



CITY COUNCIL REGULAR MEETING

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

TUESDAY, SEPTEMBER 1, 2026

5:30 PM

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

City Council Regular Meeting - Tuesday, September 1, 2026
5:30 PM

**THIS MEETING WILL BE HELD VIRTUALLY AND IN PERSON, IS COMPLIANT WITH
ASSEMBLY BILL (“AB”) 2449, SIGNED INTO LAW ON SEPTEMBER 13, 2022, WHICH
AMENDS GOVERNMENT CODE SECTION 54953 TO PROVIDE AUTHORITY FOR PUBLIC
AGENCIES TO CONTINUE TO HOLD VIRTUAL MEETINGS AND REMAIN IN
COMPLIANCE WITH THE BROWN ACT (GOV. CODE §§ 54950 ET SEQ.).
TO PARTICIPATE IN THE ZOOM COUNCIL WEBINAR LIVE:**

<https://us02web.zoom.us/j/88349100938>

Webinar ID: 883 4910 0938

**To participate telephonically by calling the number below:
(669) 900-6833**

Webinar ID: 883 4910 0938#

If prompted to enter a participant ID, press #

**TO PARTICIPATE IN PERSON:
City Hall Council Chamber
1 Pendergrass Way
Sand City, CA**

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 10:00 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 at the meeting. Please email your comments to: cityclerk@sandcityca.org.

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. Please use the "raise your hand" option on Zoom, and the City Clerk will call on your name.

1. ROLL CALL

2. PLEDGE OF ALLEGIANCE

3. ANNOUNCEMENT BY MAYOR, CITY ATTORNEY, AND CITY MANAGER

4. 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 item is being considered by the City Council/Successor Agency. The City Council Chamber 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.

5. 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.

5A. Approve a Resolution Recognizing September 2026 as National Recovery Month
[Mayor's Memo](#)
[Resolution](#)

5B. Approve a Resolution Amending Appendix "A" to the City of Sand City's Conflict of Interest Code Set Forth in Chapter 2.20 of the Sand City Municipal Code
[Staff Report](#)
[Resolution](#)
[2026 Local Agency Biennial Notice](#)
[Appendix A](#)

5C. Recap of the General Plan Update 2050 Guiding Principles Workshop
[Staff Report](#)
[GPU Guiding Principles Presentation](#)

6. CONSIDERATION OF ITEMS PULLED FROM CONSENT CALENDAR

7. PRESENTATION

7A. Receive a Recap of the West End Celebration 2026 from West End Coordinator Nadja DeMaeseneer

8. PUBLIC HEARING

9. NEW BUSINESS

9A. Approve a Resolution Honoring Vice Mayor Jerry Blackwelder for his Distinguished Service and Congratulating him on his Retirement
[Mayor's Memo](#)

Resolution

- 9B. Approve a Resolution Allocating up to 0.085 Acre-Feet per Year of Water to the Catalina Lofts Located at 401 Elder Avenue (APNs 011-231-001, 011-231-002, 011-231-015, 011-231-017) and Authorizing the City Manager to Execute all Necessary Documents

[Staff Report](#)

[Resolution](#)

[Water Demand Calculations](#)

[Site Plan](#)

- 9C. Consideration and Approval for the Cancellation of the November 17, 2026 Regular City Council Meeting

10. COMMENTS BY COUNCILMEMBERS ON ITEMS OF INTEREST TO SAND CITY

11. CLOSED SESSION

- 11A. Conference with real property negotiators pursuant to Government Code Section 54956.8. Property: The 100-foot former Transportation Agency for Monterey County right-of-way within the limits of the City of Sand City, between Contra Costa and Playa; City negotiators: City Manager Vibeke Norgaard, City Attorney Adam Lindgren; Negotiating parties: Transportation Agency for Monterey County; Under negotiation: Price and terms of payment.
- 11B. Re-adourn to Open Session to report any action taken at the conclusion of Closed Session in accordance with California Government Code section 54957.1.

12. 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
5A.**

**Approve a Resolution Recognizing
September 2026 as National Recovery
Month**



Memo

To: City Council of Sand City
From: Mary Ann Carbone, Mayor
Date: September 1, 2026
Re: Mayor's Proclamations-Resolutions

This is a request for your consideration and approval of the attached resolution listed below:

- September 2026 National Recovery Month

**CITY OF SAND CITY
RESOLUTION SC 26-____, 2026**

**RESOLUTION OF THE CITY COUNCIL OF SAND CITY
RECOGNIZING SEPTEMBER 2026 AS NATIONAL RECOVERY MONTH**

WHEREAS, September is observed across the nation as National Recovery Month; and

WHEREAS, the impact of mental and substance use disorders and co-occurring disorders is apparent in our local community, and a great number of Monterey Peninsula residents are affected by these conditions. About 2 million Californians met the criteria for substance use disorder; and

WHEREAS, mental and substance use disorders, including co-occurring disorders affect all communities nationwide, but with commitment and support, people with these disorders can achieve healthy lifestyles and lead rewarding lives in recovery. By seeking help, people who experience mental and substance use disorders and cooccurring disorders can embark on a new path toward improved health and overall wellness. Community Human Services and Sun Street Centers provides the community with the resources to begin and continue their recovery; and

WHEREAS, through Recovery Month, people become more aware and able to recognize the signs of mental and substance use disorders and co-occurring disorders and encourage people in need of treatment and recovery services to seek help. Managing the effects of these conditions helps individuals achieve healthy lifestyles, both physically and emotionally; and

WHEREAS, the Recovery Month observance continues to work to improve the lives of those affected by mental and substance use disorders and co-occurring disorders by raising awareness of these disorders and educating communities about the effective treatment and recovery services that are available. Community Human Services and Sun Street Centers also educate individuals to prevent substance use disorders from happening. For the above reasons, the City of Sand City asks their citizens to join with Community Human Services and Sun Street Centers in celebrating this September as National Recovery Month; and

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Sand City, hereby proclaim that September 2026 will be recognized in the City of Sand City as National Recovery Month. In doing so, call upon our community to observe this month with compelling programs and events that support this year's observance.

PASSED AND ADOPTED by the City Council of the City of Sand City this ____, day of _____, 2026 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

APPROVED:

Mary Ann Carbone, Mayor

ATTEST:

DATED: _____

Kerry Lindstrom, City Clerk

**AGENDA ITEM
5B.**

**Approve a Resolution Amending Appendix
"A" to the City of Sand City's Conflict of
Interest Code Set Forth in Chapter 2.20 of
the Sand City Municipal Code**



City of Sand City

STAFF REPORT

TO: Honorable Mayor and City Council
FROM: Kerry Lindstrom, City Clerk
SUBJECT: Biennial Review of the City's Conflict of Interest Code and Consideration of Amendment
DATE: September 1, 2026

BACKGROUND/DISCUSSION:

The Political Reform Act requires every local governmental agency to review its Conflict of Interest Code biennially and to amend the code when circumstances change, such as when new positions are created or the duties of existing positions change. Cal. Gov. Code §87306, 87306.5. A notice must be submitted to the reviewing body no later than October 1st of each year, indicating whether or not an amendment is necessary.

