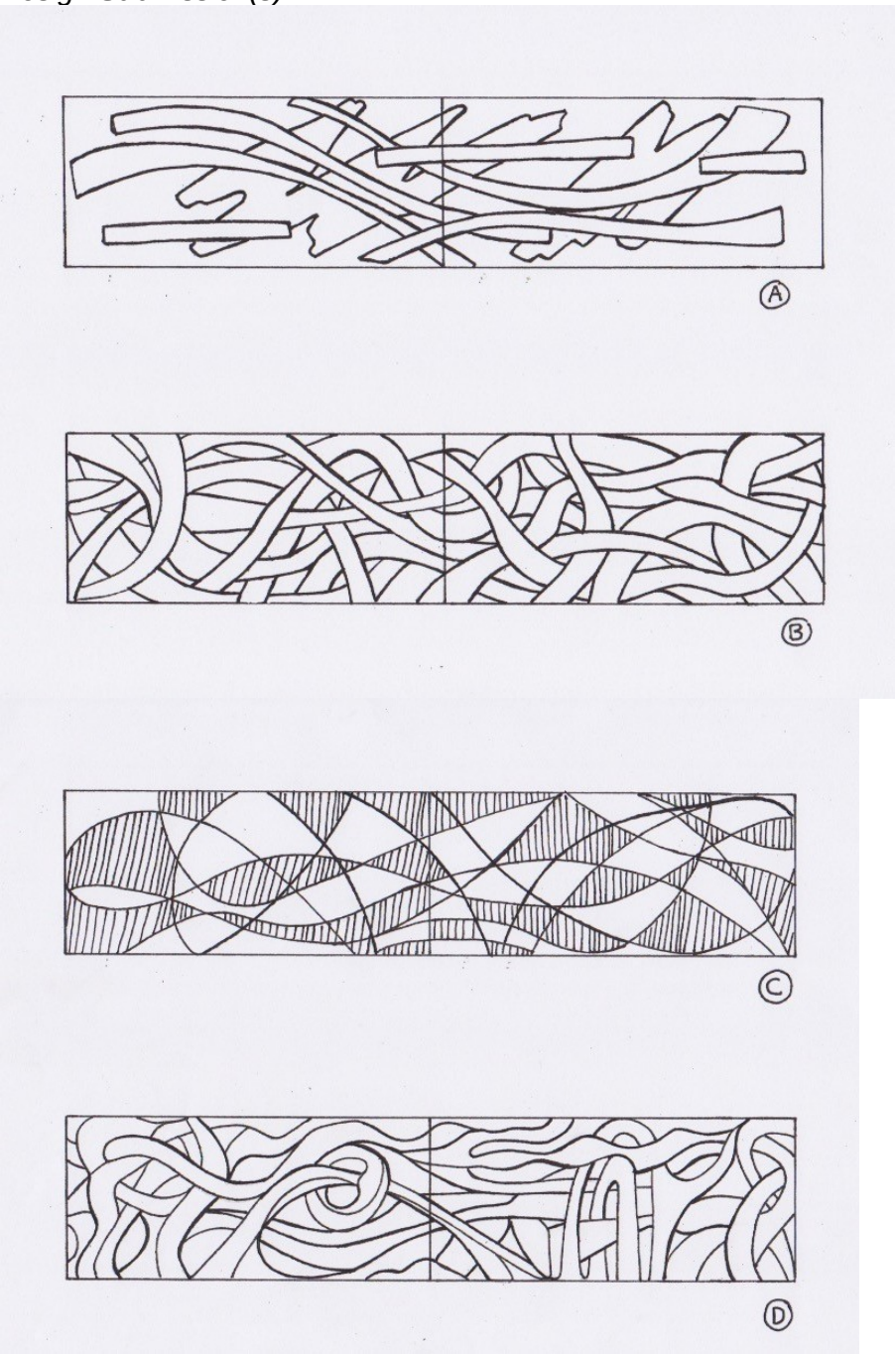


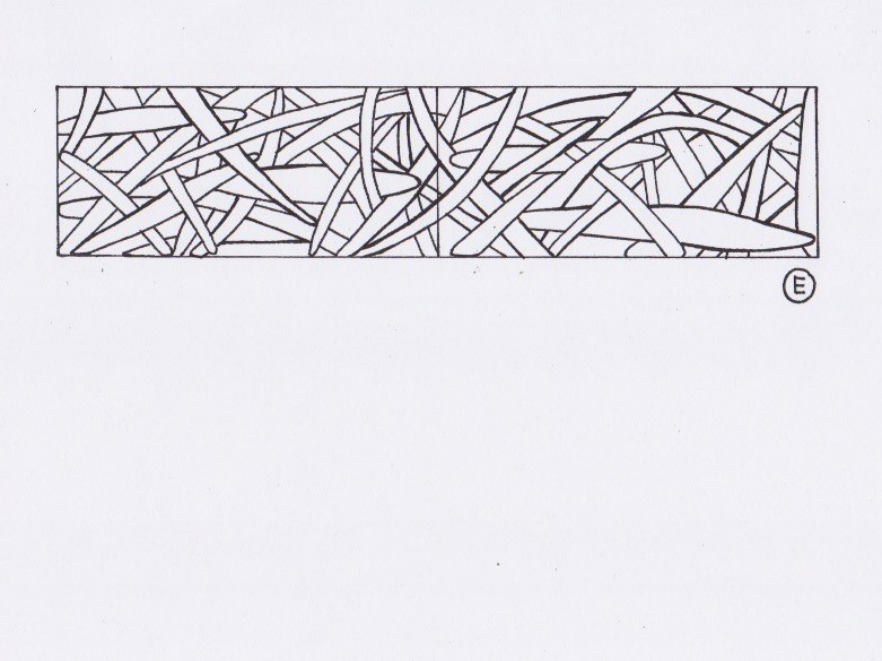
Taylor Hawthorn

A local metal artist who has been working in Sand City for over a decade now. Attached are a few relevant gate projects that he designed and installed locally.

The design submitted for this project is intended to be made from corten steel, and the form will have multiple depths with negative space. It will have a natural rust patina that will complement the artistic intent of the park.

Design Submission(s)





Budget: Not to exceed $10,000
Contact Information: Taylor Hawthorne taylor.hawthorne@gmail.com

Examples of other relevant works:






8002



AGENDA ITEM
9F.

Consideration of City RESOLUTION Authorizing the Purchase of Dump Truck for the Public Works Department

City of Sand City

Staff Report

TO: Honorable Mayor and City Council Members
FROM: Aaron Blair, City Manager
DATE: June 6, 2021 (Meeting June 15, 2021)
SUBJECT: Purchase of a replacement dump truck for Public Works

---

Discussion:

The City of Sand City Public Works department purchased its current dump truck in 2006. The truck is a 15-year-old Ford F-350 with a 2.25-ton capacity. Current bed size and capacity is inadequate for the work being performed by the staff. The dump bed has rusted significantly in some areas, and is unsafe when loaded with sweeper spoils, old concrete, base rock or any other heavy materials. Two to three times a month the sweeper spoils are taken to the dump in two separate loads, even split up it is still at 3-4 tons a load, well over the 2.5-ton capacity. Truck has seen its share of heavy use and is starting to show in appearance and drivability.