The Political Reform Act (Cal. Gov. Code §81000 *et seq.*) prohibits a public official from using his or her official position to influence a governmental decision in which he or she had a financial interest. Every state and local agency must adopt a Conflict of Interest code that identifies all officials and employees within the agency who make governmental decisions based on the positions they hold. The individuals in the designated positions must disclose their financial interests as specified in the agency's conflict of interest code.

To assist in identifying potential conflicts of interests, the law requires public officials and employees in designated positions in a Conflict of Interest code to report their financial interests on a form called Statement of Economic Interests (Form 700). The Conflict of Interest codes and the Form 700 are fundamental tools in ensuring that officials are acting in the public's best interest and not their own.

It is legally required that an agency's conflict of interest code reflects the current structure of the agency and properly identifies all officials and employees who should be filing a Form 700. To ensure that the codes remain current and accurate, each local agency is required to review its Conflict of Interest code in even numbered years. The code reviewing body for the City of Sand City is the City Council. (SCMC 2.20.060). The City's Conflict of Interest code was last reviewed in August, 2024. In 2014, the Code was updated by ordinance giving the Council the ability to approve future amendments by resolution.

City Staff has reviewed the previous notice along with the disclosure categories for the designated positions and determined that an amendment was needed. The changes incorporated include an update to the current job titles and further deleting those titles that are presently no longer relevant to accurately reflect the City's current structure. Staff's

proposed amendments to Appendix A to the Conflict of Interest code are attached to this staff report at Attachment 1.

CEQA:

This action does not constitute a "project" as defined by the California Environmental Quality Act (CEQA) guidelines section 15378.

FISCAL IMPACT:

No fiscal impact is anticipated with the biennial review of the Conflict of Interest code.

RECOMMENDATION:

Staff recommends the Council approve the attached resolution amending Appendix A to Chapter 2.20 of the Sand City Municipal Code regarding identification of designated employees and disclosure categories.

ATTACHMENTS:

1. 2026 Local Agency Biennial Notice
2. Resolution
3. Appendix A

**CITY OF SAND CITY
RESOLUTION SC ____, 2026**

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAND CITY AMENDING
APPENDIX “A” TO THE CITY OF SAND CITY’S CONFLICT OF INTEREST CODE
SET FORTH IN CHAPTER 2.20 OF THE SAND CITY MUNICIPAL CODE**

WHEREAS, the Political Reform Act of 1974, Government Code Section 81000 *et seq*, requires state and local government agencies to adopt and promulgate Conflict of Interest Codes; and

WHEREAS, Chapter 2.20 of the Sand City Municipal Code incorporates by reference the Conflict of Interest Code adopted by the California Fair Political Practices Commission (FPPC) and set forth at 2 California Code of Regulations Section 18730; and

WHEREAS, the Political Reform Act, Cal. Gov. Code section 81000 *et seq.*, authorizes the City of Sand City (“City”) to determine and designate positions required to file Statements of Economic Interest; and

WHEREAS, Appendix A to Chapter 2.20 of the Sand City Municipal Code (“Appendix A”) contains a list of designated positions of officials, committee members, and employees of the City of Sand City who are required to file financial disclosure forms under the City’s Conflict of Interest Code and sets forth the disclosure category for each such official, committee member, and employee; and

WHEREAS, Appendix A should be amended to reflect current staff positions in Sand City; and

WHEREAS, Sand City Municipal Code section 2.20.60 provides that Appendix A to Chapter 2.20 may be revised by Resolution of the City Council of Sand City; and

WHEREAS, this action does not constitute a "project" as defined by the California Environmental Quality Act (CEQA) guidelines section 15378, as it has no potential to cause a direct or reasonably foreseeable indirect physical change in the environment.

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

1. Appendix “A” to Chapter 2.20 is hereby amended in its entirety as outlined in Attachment 1 to this resolution.
2. The City Clerk is hereby authorized to take all actions necessary to update Appendix A to Chapter 2.20 in accordance with this resolution.
3. The City Manager is hereby authorized to sign and verify the 2024 Local Agency Biennial Notice, Attachment 2.

PASSED AND ADOPTED by the City Council of the City of Sand City this ____ day of _____, 2026, by the following vote:

AYES:

Sand City Resolution SC 22-72, 2022

NOES:

ABSENT:

ABSTAIN:

APPROVED:

Mary Ann Carbone, Mayor

ATTEST:

DATED: _____

Kerry Lindstrom, City Clerk

2026 Local Agency Biennial Notice

Name of Agency: City of Sand City
Mailing Address: 1 Pendergrass Way, Sand City, CA 93955
Contact Person: Kerry Lindstrom, City Clerk Phone No. 831-394-3054
Email: cityclerk@sandcityca.org Alternate Email: _____

Accurate disclosure is essential to monitor whether officials have conflicts of interest and to help ensure public trust in government. The biennial review examines current programs to ensure that the agency's code includes disclosure by those agency officials who make or participate in making governmental decisions.

This agency has reviewed its conflict of interest code and has determined that (*check one BOX*):

☒ **An amendment is required. The following amendments are necessary:**

(*Check all that apply.*)

- ☒ Include new positions
- ☐ Revise disclosure categories
- ☒ Revise the titles of existing positions
- ☒ Delete titles of positions that have been abolished and/or positions that no longer make or participate in making governmental decisions
- ☐ Other (*describe*) _____

☐ **The code is currently under review by the code reviewing body.**

☐ **No amendment is required.** (If your code is over five years old, amendments may be necessary.)

Verification (to be completed if no amendment is required)

This agency's code accurately designates all positions that make or participate in the making of governmental decisions. The disclosure assigned to those positions accurately requires that all investments, business positions, interests in real property, and sources of income that may foreseeably be affected materially by the decisions made by those holding designated positions are reported. The code includes all other provisions required by Government Code Section 87302.

Signature of Chief Executive Officer

Date

All agencies must complete and return this notice regardless of how recently your code was approved or amended. Please return this notice no later than **October 1, 2026**, or by the date specified by your agency, if earlier, to:

(PLACE RETURN ADDRESS OF CODE REVIEWING BODY HERE)

PLEASE DO NOT RETURN THIS FORM TO THE FPPC.

ADMINISTRATION AND PERSONNEL

2 Attachment 1

APPENDIX “A”

City of Sand City Conflict of Interest Code - 20264 Update

LIST OF DESIGNATED POSITIONS

~~August 20, 2024~~September 1, 2026

POSITION	DISCLOSURE CATEGORY
Mayor and Council Members	2,4
City Manager	2,4
City Attorney	2,4
Department: Administration	
City Clerk	1
Accounting Technician	1
Art Committee Members	1
Consultants*	1
Finance Manager	1
~~Risk Manager/Human Resources~~ <u>Administrative Services Manager</u>	
Department: Planning & Inspection	
~~Director of Community Development~~ <u>Planning Manager</u>	1
Building Official	1
~~Assistant Planner~~	1
~~City Planner~~	1
Consultants*	1
Design Review Committee (DRC) Members	1
Department: Police	
Police Chief	1
Police Sergeant	1
Police Records Administrative Analyst	1
Police Commander	1
Department: Public Works	
Public Works Manager	1
Public Works City Engineer	1
Consultants*	1

* Consultants shall be included in the list of designated employees and shall disclose pursuant to the broadest disclosure category in the Code subject to the following limitations:

SAND CITY CODE

The City Manager or designee may determine in writing that a particular consultant although a “designated position” is hired to perform a range of duties that are limited in scope and thus is not required to fully comply with the disclosure requirements described in this section. Such written determination, identifiable through FPPC Form 805 (Agency Report of Consultants), shall include a description of the consultant’s firm name, address and brief description of the general purpose of the contract, and based upon that description, a statement of the extent of disclosure requirements. The City Manager or designee’s determination is a public record and shall be retained for public inspection in the same manner and location as the Conflict of Interest Code.

(Res. 24-58, adopted 8/20/24, Res. 22-72 §1, adopted 9/20/22; Res. 20-60 §1, adopted 9/1/20; Ord. 19-01 §2; Res. 18-84, adopted 9/18/18)

**AGENDA ITEM
5C.**

**Recap of the General Plan Update 2050
Guiding Principles Workshop**



City of Sand City

STAFF REPORT

TO: Honorable Mayor and City Council
FROM: Nick McIlroy, AICP, Planning Manager
SUBJECT: Recap of the General Plan Update 2050 Guiding Principles Workshop
DATE: September 1, 2026

BACKGROUND:

The Sand City 2050 General Plan Update built upon recent planning efforts to draft the Guiding Principles that reflect priorities identified through those plans and prior community input. The Guiding Principles will help direct the City's long-term vision, policies, and future growth. As part of the General Plan Update process, the City held a public workshop to seek community participation and feedback to refine and strengthen the draft Guiding Principles.

Workshop: General Plan Update 2050 Guiding Principles Workshop
Date/Time: August 26, 2026, 4:00 p.m. to 6:00 p.m.
Location: Council Chambers
Project Website: <https://sandcity.org/2050gpu/>

WORKSHOP SUMMARY

Staff gave an interactive two-hour presentation on the draft Guiding Principles as part of the project's public outreach. The Mayor and three City Council members, along with four members of the public, provided feedback on the draft principles.

CEQA:

This action does not constitute a "project" as defined by the California Environmental Quality Act (CEQA) guidelines section 15378.

RECOMMENDATION:

This is an informational item only. No Council action is required. Staff will bring the final Guiding Principles back to the City Council for review and approval at a later date.

ATTACHMENTS:

1. GPU Guiding Principles Presentation



SAND CITY
GENERAL PLAN UPDATE 2050

General Plan Update 2050

CITY OF SAND CITY

Vibeke Norgaard, JD, City Manager
Nick McIlroy, AICP, Planning Manager
Brian Foucht, AICP, EMC Planning Group



EMC PLANNING GROUP INC.
A LAND USE PLANNING & DESIGN FIRM



Workshop Purpose

- Review Recent Planning Efforts
- Discuss Proposed Draft Guiding Principles
- Refine the Community Vision
- Identify Next Steps



Community Visioning – Why we're here

The General Plan Update's Guiding Principles will anchor the community's vision and future policy direction.



Recent Plans as a Starting Point

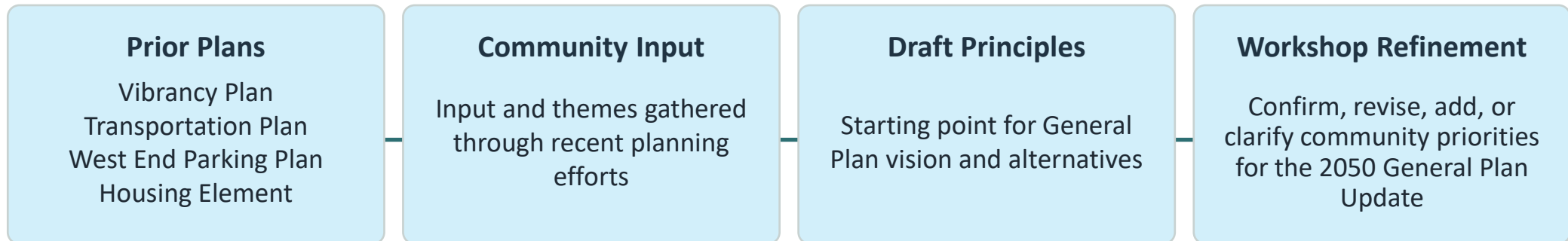
These plans helped identify recurring community priorities, and provide a starting point for developing Guiding Principals for the General Plan Update.

Vibrancy Plan	Community identity, West End vitality, public realm, arts/culture, business environment
Sustainable Transportation Plan	Walking, biking, transit, safety, connectivity, circulation choices
West End Parking Plan	Parking management, business access, visitor access, shared use, truck/loading needs
Housing Element	Housing opportunity sites, infill development, affordability, fair housing resources



From Prior Input to Draft Guiding Principles

The draft principles translate recurring community driven themes into a General Plan vision framework.



How to Review the Draft Guiding Principles

The principles are intended to guide future choices, not resolve every policy question today.

Ask yourself:

- Do the proposed draft Guiding Principles reflect Sand City's long-term vision?
- Do they reflect Sand City's small size, coastal location, and desires for future land use and development?
- Do they appropriately balance housing, business vitality, mobility, parking, and environmental priorities?
- What should be revised, clarified, added, or removed before the principles guide General Plan land use alternatives, policies, and programs?



10 Guiding Principles

1. Foster a Vibrant Mixed-Use Community
2. Celebrate Sand City's Arts and Creative Identity
3. Expand a Diverse Mix of Housing Types and Affordable Housing Opportunities
4. Create a Safe and Connected Multimodal Transportation Network
5. Support Walkability and Livable Neighborhoods
6. Protect Coastal Resources and Expand Public Access
7. Sustain and Strengthen Sand City's Retail and Commercial Hub
8. Honor Sand City's Industrial Heritage While Nurturing the West End's Evolution
9. Manage Parking Strategically to Support a Growing District
10. Promote Sustainable and Livable Development

Proposed Guiding Principle



1. Foster a Vibrant Mixed-Use Community

Support the continued evolution of Sand City as a vibrant mixed-use community that integrates residential, commercial, arts, entertainment, and visitor-serving uses, particularly in the West End and other key activity areas.

Proposed Guiding Principle



2. Celebrate Sand City's Arts and Creative Identity

Preserve and strengthen Sand City's distinctive identity as an arts-centered and maker-oriented community by supporting artists, creative businesses, maker spaces, public art, and opportunities for live/work spaces and cultural activity.

Proposed Guiding Principle



3. Expand A Diverse Mix of Housing Types and Affordable Housing Opportunities

Promote the development of a broader range of housing types—including apartments, townhomes, accessory dwelling units, live/work units, and senior housing—to increase housing supply, improve affordability, and accommodate households of different incomes and life stages.



Proposed Guiding Principle



4. Create a Safe and Connected Multimodal Transportation Network

Enhance walking, bicycling, transit, and vehicular connections within Sand City and to surrounding communities, to improve safety, accessibility, and mobility for residents, workers, and visitors.