<u>Dump Truck comparisons.</u>

Current Truck

- 2006 Ford F-350 (15 years old).
- Capacity is 2.25 tons.
- The bed is 7’ x 10’.

Proposed Truck

- 2022 Ford F-550
- Capacity is 6 tons almost 3 x the payload of our current truck.
- The bed is 8’ x 12’ more capacity.
- The bed design has higher panels and more volume capacity.
- This truck will easily handle our work loads, both small and large, without exceeding capacity of vehicle.

Purchase of the truck is exempt from the formal competitive bidding process, pursuant to Sand City Municipal Code (CCMC) Sections 12.18.050 which provides an exception to bidding through purchasing contracts negotiated by another governmental agency or cooperative purchasing agency approved by the Purchasing Agent utilizing acceptable bidding procedures. The bid for the truck has been pre-approved and selected by the National Joint Powers Alliance (recently renamed “Sourcewell”), which is a public and transparent bidding process agency whose aim is to create a pool of pre-qualified contractors for such projects.

Fiscal Impact:
Due to better than projected revenues, the Fiscal Year 2020-2021 Amendment #2 included the addition of $75,000 for the replacement of the existing Public Works dump truck.
(Capital Outlay 5010-11 Dump truck for PW)

Recommendation:
Staff recommends approval of the 2022 Ford F-550 dump truck purchase from National Auto Fleet Group via Sourcewell as the low bid.





National Auto Fleet Group

A Division of Chevrolet of Watsonville
490 Auto Center Drive, Watsonville, CA 95076
(855) 289-6572 • (831) 480-8497 Fax
Fleet@NationalAutoFleetGroup.com

5/19/2021
5/26/2021 Re-Configured

Quote ID: **17035 R1**

Order Cut Off Date: **TBA**

Mr Mark Parker
City of Sand City

1 Pendergrass Way

Sand City, California, 93955

Dear Mark Parker,

National Auto Fleet Group is pleased to quote the following vehicle(s) for your consideration.
One (1) New/Unused (2022 Ford Super Duty F-550 DRW (F5G) XL 2WD Reg Cab 169" WB 84" CA, Knapheide 12' Landscaper Body & Equipment (details enclosed).) and delivered to your specified location, each for

	One Unit (MSRP)	One Unit	Total % Savings	Total Savings
Contract Price	$55,195.00	$48,864.90	11.469 %	$6,330.10
Knapheide 12' Landscaper Body & Equipment (details enclosed).	$19,791.00	$19,791.00		
Tax (8.7500 %)		$6,007.39		
Tire fee		$10.50		
Total		$74,673.79		

- per the attached specifications.

This vehicle(s) is available under the **Sourcewell (Formerly Known as NJPA) Contract 120716-NAF** . Please reference this Contract number on all purchase orders to National Auto Fleet Group. Payment terms are Net 20 days after receipt of vehicle.

Thank you in advance for your consideration. Should you have any questions, please do not hesitate to call.

Sincerely,

Jesse Cooper
Account Manager
Email: Fleet@NationalAutoFleetGroup.com
Office: (855) 289-6572
Fax: (831) 480-8497

Quoting Department
Account Manager
Fleet@NationalAutoFleetGroup.com
(855) 289-6572

Purchase Order Instructions & Resources

In order to finalize your purchase please submit this purchase packet to your governing body for a purchase order approval and submit your purchase order in the following way:

Email: Fleet@NationalAutoFleetGroup.com

Fax: (831) 480-8497

Mail: National Auto Fleet Group
490 Auto Center Drive
Watsonville, CA 95076

We will send a courtesy confirmation for your order and a W-9 if needed.

Additional Resources

Learn how to track your vehicle:	www.NAFGETA.com
Use the upfitter of your choice:	www.NAFGpartner.com
Vehicle Status:	ETA@NationalAutoFleetGroup.com
General Inquiries:	Fleet@NationalAutoFleetGroup.com

For general questions or assistance please contact our main office at:

1-855-289-6572

KNAPHEIDE
SINCE 1848

Knapheide Truck Eq Co - CA
405 Gandy Dancer Rd
Tracy CA 95377
Phone: 209-855-8400
Fax: 209-835-2128
www.tracy.knapheide.com

QUOTATION

Quote ID: JM00001586

Customer: NATIONAL AUTO FLEET GROUP
490 AUTO CENTER DRIVE
WATSONVILLE CA 95076

Quote Number: JM00001586
Quote Date: 5/25/2021
Quote valid until: 6/24/2021

Contact: NEIL CARROLL
Phone: 855-289-6572
Fax: 1-831-480-8497

Prepared By: jmckenzie
Salesperson: CARRIE MIES
PO#:

Enduser:

Make: FORD	*Model:* F-550	*Year:* 2022	*Single/Dual:* DRW
Cab Type: REGULAR	*Wheelbase:* 169.0	*Cab-to-Axle:* 84.0	*VIN:* CUSTOMER SUPPLIED CHASSIS