Proposed Guiding Principle



5. Support Walkability and Livable Neighborhoods

Create a primary pedestrian corridor and a cohesive network of walking trails and bicycle paths, along with designing streets, public spaces, and development patterns that promote walkability, encourage social interaction, and create welcoming environments integrating landscaping, shade, human-scaled design, with connected corridors linking residents and visitors to jobs, parks, businesses, and the coastline.



Proposed Guiding Principle



6. Protect Coastal Resources and Expand Public Access

Protect and preserve Sand City's coastal habitats, dunes, and other sensitive natural resources while supporting responsible public access to the coastline. Encourage improvements that expand recreational opportunities, enhance connections to regional trail systems, and integrating habitat-sensitive landscaping and design, allowing residents and visitors to experience the City's natural environment in a manner that is both enjoyable and environmentally responsible.

Proposed Guiding Principle



7. Sustain and Strengthen Sand City's Retail and Commercial Hub

Sand City's major retail and shopping center corridor is the economic engine of the City, generating the sales tax revenue that funds municipal services and community investments. Support the long-term viability of this corridor by creating flexible land use and development frameworks that adapt to evolving retail trends, attract new commercial and visitor-serving uses, and encourage reinvestment in existing properties. Promote hotels, entertainment, dining, and other visitor-serving uses that leverage the City's coastal location and draw customers and investment to the corridor for decades to come.



Proposed Guiding Principle



8. Honor Sand City's Industrial Heritage While Nurturing the West End's Evolution

Sand City's identity was shaped by its business and industrial community — a legacy of craftspeople, manufacturers, and service businesses that established the City's economic foundation. As the West End continues to evolve toward mixed-use, residential, and creative uses, the City will work to ensure this transition preserves space and opportunity for maker, trade, and other established businesses that continue to contribute to the community. Encourage the growth of arts, live/work, and creative enterprises alongside existing uses, maintaining the affordability and flexibility that have long supported Sand City's entrepreneurial character and allowed a diverse range of businesses and residents to thrive.



Proposed Guiding Principle



9. Manage Parking Strategically to Support a Growing District

Improve the efficiency, availability, and management of parking resources in the West End and other activity areas through shared parking strategies, demand-based strategies, and targeted expansion where needed to support businesses, residents, and visitors.



Proposed Guiding Principle



10. Promote Sustainable and Livable Development

Encourage development patterns and infrastructure investments that support environmental sustainability, reduce reliance on automobile travel, enhance public spaces, and improve overall quality of life for residents, workers, and visitors.



Refining Proposed Draft Guiding Principles

Key Questions:

- Do the draft principles reflect the future you want for Sand City?
- What would you revise or clarify?
- What is missing?





Sand City General Plan Update Process





Engagement Timeline

Engagement Activity	Timeframe	Status
Project Kick-Off Mailer & Questionnaire	July 2026	Complete
City Newsletters	October 2026, January 2027, April 2027	In-process
Community Survey and Canvassing	July – September 2026	In-process
Sand City Night Market Informational Tabling	July, August and September 2026	In-process
Workshop #1: Community Visioning Session	August 26, 2026	Today!
West End Celebration Informational Tabling	August 22, 2026	Complete
Sand City Economic Vitality Workshop	September 9, 2026	Coming soon!
Workshop #2: Review Draft Alternatives, Policies & Strategies	October 2026	Coming soon!



Sand City General Plan Next Steps

Guiding Principles – Draft principles are complete and will anchor the community vision and future policy direction.

Existing Conditions – Nearly finished (90%); findings will establish the baseline for identifying opportunities and constraints citywide.

CEQA Alternatives – Next up: developing a reasonable range of alternatives to study under CEQA, informed by the existing conditions analysis.

Notice of Preparation (NOP) – Following alternatives, the NOP will be issued to formally kick off the CEQA environmental review process, setting the stage for the Community Vision and the Draft Plan.

Questions?



**AGENDA ITEM
7A.**

**Receive a Recap of the West End
Celebration 2026 from West End
Coordinator Nadja DeMaeseneer**

**AGENDA ITEM
9A.**

**Approve a Resolution Honoring Vice
Mayor Jerry Blackwelder for his
Distinguished Service and Congratulating
him on his Retirement**



Memo

To: City Council of Sand City
From: Mary Ann Carbone, Mayor
Date: September 1, 2026
Re: Resolution Honoring Vice Mayor Jerry Blackwelder for Distinguished Service to the City of Sand City

This is a request for your consideration and approval of the attached resolutions listed below:

- Recommend the City Council adopt a resolution honoring Vice Mayor Jerry Blackwelder for his distinguished service to the City of Sand City and congratulating him on his retirement.

**CITY OF SAND CITY
RESOLUTION SC 26-____, 2026**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAND CITY HONORING
VICE MAYOR JERRY BLACKWELDER FOR HIS DISTINGUISHED SERVICE AND
CONGRATULATING HIM ON HIS RETIREMENT**

WHEREAS, Vice Mayor Jerry Blackwelder has announced his retirement from the Sand City Council after nearly three decades of dedicated public service to the community; and

WHEREAS, throughout his tenure, Vice Mayor Blackwelder has demonstrated exceptional leadership, unwavering integrity, and a deep commitment to the residents, businesses, and community of Sand City; and

WHEREAS, during his time on the City Council, he has been a fierce advocate for fiscal responsibility, sustainable economic development, and infrastructure improvements that have greatly enhanced the quality of life in our coastal community; and

WHEREAS, Vice Mayor Blackwelder has capably and faithfully represented the City of Sand City on numerous vital regional boards, authorities, and external agencies, including: * The ReGen Monterey Board of Directors (formerly the Monterey Regional Waste Management District), providing critical oversight on regional sustainability and environmental waste management. * The Seaside County Sanitation District Board, advocating essential infrastructure and public utility services; and

WHEREAS, he has additionally provided invaluable leadership and governance internally by serving on key municipal bodies, including the Sand City Design Review Committee, as well as the city's Budget, Personnel, Public Safety, and Public Works committees; and

WHEREAS, his visionary approach and collaborative spirit on these diverse boards and committees have been instrumental in guiding Sand City through critical regional decisions, water projects, and community revitalization efforts; and

WHEREAS, Vice Mayor Blackwelder has consistently prioritized open communication, transparency, and accessible government, earning the deep respect and admiration of his fellow council members, city staff, and constituents alike; and

WHEREAS, his legacy of public service will leave a lasting impact on Sand City, serving as an inspiration for future leaders of our community.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Sand City that Vice Mayor Jerry Blackwelder is hereby commended for his exemplary service, outstanding leadership, and profound contributions to the City of Sand City.

BE IT FURTHER RESOLVED that the City Council, on behalf of the entire Sand City community, extends its deepest gratitude to Vice Mayor Blackwelder and wishes him, and his family good health, happiness, and fulfillment in his well-deserved retirement.