QTY	PART NUMBER	DESCRIPTION	UNIT PRICE	AMOUNT
1		12' X 94" LANDSCAPER BODY PLB-12 10 GAUGE HIGH STRENGTH SMOOTH STEEL FLOOR PLATE 10 GAUGE FORMED CROSS SILLS & 5" STRUCTURAL LONG SILLS 40" TALL SIDE PANELS ARE CONSTRUCTED OF ROLL-FORMED 14 GAUGE STEEL & REINFORCED BY 13 GAUGE STEEL STAKES SIDE PANELS INCLUDE TARP TIE-DOWN RAIL SOLID REAR SWING GATES OPEN 270 DEGREES AND OPERATE ON HEAVY DUTY HINGES AND UTILIZE A CAM LOCK RETAINING/LOCKING SYSTEM REAR CARGO GATES CAN BE LATCHED IN THE OPEN POSITION CLEARANCE LIGHTS & AN AUTOMOTIVE WIRE HARNESS INCLUDED KNAPHEIDE'S 12 STAGE ELECTRODEPOSITION PRIME PAINT SYSTEM MUDFLAPS AND ANTISAIL BRACKETS BODY FULLY UNDERCOATED BODY FINISHED WHITE SEMI-AUTOMATIC PULL TARP SYSTEM WITH BLACK MESH TARP TARP ROPE HOOKS ON BULKHEAD AND REAR SWING GATE RUGBY 12 VOLT ELECTRIC/HYDRAULIC DOUBLE-ACTING UNDERBODY HOIST WITH BODY PROP, BED UP WARNING LIGHT, AND IN CAB PENDANT CONTROL QTY: (2) KNAPHEIDE STEEL UNDER BODY TOOLBOXES 48"L X 18"H X 18"D, T-HANDLE LATCH BLACK (1) SUBFRAME MOUNTED STREETSIDE FRONT OF AXLE (1) SUBFRAME MOUNTED CURBSIDE FRONT OF AXLE 97 dB BACK UP ALARM CLASS V RECEIVER ANGLEBACK HITCH 20K WITH 7/4 WAY COMBO PLUG PDI WEIGHT CERTIFICATE DELIVERY TO SAND CITY, CA	$19,791.00	$19,791.00

KNAPHEIDE
SINCE 1848

Knapheide Truck Eq Co - CA
405 Gandy Dancer Rd
Tracy CA 95377
Phone: 209-855-8400
Fax: 209-835-2128
www.tracy.knapheide.com

QUOTATION

Quote ID: JM00001586

QTY	PART NUMBER	DESCRIPTION	UNIT PRICE	AMOUNT
			Quote Total:	$19,791.00
			Discount:	$0.00
			Total Due(Sales tax not included):	$19,791.00

The following options may be added:

QUANTITY	DESCRIPTION	PRICE EACH	AMOUNT	ADD TO QUOTE
				Yes / No

Notes:

This Quote is subject to the following terms and conditions:

Credit Card Policy

We do not accept credit cards for payment of anyorder in excess of $3,000.00. For other orders, we do accept MasterCard, American Express, Visa and Discover cards for payment.

Pricing Policy

- Price Quotation is good on orders received through the expiration date.
- Pricing quoted applies to chassis make/model originally provided and quantity quoted. Any change may result in price change.
- Orders are subject to all applicable state, local and federal excise taxes. Applicable taxes will be applied on final billing to customer upon completion of order.

Payment Policy

- Payment Terms are due upon receipt of signed quote unless prior credit agreement has been established at the time of order.
- Payment terms for customers with an established credit account will be Net 30 from date of invoice.
- Knapheide has right to assess late charges at 1.5% per month on all invoices that are 60 days or more past due.

Return Policy

- All sales are final. Purchased parts or products are non returnable.

Cancellation Policy

- Payment is due in full upon cancellation of any orders for non-stocked parts or products (provided part/product has been ordered by Knapheide) and upon cancellation of installation orders, once product installation has begun.

Customer agrees and understands this Quote is an offer to sell subject to the terms and conditions above and any additional terms or modifications are hereby objected to, unless mutually agreed upon in writing by Customer and Knapheide. The undersigned represents and warrants that he/she is duly authorized to sign below on behalf of Customer and thereby accepts offer and Knapheide will begin processing the order.

Customer must fill out the information below before the order can be processed...

Signature & Print Accepted by:	
Date:	
P.O. number:	Dealer Code:

Vehicle Configuration Options

ENGINE	
Code	**Description**
99T	ENGINE: 6.7L 4V OHV POWER STROKE V8 TURBO DIESEL B20, -inc: Diesel Exhaust Fluid (DEF) tank, intelligent oil-life monitor and manual push-button engine-exhaust braking, 240 Amp Alternator, 4.10 Axle Ratio, Dual 78-AH 750 CCA Batteries
TRANSMISSION	
Code	**Description**
44G	TRANSMISSION: TORQSHIFT 10-SPEED AUTOMATIC, -inc: 10R140 w/neutral idle and selectable drive modes: normal, tow/haul, eco, deep sand/snow and slippery (STD)
TIRES	
Code	**Description**
TGJ	TIRES: 225/70RX19.5G BSW A/P, (STD)
PRIMARY PAINT	
Code	**Description**
Z1	OXFORD WHITE
PAINT SCHEME	
Code	**Description**
___	STANDARD PAINT
SEAT TYPE	
Code	**Description**
AS	MEDIUM EARTH GRAY, HD VINYL 40/20/40 SPLIT BENCH SEAT, -inc: center armrest, cupholder, storage and driver's side manual lumbar
AXLE RATIO	
Code	**Description**
X8L	LIMITED SLIP W/4.88 AXLE RATIO
ADDITIONAL EQUIPMENT	
Code	**Description**
90L	POWER EQUIPMENT GROUP, -inc: Deletes passenger side lock cylinder, upgraded door-trim panel, Accessory Delay, Advanced Security Pack, SecuriLock Passive Anti-Theft System (PATS) and inclination/intrusion sensors, MyKey, owner controls feature, Power Locks, Remote Keyless Entry, Folding Trailer Tow Mirrors w/Power Heated Glass, manual telescoping, heated convex spotter mirror and integrated clearance lamps/turn signals, Power Front Side Windows, 1-touch up/down driver/passenger window

62R	TRANSMISSION POWER TAKE-OFF PROVISION, -inc: mobile and stationary PTO modes
68M	GVWR: 19,500 LB PAYLOAD PLUS UPGRADE PACKAGE, -inc: upgraded frame, rear-axle and low deflection/high capacity springs, Increases max RGAWR to 14, 706, Note: See Order Guide Supplemental Reference for further details on GVWR
63A	UTILITY LIGHTING SYSTEM, -inc: LED side-mirror spotlights
942	DAYTIME RUNNING LAMPS (DRL), -inc: The non-controllable 942 Daytime Running Lamps (DRL) replace the standard Daytime Running Lamps (DRL) on/off cluster controllable

OPTION PACKAGE

Code	Description
660A	ORDER CODE 660A

2022 Fleet/Non-Retail Ford Super Duty F-550 DRW XL 2WD Reg Cab 169" WB 84" CA

WINDOW STICKER

2022 Ford Super Duty F-550 DRW XL 2WD Reg Cab 169" WB 84" CA

CODE	MODEL	MSRP
F5G	2022 Ford Super Duty F-550 DRW XL 2WD Reg Cab 169" WB 84" CA	$41,540.00
	OPTIONS	
99T	ENGINE: 6.7L 4V OHV POWER STROKE V8 TURBO DIESEL B20, -inc: Diesel Exhaust Fluid (DEF) tank, intelligent oil-life monitor and manual push-button engine-exhaust braking, 240 Amp Alternator, 4.10 Axle Ratio, Dual 78-AH 750 CCA Batteries	$9,325.00
44G	TRANSMISSION: TORQSHIFT 10-SPEED AUTOMATIC, -inc: 10R140 w/neutral idle and selectable drive modes: normal, tow/haul, eco, deep sand/snow and slippery (STD)	$0.00
TGJ	TIRES: 225/70RX19.5G BSW A/P, (STD)	$0.00
Z1	OXFORD WHITE	$0.00
___	STANDARD PAINT	$0.00
AS	MEDIUM EARTH GRAY, HD VINYL 40/20/40 SPLIT BENCH SEAT, -inc: center armrest, cupholder, storage and driver's side manual lumbar	$0.00
X8L	LIMITED SLIP W/4.88 AXLE RATIO	$360.00
90L	POWER EQUIPMENT GROUP, -inc: Deletes passenger side lock cylinder, upgraded door-trim panel, Accessory Delay, Advanced Security Pack, SecuriLock Passive Anti-Theft System (PATS) and inclination/intrusion sensors, MyKey, owner controls feature, Power Locks, Remote Keyless Entry, Folding Trailer Tow Mirrors w/Power Heated Glass, manual telescoping, heated convex spotter mirror and integrated clearance lamps/turn signals, Power Front Side Windows, 1-touch up/down driver/passenger window	$915.00
62R	TRANSMISSION POWER TAKE-OFF PROVISION, -inc: mobile and stationary PTO modes	$0.00
68M	GVWR: 19,500 LB PAYLOAD PLUS UPGRADE PACKAGE, -inc: upgraded frame, rear-axle and low deflection/high capacity springs, Increases max RGAWR to 14, 706, Note: See Order Guide Supplemental Reference for further details on GVWR	$1,155.00
63A	UTILITY LIGHTING SYSTEM, -inc: LED side-mirror spotlights	$160.00
942	DAYTIME RUNNING LAMPS (DRL), -inc: The non-controllable 942 Daytime Running Lamps (DRL) replace the standard Daytime Running Lamps (DRL) on/off cluster controllable	$45.00
660A	ORDER CODE 660A	$0.00