PASSED AND ADOPTED by the City Council of the City of Sand City this ____ day of ____ 2026, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

APPROVED:

Mary Ann Carbone, Mayor

ATTEST:

DATED: _____

Kerry Lindstrom, City Clerk

**AGENDA ITEM
9B.**

**Approve a Resolution Allocating up to
0.085 Acre-Feet per Year of Water to the
Catalina Lofts Located at 401 Elder Avenue
(APNs 011-231-001, 011-231-002, 011-231-
015, 011-231-017) and Authorizing the City
Manager to Execute all Necessary
Documents**



City of Sand City

STAFF REPORT

TO: Mayor and City Council
FROM: Nicholas McIlroy, AICP, Planning Manager
PREPARED BY: Matt Papurello, Consulting Planner
SUBJECT: Water Allocation for The Catalina Lofts at 401 Elder Avenue APNs: 011-231-001, 011-231-002, 011-231-016, 011-231-017
DATE: September 1, 2026

A. BACKGROUND

The City of Sand City maintains authority to allocate water from its available water entitlement to development projects within the City. Prior to issuance of a Water Permit by the Monterey Peninsula Water Management District (MPWMD), projects requiring new water demand must obtain a water allocation from the City.

The applicant, Richard Garza, is requesting a water allocation for existing units already entitled by the City Council for The Catalina Lofts located at 401 Elder Avenue, APNs: 011-231-001, 011-231-002, 011-231-016, 011-231-017.

B. DISCUSSION

The property consists of an existing mixed-use building, to include residential, commercial and office uses. No changes to the property are requested at this time.

City staff reviewed the project's estimated water demand utilizing the applicable Monterey Peninsula Water Management District regulations and water use factors. Based on those calculations, the project is estimated to require 14.6 fixture units (0.146 acre-feet per year (AFY)) of water.

The location of the new dwelling units has 6.1 fixture units (0.061 AFY) of existing water credit. After accounting for available credits, the project requires an allocation of approximately 8.5 fixture units (0.085 AFY) from the City's available water entitlement.

Staff notes that a companion Non-Residential Water Release Form on file for the same site shows a reduction in office space capacity, from approximately 3,481 square feet (0.243 AF) to approximately 2,600 square feet (0.182 AF), a reduction of approximately 0.061 AF. This reduction in square footage is consistent with the approximately 874 square feet being converted to the two accessory dwelling units reflected in the residential water demand calculation above and appears to reflect the same conversion rather than a separate change in use. Staff will verify the office square footage with the applicant and process the non-residential water release form as a separate item following Council action on this water allocation.

Staff has reviewed the request and determined that sufficient water is available within the City's entitlement to accommodate the proposed allocation.

The proposed project is consistent with the City's General Plan, zoning regulations, and applicable development approvals. Allocation of water will allow the applicant to proceed with obtaining the necessary permits from the Monterey Peninsula Water Management District and continue project development.

C. CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

The original mixed-use building was previously evaluated through an initial study and a mitigated negative declaration. The dwelling units associated with this water allocation request were added later as accessory dwelling units (ADUs) and are exempt from further environmental review pursuant to CEQA Guidelines Section 15301 (Existing Facilities), consisting of negligible expansion of an existing structure.

The proposed water allocation does not result in any new significant environmental impacts beyond those previously analyzed and approved. Therefore, the project is exempt from CEQA.

The California Environmental Quality Act (CEQA) analysis for the proposed project is addressed separately as part of the associated development application and environmental review process.

D. FISCAL IMPACT

Approval of the requested water allocation will not have a direct fiscal impact on the City's General Fund. The proposed project is anticipated to generate property tax upon completion and operation.

E. RECOMMENDATION

Staff recommends that the City Council adopt the attached resolution:

- a. Authorizing the allocation of 0.085 acre-feet per year (AFY) of water from the City's available water entitlement to The Catalina Lofts at 401 Elder Avenue; and
- b. Authorizing the City Manager to execute any necessary agreements and related documents to effectuate the water allocation.

F. ATTACHMENTS

1. Draft Resolution
2. Water Demand Calculations
3. Site Plan

**CITY OF SAND CITY
RESOLUTION SC____, 2026**

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAND CITY ALLOCATING UP TO
0.085 ACRE-FEET PER YEAR OF WATER TO THE CATALINA LOFTS LOCATED AT 401
ELDER AVENUE (APNs 011-231-001, 011-231-002, 011-231-016, 011-231-017) AND
AUTHORIZING THE CITY MANAGER TO EXECUTE ALL NECESSARY DOCUMENTS**

WHEREAS, Richard Garza (the "Applicant") is proposing a mixed-use building consisting of residential and office uses on property located at 401 Elder Avenue, APNs: 011-231-001, 011-231-002, 011-231-016, 011-231-017 (the "Project"); and

WHEREAS, the Project requires a water allocation from the City of Sand City prior to issuance of water permits by the Monterey Peninsula Water Management District ("MPWMD"); and

WHEREAS, City staff reviewed the Project's estimated water demand utilizing applicable MPWMD regulations and water use factors and determined that the Project requires 14.6 fixture units, equivalent to approximately 0.146 acre-feet per year ("AFY"), of water; and
WHEREAS, the Project has 6.1 fixture units, equivalent to approximately 0.061 AFY, of existing water credit available on-site; and

WHEREAS, after accounting for available water credits, the Project requires an allocation of up to 0.085 AFY from the City's available water entitlement; and

WHEREAS, City staff has determined that sufficient water is available within the City's water entitlement to accommodate the requested allocation; and

WHEREAS, allocation of water to the Project will allow the Applicant to proceed with obtaining the necessary permits and approvals from MPWMD and other applicable agencies; and

WHEREAS, a companion Non-Residential Water Release Form on file for the same site shows a reduction in office space capacity of approximately 0.061 AF, which appears to correspond to the same accessory dwelling unit conversion addressed by this resolution; and

WHEREAS, City staff will verify the office square footage with the Applicant and process the non-residential water release form as a separate item following Council action on this Resolution, and this Resolution does not depend upon or net against that separate item; and

WHEREAS, the City Council finds that allocation of water to the Project is consistent with the City's planning objectives and public interest; and

WHEREAS, the original mixed-use building was evaluated through an initial study and mitigated negative declaration pursuant to the California Environmental Quality Act ("CEQA"), and the accessory dwelling units associated with this water allocation are exempt from further environmental review pursuant to CEQA Guidelines Section 15301 (Existing Facilities), consisting of negligible expansion of an existing structure.

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

1. Water Allocation

Allocates up to 0.085 acre-feet per year (AFY) of water from the City's available water entitlement to The Catalina Lofts located at 401 Elder Avenue, APNs: 011-231-001, 011-231-002, 011-231-016, 011-231-017.

2. Authorization to Execute Documents

Authorizes and directs the City Manager, or designee, to execute any agreements, assignment documents, water allocation forms, applications, permits, certifications, and other documents necessary to implement the allocation authorized by this Resolution, subject to review and approval as to form by the City Attorney.

3. Expiration of Allocation

Unless otherwise extended by the City Council, the water allocation authorized by this Resolution shall expire if the Project has not obtained water permits or a certificate of occupancy within 2 years of the date of this Resolution.

4. Return of Allocation

In the event the Project is abandoned, substantially modified, or fails to proceed, any unused portion of the allocated water shall automatically revert to the City's available water entitlement unless otherwise authorized by the City Council.

PASSED AND ADOPTED by the City Council of the City of Sand City this 1st day of September 2026 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

APPROVED:

Mary Ann Carbone, Mayor

ATTEST:

DATED: _____

Kerry Lindstrom, City Clerk

MONTEREY PENINSULA WATER MANAGEMENT DISTRICT
RESIDENTIAL WATER RELEASE FORM AND WATER PERMIT APPLICATION
NOTE: When approved and signed by the Jurisdiction, this form must be submitted with complete Construction Plans to
conserve@mpwmd.net

5 Harris Court, Bldg. G (Ryan Ranch) ♦ Monterey, CA 93940 ♦ (831) 658-5601
Completing the Water Release Form & Water Permit Application does not guarantee issuance of a Water Permit.

ALL SPACES BELOW MUST BE COMPLETED OR THE APPLICATION MAY NOT BE PROCESSED. (Please print firmly)

1. OWNERSHIP INFORMATION:
Name: RICHARD GARZA
Daytime telephone: 831-901-9019
E-Mail Address: NR6PLUMBINGINC@YAHOO.COM

2. AGENT/REPRESENTATIVE INFORMATION:
Name: _____
Daytime telephone: _____
E-Mail Address: _____

3. PROPERTY INFORMATION:
Existing Square-footage _____ Proposed Square-footage 874
Address: 401 BUCK AVE. SAND CA UNITS B3C
Water Company serving parcel: CAL-AM Assessor's Parcel Number (APN) 011-231-001
Is a Water Meter needed? YES or NO If yes, how many? 002
016
017

NOTE: Separate Water Meters are required for each User, other than certain Residential uses that may qualify for in-line meters.

4. PROJECT DESCRIPTION (Be thorough and detailed):
MIXED USE BUILDING, RESIDENTIAL & OFFICE SPACES

5. INSTRUCTIONS: Table #1 should list the fixtures on the property as they exist before the project. Table #2 should reflect all fixtures on the property after the project is completed. Only one Master Bathroom can be designated per Dwelling Unit.

Table No. 1 Existing Property Fixture Count (All fixtures before project)				Table No. 2 Post Project Fixture Count (All fixtures after project)			
Type of Fixture	Fixture	Value	Count	Type of Fixture	Fixture	Value	Count
Washbasin		x 1.0 =		Washbasin	<u>2</u>	x 1.0 =	<u>2</u>
Two Washbasins in the Master Bathroom		x 1.0 =		Two Washbasins in the Master Bathroom		x 1.0 =	
Toilet, Ultra Low-Flush (1.6 gallons-per-flush)		x 1.8 =		Toilet, Ultra Low-Flush (1.6 gallons-per-flush)		x 1.8 =	
Toilet, High Efficiency (HET)		x 1.3 =		Toilet, High Efficiency (HET)	<u>2</u>	x 1.3 =	<u>2.6</u>
Toilet, Ultra High Efficiency (UHET)		x 0.8 =		Toilet, Ultra High Efficiency (UHET)		x 0.8 =	
Urinal, Pint (0.125 gallon maximum)		x 0.1 =		Urinal, Pint (0.125 gallon maximum)		x 0.1 =	
Urinal, Zero Water Consumption		x 0.0 =		Urinal, Zero Water Consumption		x 0.0 =	
Master Bath (one per Dwelling):Tub&Shower Stall		x 3.0 =		Master Bath (one per Dwelling):Tub&Shower Stall		x 3.0 =	
Large Bathtub (may have Showerhead above)		x 3.0 =		Large Bathtub (may have Showerhead above)		x 3.0 =	
Standard Bathtub or Shower Stall (one head)		x 2.0 =		Standard Bathtub or Shower Stall (one head)	<u>2</u>	x 2.0 =	<u>4</u>
Shower, each additional (heads, body spray, etc)		x 2.0 =		Shower, each additional (heads, body spray, etc)		x 2.0 =	
Shower System, Rain Bar/ Custom Shower (specs)		x 2.0 =		Shower System, Rain Bars/Custom Shower (specs)	<u>2</u>	x 2.0 =	<u>4</u>
Kitchen Sink (with optional Dishwasher)		x 2.0 =		Kitchen Sink (optional dishwasher)	<u>2</u>	x 2.0 =	<u>4</u>
Kitchen Sink with High Efficiency Dishwasher		x 1.5 =		Kitchen Sink with High Efficiency Dishwasher		x 1.5 =	
Dishwasher, each additional (with optional sink)		x 2.0 =		Dishwasher, each additional (optional sink)		x 2.0 =	
Dishwasher, High Efficiency (with opt. sink)		x 1.5 =		Dishwasher, High Efficiency (with opt. sink)		x 1.5 =	
Laundry Sink/Utility Sink (one per Site)		x 2.0 =		Laundry Sink/Utility Sink (one per Site)		x 2.0 =	
Clothes Washer		x 2.0 =		Clothes Washer		x 2.0 =	
Clothes Washer, (HECW)		x 1.0 =		Clothes Washer, (HECW)	<u>1</u>	x 1.0 =	<u>2</u>
Bidet		x 2.0 =		Bidet		x 2.0 =	
Bar Sink		x 1.0 =		Bar Sink		x 1.0 =	
Entertainment Sink		x 1.0 =		Entertainment Sink		x 1.0 =	
Vegetable Sink		x 1.0 =		Vegetable Sink		x 1.0 =	
Swimming Pool (each 100 sq-ft of pool surface)		x 1.0 =		Instant-Access-Hot-Water System (fixture credit)		x -0.5 =	
Other		x		Subtotal proposed indoor fixtures			
Other		x		Landscape – Refer to District Rule 142.1			
Other	<u>Convert Commer. to</u>	x		“Water Efficient Landscape Requirements”		x	
Other	<u>Residential</u>	x		Swimming Pool (each 100 sq-ft of pool surface)		x 1.0 =	
• Use this fixture count if a previous Permit was issued utilizing the Master Bathroom Credit (Tub may be large) See District staff for more information.							
EXISTING FIXTURE UNIT COUNT TOTAL = <u>6.1</u>				PROPOSED FIXTURE UNIT COUNT TOTAL = <u>14.6</u>			

In completing the Water Release Form, the undersigned acknowledges that any discrepancy or mistake may cause rejection or delay in processing of the application. Additionally, the undersigned is responsible for accurately accounting for all water fixtures. If the fixture unit count changes without notification to the District, or if a difference in fixtures is documented upon official inspection, Water Permits for the property may be canceled. In addition, water fixtures installed without a Water Permit may be cause for interruption of the water service to the Site, additional fees and penalties, the imposition of a lien on the property, and deduction of water from the local Jurisdiction’s Allocation. The property owner/Applicant is required to notify the District and provide Construction Plans as appropriate for each change in the Project made prior to use or occupancy that may affect the project’s Capacity to use water. “PUBLIC ACCESS TO WATER RECORDS” DEED RESTRICTION IS REQUIRED FOR ALL WATER PERMITS.

6. I certify under penalty of perjury that the information provided on this Water Release Form & Water Permit Application is to my knowledge correct, and the information accurately reflects water use presently planned for this property.