Please note selected options override standard equipment

SUBTOTAL	**$53,500.00**
Advert/ Adjustments	$0.00
Manufacturer Destination Charge	$1,695.00
TOTAL PRICE	**$55,195.00**

Est City: N/A MPG
Est Highway: N/A MPG
Est Highway Cruising Range: N/A mi

Any performance-related calculations are offered solely as guidelines. Actual unit performance will depend on your operating conditions.

Standard Equipment

MECHANICAL

Engine: 7.3L 2V DEVCT NA PFI V8 Gas
Transmission: TorqShift 10-Speed Automatic -inc: 10R140 w/neutral idle and selectable drive modes: normal, tow/haul, eco, deep sand/snow and slippery
4.88 Axle Ratio
GVWR: 18,000 lbs Payload Package
50-State Emissions System
Transmission w/Oil Cooler
Rear-Wheel Drive
78-Amp/Hr 750CCA Maintenance-Free Battery w/Run Down Protection
HD 240 Amp Alternator
Towing Equipment -inc: Trailer Sway Control
Trailer Wiring Harness
11290# Maximum Payload
HD Shock Absorbers
Front And Rear Anti-Roll Bars
Firm Suspension
Hydraulic Power-Assist Steering
40 Gal. Fuel Tank
Single Stainless Steel Exhaust
Dual Rear Wheels
Front Suspension w/Coil Springs
Leaf Rear Suspension w/Leaf Springs
4-Wheel Disc Brakes w/4-Wheel ABS, Front And Rear Vented Discs and Brake Assist
Upfitter Switches

EXTERIOR

Wheels: 19.5" x 6" Argent Painted Steel -inc: Hub covers/center ornaments not included
Tires: 225/70Rx19.5G BSW A/P
Clearcoat Paint
Black Front Bumper w/Black Rub Strip/Fascia Accent and 2 Tow Hooks
Black Fender Flares
Black Side Windows Trim and Black Front Windshield Trim
Black Door Handles
Black Manual Side Mirrors w/Manual Folding
Manual Extendable Trailer Style Mirrors
Fixed Rear Window

Light Tinted Glass
Variable Intermittent Wipers
Aluminum Panels
Front Splash Guards
Black Grille
Autolamp Auto On/Off Aero-Composite Halogen Daytime Running Lights Preference Setting Headlamps w/Delay-Off
Cab Clearance Lights

ENTERTAINMENT

Radio: AM/FM Stereo w/MP3 Player -inc: 4 speakers
Radio w/Seek-Scan and Clock
Fixed Antenna
SYNC Communications & Entertainment System -inc: enhanced voice recognition, 911 Assist, 4.2" LCD center stack screen, AppLink, 1 smart-charging USB port and steering wheel audio controls
2 LCD Monitors In The Front

INTERIOR

4-Way Driver Seat -inc: Manual Recline and Fore/Aft Movement
4-Way Passenger Seat -inc: Manual Recline and Fore/Aft Movement
Manual Tilt/Telescoping Steering Column
Gauges -inc: Speedometer, Odometer, Oil Pressure, Engine Coolant Temp, Tachometer, Transmission Fluid Temp, Engine Hour Meter, Trip Odometer and Trip Computer
FordPass Connect 4G Mobile Hotspot Internet Access
Manual Air Conditioning
Illuminated Locking Glove Box
Interior Trim -inc: Chrome Interior Accents
Full Cloth Headliner
Urethane Gear Shifter Material
HD Vinyl 40/20/40 Split Bench Seat -inc: center armrest, cupholder, storage and driver's side manual lumbar
Day-Night Rearview Mirror
Passenger Visor Vanity Mirror
3 12V DC Power Outlets
Front Map Lights
Fade-To-Off Interior Lighting
Full Vinyl/Rubber Floor Covering
Smart Device Remote Engine Start
Instrument Panel Covered Bin and Dashboard Storage
Manual 1st Row Windows