Signature of Owner/Agent: RICHARD GARZA Date: 7-9-24 Location Where Signed: MTY CA

Print Name: _____ File or Plan Check Number: _____

AUTHORIZATION FOR WATER PERMIT – JURISDICTION USE ONLY

AF Paralta Allocation AF Public Credits AF Second Bathroom Protocol
AF Pre-Paralta Credits WDS (Private Well) Water Entitlement No water needed

Notes: _____ Authorized by: _____ Date: _____

MONTEREY PENINSULA WATER MANAGEMENT DISTRICT
NON-RESIDENTIAL WATER RELEASE FORM AND WATER PERMIT APPLICATION

NOTE: When approved and signed by the Jurisdiction this form must be submitted with final and complete Construction Plans to:

5 Harris Court, Bldg. G ~ Monterey, CA 93940 ~ (831) 658-5601 ~ www.mpwmd.net ~ conserve@mpwmd.net

Completing the Water Release Form & Water Permit Application does not guarantee issuance of a Water Permit.

ALL SPACES BELOW MUST BE COMPLETED OR THE APPLICATION MAY NOT BE PROCESSED. (Please print firmly)

1. OWNERSHIP INFORMATION:

Name: RICHARD GANZA

Daytime telephone: 831-901-9019

Mailing Address: 1590 JOSSelyn CUN RA MTH 93940

E-Mail Address: NRGPLUMBINGINC@yahoo.com

2. AGENT/REPRESENTATIVE INFORMATION:

Name: _____

Daytime telephone: _____

Mailing Address: _____

E-Mail Address: _____

3. PROPERTY INFORMATION:

Year building was constructed? 2022 Existing Square-footage _____ Proposed Square-footage _____

Address: 400 ORTIZ / 401 OLD SAN CRUZ CA Assessor Parcel Number 011 - 231 - 001012, 016, 017

Water Company serving parcel: CAL-AM Is a water meter needed? (Circle one) YES ☒ NO (How Many _____)

NOTE: Separate water meters are required for each User.

Cal-AM Account Number: _____

4. Type of Non-Residential Use: OFFICE, RETAIL

5. Project Description (Be thorough and detailed):
3 STORY MIXED USE,

Any change in Use/Expansion of Use requires a Water Permit. Deed Restriction Required for all Water Permits. Mandatory Retrofit Upon Expansion of Use.

Existing Group I (All Uses before project)

Users in this category are low water uses where water is primarily used for employee hygiene and minimal janitorial uses. Examples are shown below.

Type of Use	Sq Ft	Factor	Capacity
Auto Uses		x 0.00007	=
Bank		x 0.00007	=
Dry Cleaner (No Onsite Laundry)		x 0.00007	=
Gym		x 0.00007	=
Nail Salon		x 0.00007	=
Office	<u>3,481</u>	x 0.00007	= <u>0.243</u>
Retail		x 0.00007	=
Supermarket		x 0.00007	=
Warehouse		x 0.00007	=
Tasting Room (ABC Type 2)		x 0.00007	=

Post Project Group I (All Uses after project)

Type of Use	Sq Ft	Factor	Capacity
Auto Uses		x 0.00007	=
Bank		x 0.00007	=
Dry Cleaner (No Onsite Laundry)		x 0.00007	=
Gym		x 0.00007	=
Nail Salon		x 0.00007	=
Office	<u>2,608</u>	x 0.00007	= <u>.182</u>
Retail		x 0.00007	=
Supermarket		x 0.00007	=
Warehouse		x 0.00007	=
Tasting Room (ABC Type 2)		x 0.00007	=

Existing Group II (All Uses before project)

Users in this category prepare and/or sell food/beverages that are primarily provided to customers in/on disposable tableware. Food with high moisture content and liquid food may be served on reusable tableware. Glassware may be used to serve beverages. Users in this category are not full-service restaurants.

Type of Use	Sq Ft	Factor	Capacity
Bakery		x 0.0002	=
Bar (ABC License-Indoor/Outdoor)		x 0.0002	=
Catering		x 0.0002	=
Coffee House		x 0.0002	=
Deli		x 0.0002	=
Ice Cream Shop/Sandwich Shop		x 0.0002	=
Pizza		x 0.0002	=

Post Project Group II (All Uses after project)

Type of Use	Sq Ft	Factor	Capacity
Bakery		x 0.0002	=
Bar (ABC License-Indoor/Outdoor)		x 0.0002	=
Catering		x 0.0002	=
Coffee House		x 0.0002	=
Deli		x 0.0002	=
Ice Cream Shop/Sandwich Shop		x 0.0002	=
Pizza		x 0.0002	=

Existing Group III (All Uses before project)

Type of Use	Quantity/SF	Factor	Capacity
Assisted Living (more than 6 beds)		x 0.085 bed	=
Dry Cleaner (with Onsite Laundry)		x 0.0002	=
Beauty Shop/Dog Grooming		x 0.0567 station	=
Child/Dependent Adult Day Care		x 0.0072 person	=
Dormitory		x 0.020 bed	=
Laundromat		x 0.12 machine	=
Motel/Hotel/Bed & Breakfast		x 0.064 room	=
w/Large Tub (add to room)		x 0.03 tub	=
w/Each Showerhead beyond one		x 0.02 per head	=
Irrigated area (within 10 ft. of bldg.)		x ETWU ¹	=
Plant Nursery		x 0.00009 sf	=
Public Toilet		x 0.058 toilet	=
Public Urinal		x 0.036 urinal	=
Zero Water Consumption Urinal		No value	=
Recreational Vehicle (RV) Hookup		x 0.064	=
Restaurant (Includes Bar/Brewpub Seat)		x 0.02 seat	=
Ext. Seats above Allowance		x 0.01 seat	=
Ext. Seats within Allowance		x No value	=
Restaurant (24-Hour and Fast Food)		x 0.038 seat	=
School/Church		x 0.00007 sf	=
Self-Storage		x 0.0008 unit	=
Skilled Nursing/Alzheimer's Care		x 0.120 bed	=
Spa		x 0.05 spa	=
Swimming Pool (each 100 sq-ft of pool surface)		x 0.02 sf	=
Theater		x 0.0012 seat	=
EXISTING Capacity		TOTAL	= <u>0.243</u>

Post Project Group III (All Uses after project)

Type of Use	Quantity/SF	Factor	Capacity
Assisted Living (more than 6 beds)		x 0.085 bed	=
Dry Cleaner (with Onsite Laundry)		x 0.0002	=
Beauty Shop/Dog Grooming		x 0.0567 station	=
Child/Dependent Adult Day Care		x 0.0072 child	=
Dormitory		x 0.020 bed	=
Laundromat		x 0.12 machine	=
Motel/Hotel/Bed & Breakfast		x 0.064 room	=
w/Large Tub (add to room)		x 0.03 tub	=
w/Each Showerhead beyond one		x 0.02 per head	=
Irrigated area (within 10 ft. of bldg.)		x ETWU	=
Plant Nursery		x 0.00009 sf	=
Public Toilet		x 0.058 toilet	=
Public Urinal		x 0.036 urinal	=
Zero Water Consumption Urinal		No value	=
Recreational Vehicle (RV) Hookup		x 0.064	=
Restaurant (Includes Bar/Brewpub Seat)		x 0.02 seat	=
Ext. Seats above Allowance		x 0.01 seat	=
Ext. Seats within Allowance		x No Value	=
Restaurant (24-Hour and Fast Food)		x 0.038 seat	=
School/Church		x 0.00007 sf	=
Self-Storage		x 0.0008 unit	=
Skilled Nursing/Alzheimer's Care		x 0.120 bed	=
Spa		x 0.05 spa	=
Swimming Pool (each 100 sq-ft of pool surface)		x 0.02 sf	=
Theater		x 0.0012 seat	=
PROPOSED Capacity		TOTAL	= <u>0.182</u>

0.243 - 0.182 = -0.061

Group IV - Modified Uses

Reduced water Capacity and have received a Water Use Credit or modified factor from the District

New/Refurbished Landscape - Refer to District Rule 142.1 "Water Efficient Landscape Requirements"

PROPOSED WATER CAPACITY (DIFFERENCE BETWEEN EXISTING CAPACITY - POST PROJECT CAPACITY)

NOTE: Water Factors are subject to change by Board action.

(Jurisdiction must authorize water for positive result)

In completing this Water Release Form, the undersigned (as owner or as agent for the property owner) acknowledges that any discrepancy or mistake may cause rejection or delay in processing of the application. Additionally, the undersigned is responsible for accurately accounting for the type of Non-Residential use. Changes of Use or Expansions completed without a Water Permit may result in additional fees and penalties, the imposition of a lien on the property, and the deduction of water from the local Jurisdiction's Allocation.

I certify, under penalty of perjury, that the information provided on this Water Release Form & Permit Application is to my knowledge correct, and the information accurately reflects the changes presently planned for this property.

Signature of Owner/Agent

Date

7-9-24

AUTHORIZATION FOR WATER PERMIT - JURISDICTION USE ONLY

___ AF Paralta Allocation ___ AF Public Credits ___ AF Pre-Paralta Credits ___ WDS (Private Well) ___ No water needed ___ Entitlement

Notes: _____ Authorized by: _____ Date: _____

¹ See MPWMD Rule 142.1

This form expires on the same date as any discretionary or building permit issued for this Project by the Jurisdiction

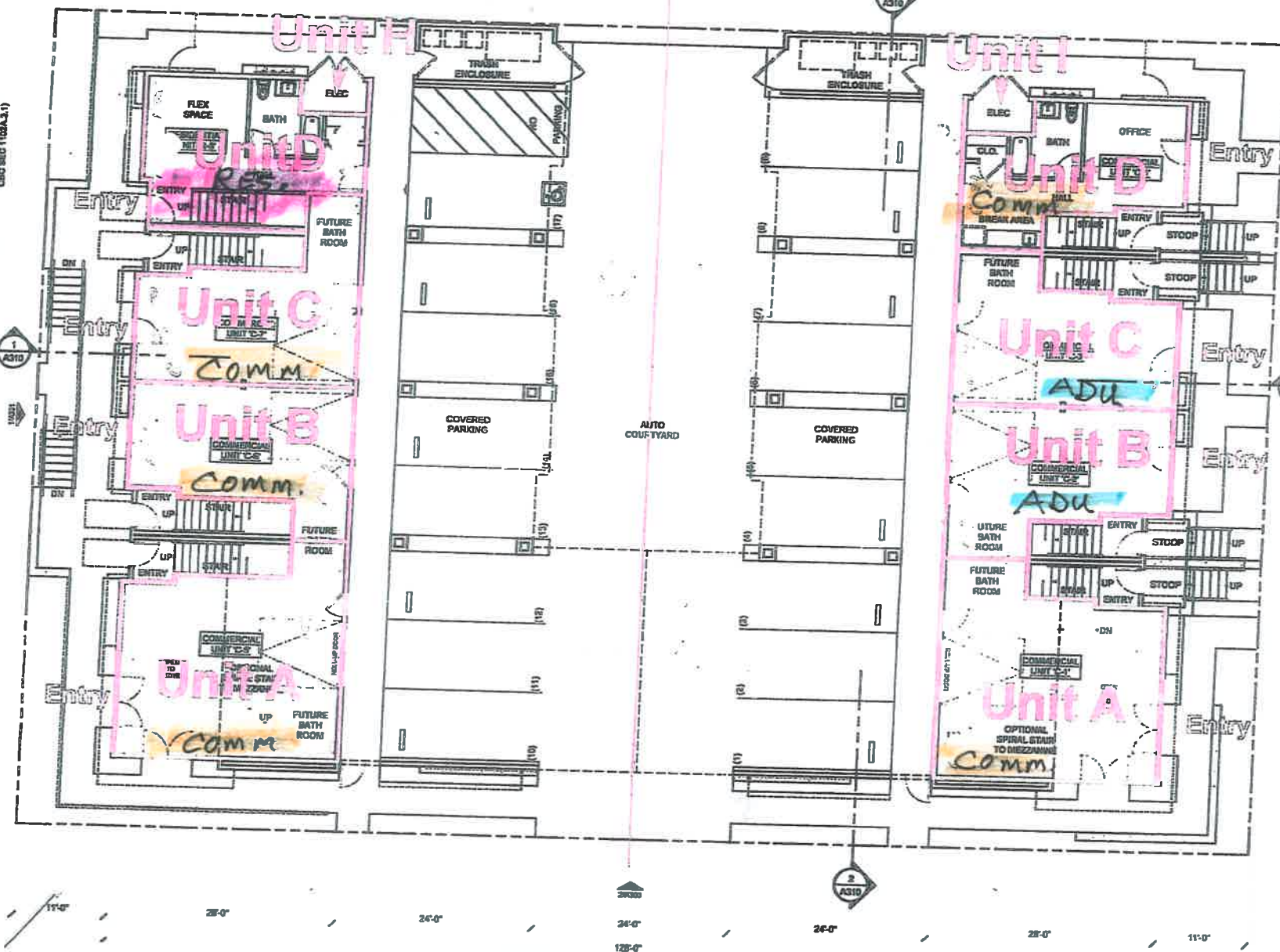
400 ORTIZ AVENUE

400 Ortiz Ave.

401 Elder A.

401 ELDER AVENUE

Floor Plan - Ground Level



North

CATALINA STREET

RICHARD GARZA
"CATALINA LOFTS"

Comm.
Adu
Res.

**AGENDA ITEM
9C.**

**Consideration and Approval for the
Cancellation of the November 17, 2026
Regular City Council Meeting**

AGENDA ITEM 11A.

Conference with real property negotiators pursuant to Government Code Section 54956.8. Property: The 100-foot former Transportation Agency for Monterey County right-of-way within the limits of the City of Sand City, between Contra Costa and Playa; City negotiators: City Manager Vibeke Norgaard, City Attorney Adam Lindgren; Negotiating parties: Transportation Agency for Monterey County; Under negotiation: Price and terms of payment.

**AGENDA ITEM
11B.**

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.