Systems Monitor
Trip Computer
Outside Temp Gauge
Analog Appearance
Seats w/Vinyl Back Material
Manual Adjustable Front Head Restraints
Air Filtration

SAFETY

Driveline Traction Control
Side Impact Beams
Dual Stage Driver And Passenger Seat-Mounted Side Airbags
Dual Stage Driver And Passenger Front Airbags w/Passenger Off Switch
Safety Canopy System Curtain 1st Row Airbags
Outboard Front Lap And Shoulder Safety Belts -inc: Height Adjusters

CITY OF SAND CITY
RESOLUTION SC ____, 2021

RESOLUTION OF THE CITY COUNCIL OF SAND CITY AUTHORIZING THE PURCHASE OF DUMP TRUCK FOR THE PUBLIC WORKS DEPARTMENT

WHEREAS, the City of Sand City Public Works department purchased its current dump truck in 2006; and

WHEREAS, the truck is a 15-year-old Ford F-350 with a 2.25-ton capacity is inadequate for the work being performed by the staff; and

WHEREAS, the dump bed has rusted significantly in some areas, and is unsafe when loaded with sweeper spoils, old concrete, base rock or any other heavy materials; and

WHEREAS, the purchase of the truck is exempt from the formal competitive bidding process, pursuant to Sand City Municipal Code (CCMC) Sections 12.18.050 which provides an exception to bidding through purchasing contracts negotiated by another governmental agency or cooperative purchasing agency approved by the Purchasing Agent utilizing acceptable bidding procedures; and

WHEREAS, this process has proven to be in the City's advantage and best intertest; and

WHEREAS, the Fiscal Year 2020-2021 Amendment #2 included the addition of $75,000 for the replacement of the existing Public Works dump truck; and

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

1. The City Manager is authorized to purchase a 2022 Ford F-550 dump truck from the National Auto Fleet Group via Sourcewell as the low bid.

PASSED AND ADOPTED by the City Council of Sand City on this___, day of June, 2021 by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

APPROVED:

_____
Mary Ann Carbone, Mayor

ATTEST:

_____
Connie Horca, City Clerk

AGENDA ITEM
9G.

Upcoming Meetings/Events

PLEASE JOIN US AS WE HONOR

CITIZEN OF THE YEAR
CHARLES T. CHRIETZBERG, JR.
PRESIDENT AND CEO, MONTEREY COUNTY BANK

RUTH VREELAND MEMORIAL
PUBLIC OFFICIAL OF THE YEAR
EDUARDO OCHOA
PRESIDENT, CSUMB

ROBERT C. LITTLEFIELD AWARD
FOR LIFETIME ACHIEVEMENT
BRET SILVESTRI
DIRECTOR FACILITIES PLANNING, MONTAGE HEALTH

VOLUNTEER OF THE YEAR
MARY WARBURTON-BOLAND
VP/BUSINESS BANKING OFFICER,
MECHANICS BANK

BUSINESS OF THE YEAR
TO BE ANNOUNCED DURING THE EVENT

MONTEREY PENINSULA CHAMBER OF COMMERCE
AND PRESENTING SPONSOR
MONTEREY COUNTY BANK
PROUDLY PRESENT THE

112th Annual Awards Dinner

Saturday, June 26, 2021

MASTER OF CEREMONIES
DAN GREEN
NEWS ANCHOR • KSBW ACTION NEWS 8

6 PM RECEPTION
7 PM DINNER AND AWARDS CEREMONY

HYATT REGENCY MONTEREY HOTEL AND SPA
1 OLD GOLF COURSE ROAD • MONTEREY

$150 PER PERSON OR $1,500 PER TABLE OF TEN
BLACK TIE OPTIONAL

PLEASE RSVP ONLINE AT
WWW.MONTEREYCHAMBER.COM
OR CALL **831.648.5350**


LEAGUE OF CALIFORNIA CITIES
Save the dates!
ANNUAL
Conference and Expo
September 22-24, 2021
SAFE Credit Union Convention Center, Sacramento